

WHAT'S THE PLAN FOR STAFFORDSHIRE MOORLANDS?

Staffordshire Moorlands District Council is consulting over draft site allocations and development boundaries from 6th July to 14th September 2015 as part of its new Local Plan.

The consultation identifies a range of potential site options for new homes and businesses. It also proposes draft development boundaries for towns and villages across the District and retail boundaries for the town centres. Copies of the draft proposals and details of how to give us your views can be found at Council 'one stop shops' in Leek, Biddulph and Cheadle, and at all libraries throughout the District.

Full details are at:

www.staffsmoorlands.gov.uk/siteallocations

The following drop-in events are being held across the District. Maps of proposed sites and development boundaries will be displayed and Planning Officers will be present to answer questions.

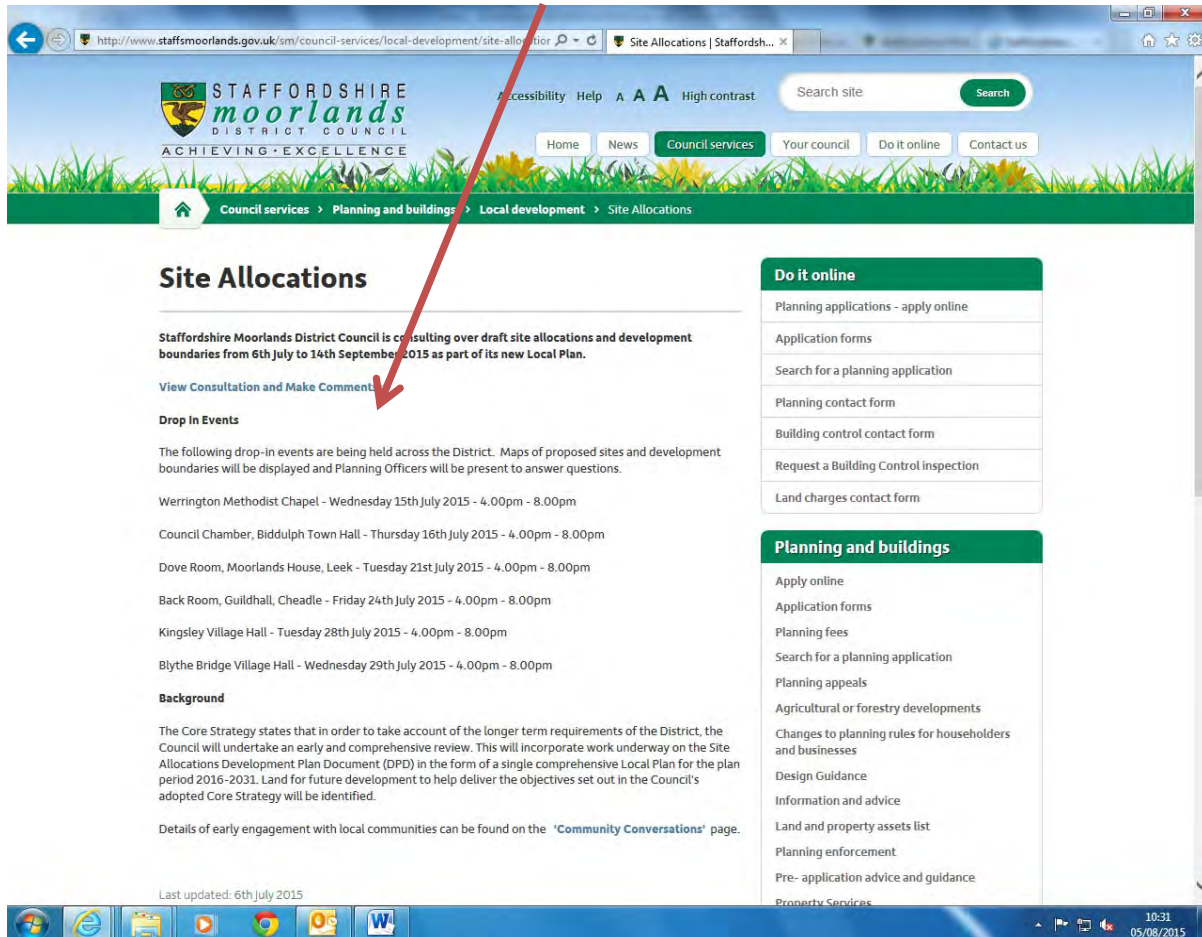
Werrington Methodist Chapel	Weds 15th July 2015	4.00pm - 8.00pm
Council Chamber, Biddulph Town Hall	Thurs 16th July 2015	4.00pm - 8.00pm
Dove Room, Moorlands House, Leek	Tues 21st July 2015	4.00pm - 8.00pm
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Blythe Bridge Village Hall	Weds 29th July 2015	4.00pm - 8.00pm
Venues may be added or details changed; please check the website for latest news of events.		



Step 1

Log in to www.staffs Moorlands.gov.uk/siteallocations

Next select 'View Consultation and Make Comments'



Step 2

Click on 'Login and Register' (Fig 2.1) and enter your Username and Password (Though if you wish to read only go to Step 3).

Fig 2.1

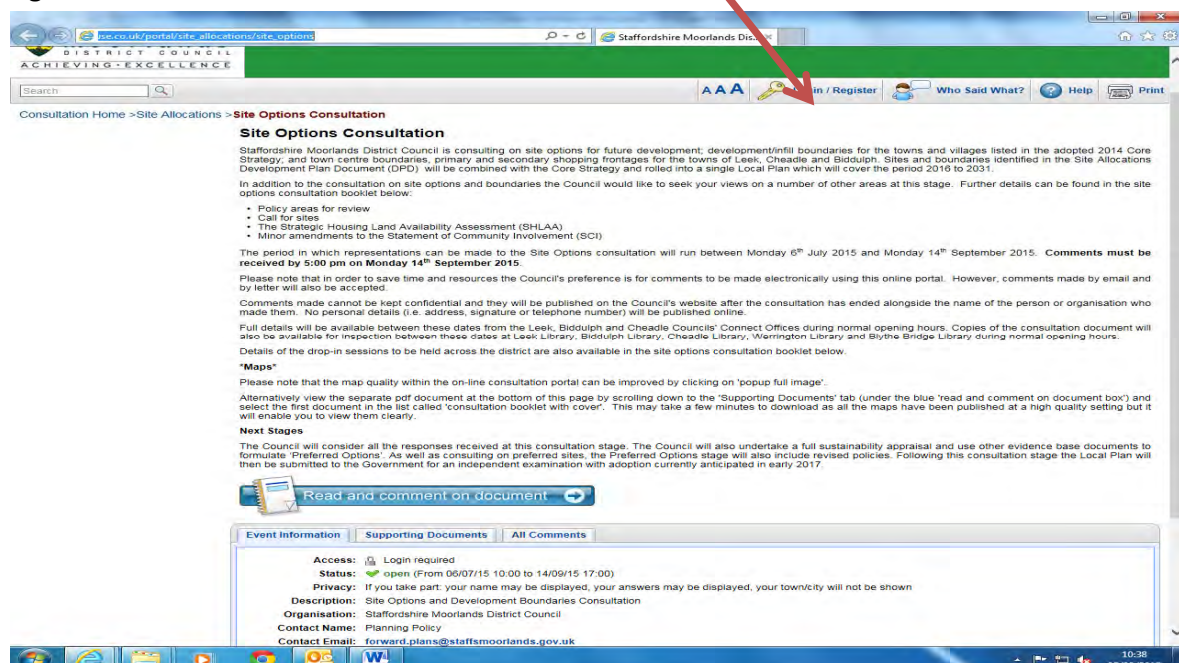
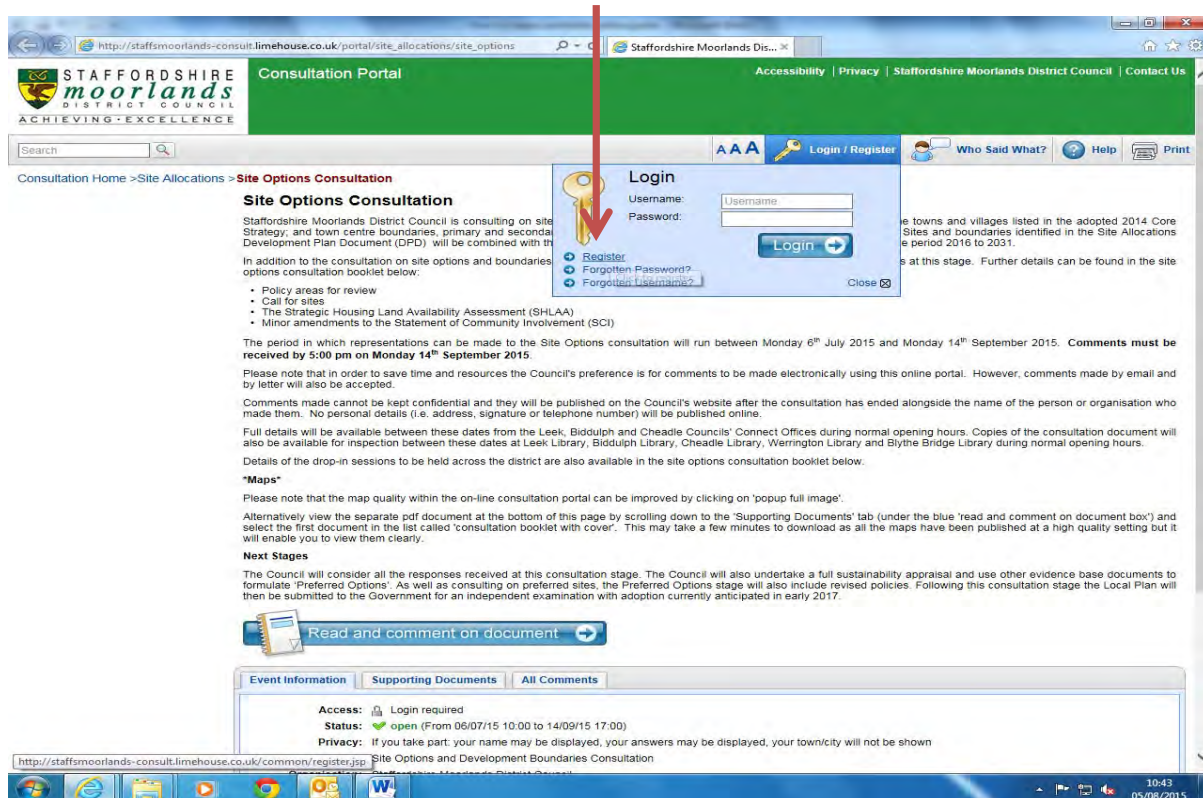


Fig 2.2

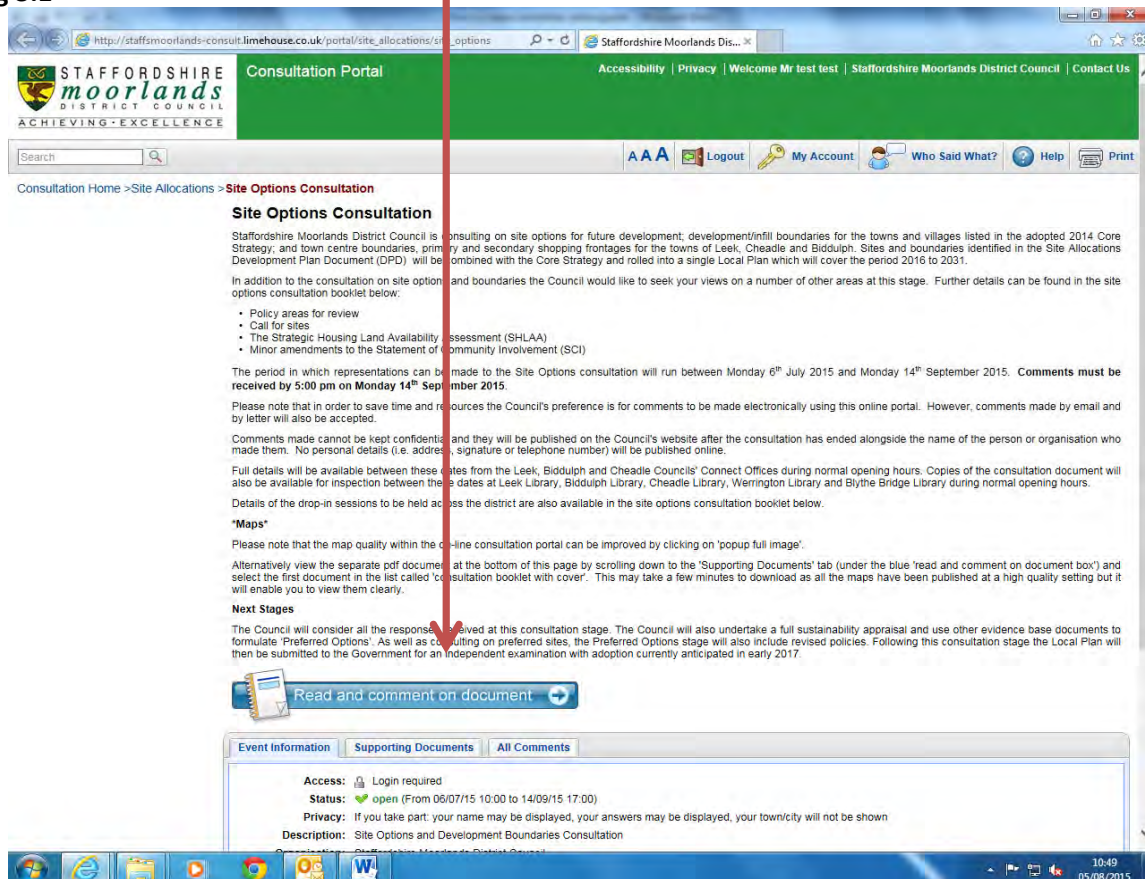
If you are new to the system please click on 'Register' to sign up (Fig 2.2).



Step 3

Once you have logged in select 'Read and comment on document' (fig 3.1).

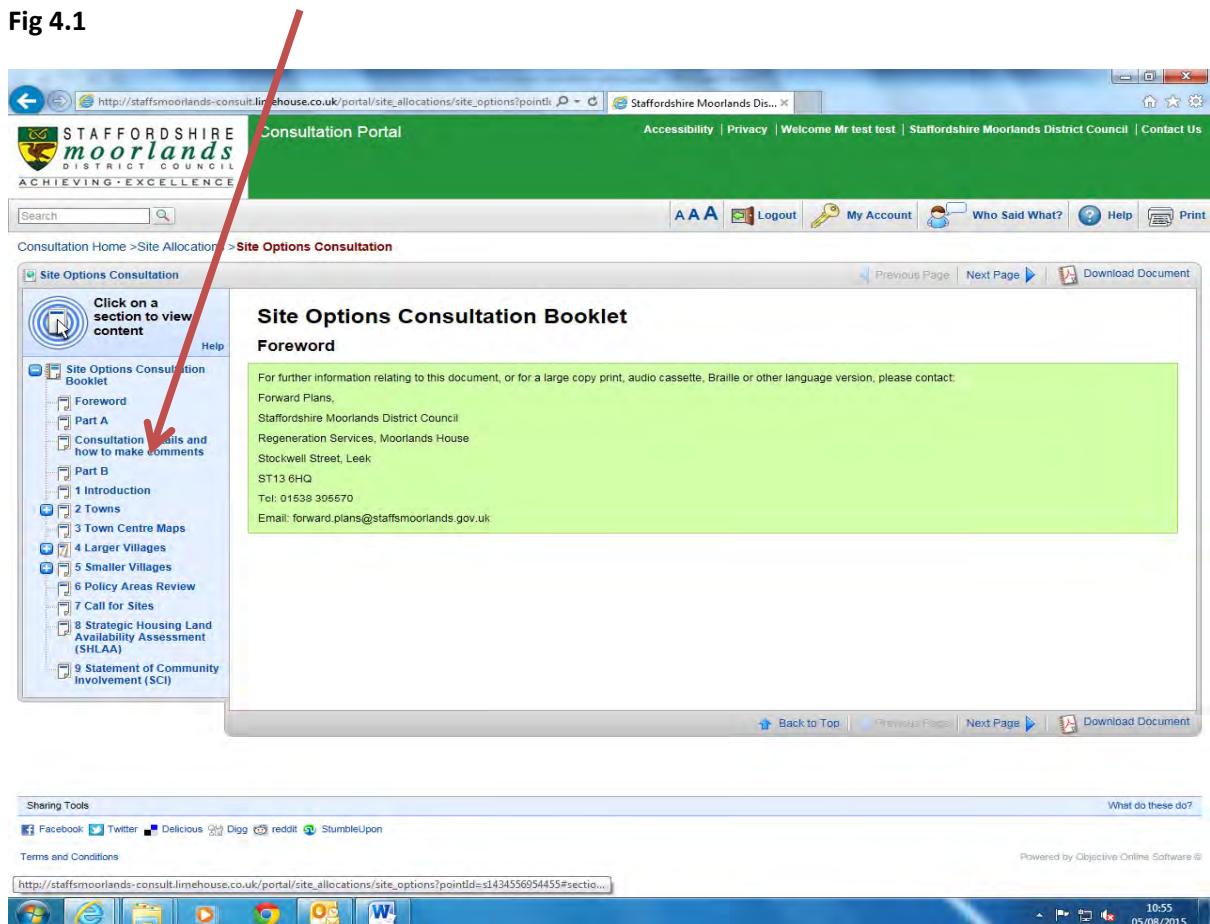
Fig 3.1



Step 4

You will be able to find the tables and maps for each settlement, by clicking on the left hand menu pane (Fig 4.1).

Fig 4.1

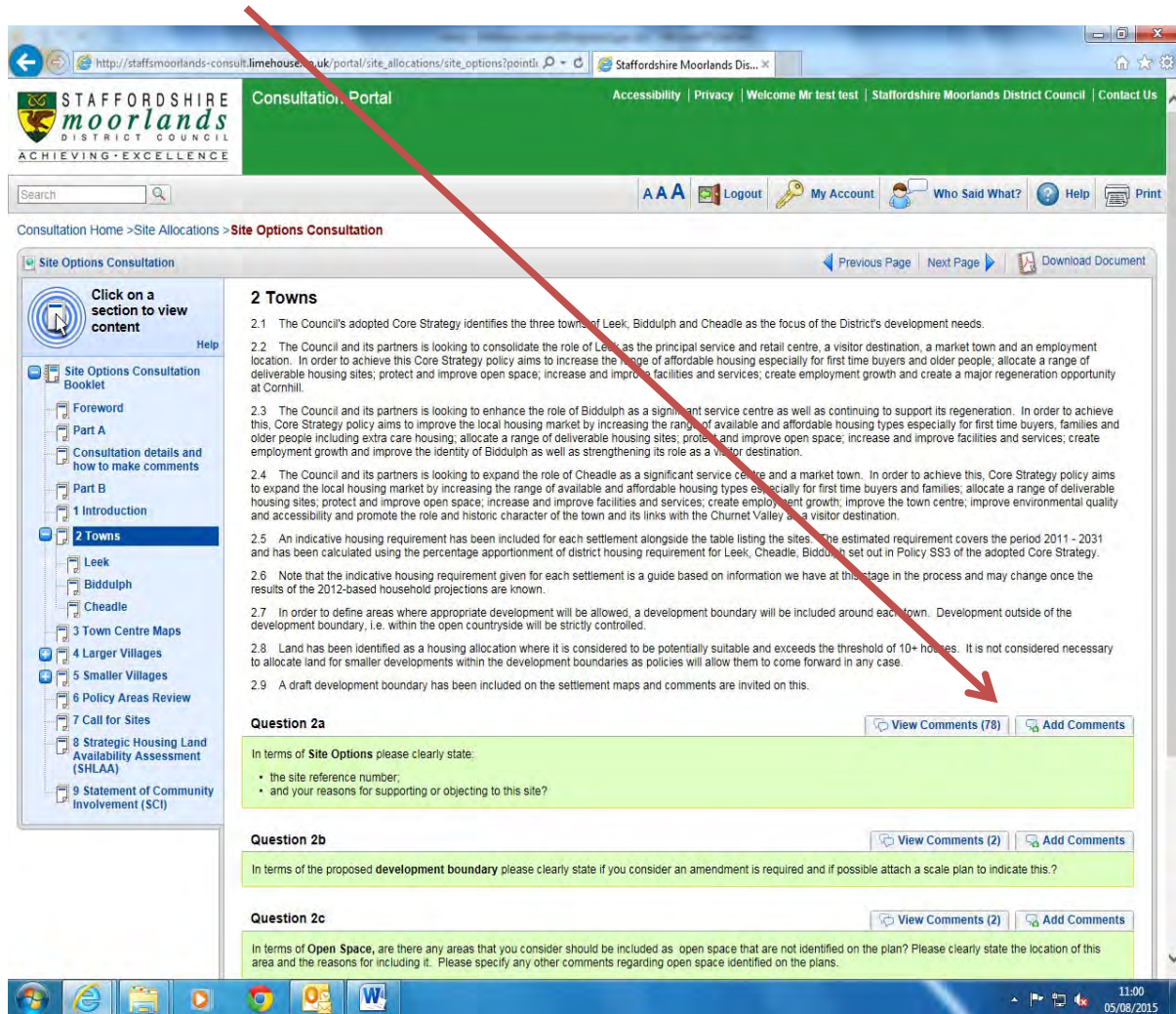


Once you have selected the section you require, you can make comments by selecting the 'add comments' section. Once done scroll down to the settlement /area you require (Fig 4.2). Please remember to submit separate comments for each site / area.

All comments will be acknowledged by Staffordshire Moorlands District Council and the Council will consider each comment when producing its preferred sites for further consultation.

Alternatively you can read the comments left by other residents by selecting '**view comments**'.

Fig 4.2



Important – Should you wish to leave comments please ensure that the section title is **highlighted** (shown in blue on Fig 4.2) on the left hand side of your screen. Note that questions will only appear on numbered sections 2-9.

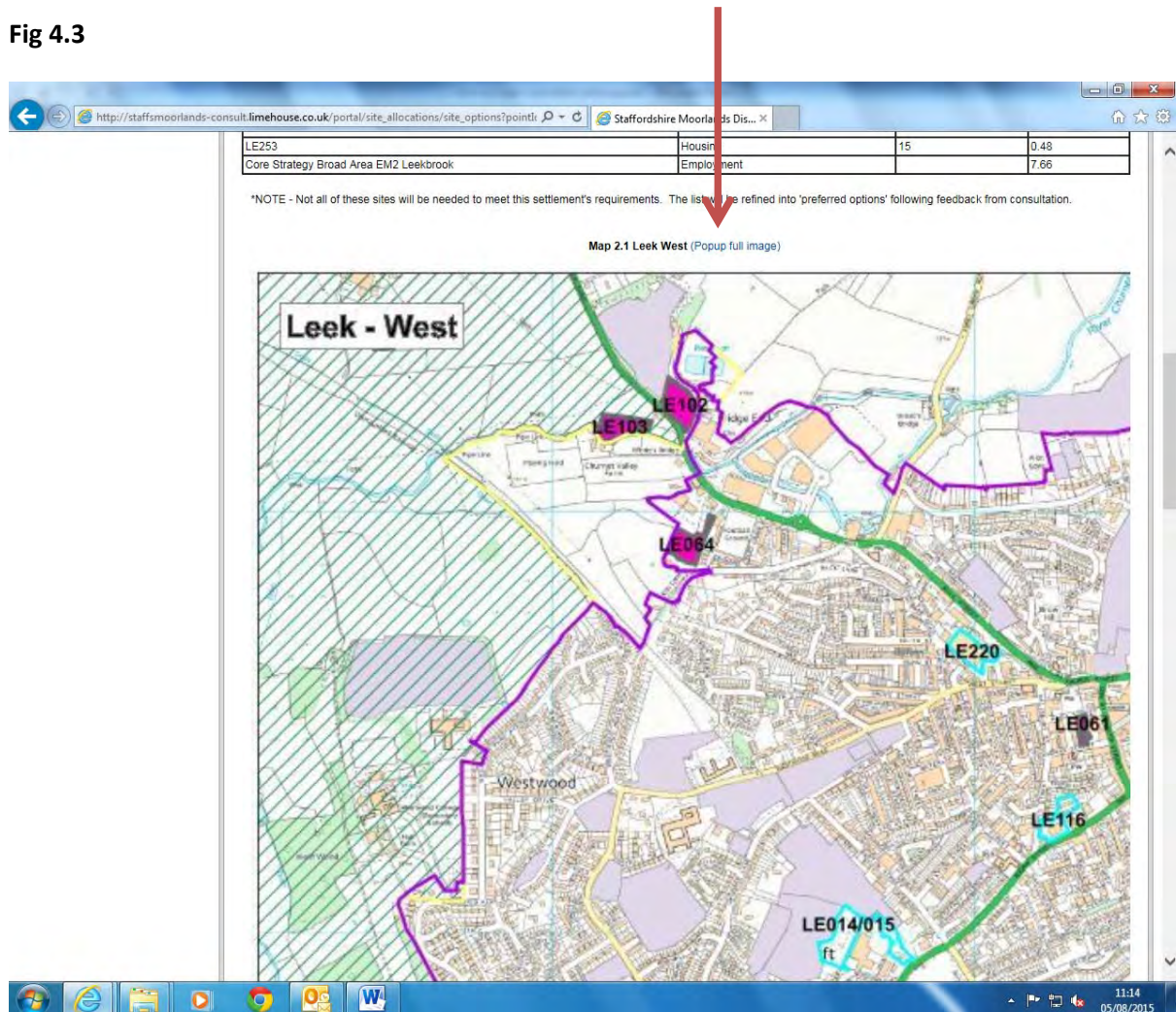
Opening the '+' sign and clicking on the name of the town / village you wish to leave comments on will only allow you to view a map of that town or village.

To view a map then click the '+' button to the left of the section name.

Next choose the town / village you require and scroll down to the map at the bottom of the page.

Should the map appear blurry then click on '**pop-up full image**' (Fig 4.3)

Fig 4.3





STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL LOCAL PLAN NOTIFICATION OF CONSULTATION ON DRAFT SITE ALLOCATIONS AND DEVELOPMENT BOUNDARIES - 6TH JULY TO 14TH SEPTEMBER 2015

This postcard is intended to notify you of consultation on the above document giving you the opportunity to comment on its contents if you wish to. The consultation identifies a range of potential site options for new homes and businesses across the District's towns and villages. It also proposes draft development boundaries for these towns and villages, and retail boundaries for the town centres.

All documentation related to this consultation can be viewed online through the District Council's website at www.staffsmoorlands.gov.uk/siteallocations.

A copy of the documents are also available to view during normal office hours at Moorlands House, Stockwell Street, Leek; Cheadle One Stop Shop, High Street, Cheadle; and Biddulph One Stop Shop, Town Hall, High Street, Biddulph; as well as Biddulph Library, Werrington Library & Blythe Bridge Library

All comments received by **5.00pm on Monday 14th September 2015** will be carefully considered before the Council selects its preferred development sites.

If you require further information or advice regarding this consultation please contact the Forward Plans team on 01538 395570 or forward.plans@staffsmoorlands.gov.uk.

Note – Please contact the Council on the above telephone number or email address if you no longer wish to be kept informed about new planning policy documents and we will remove your details from our database.

Site Options and Development Boundaries Consultation – Response Form



Site Options and Development Boundaries Consultation – Response Form

Name:

Address:

.....
.....
.....

E-Mail contact:

.....

Agent (if applicable).....

Please return this form by **5pm** on **14th September 2015** by:

Email to: forward.plans@staffsmoorlands.gov.uk or by post to:

Freepost RRLJ-XCTC-JBZK
Forward Plans
Staffordshire Moorlands District Council
Regeneration Services
Moorlands House
Stockwell Street
Leek
ST13 6HQ.

Further information: www.staffsmoorlands.gov.uk/siteallocations

1. Site Options

Please submit a separate response for each individual site that you wish to comment on.

SITE REFERENCE (see consultation map)
SETTLEMENT

Do you support or object to this site? *(Please select one answer)*

Support.....☐ *Object*.....☐ *General Comment*.....☐

Reasons for response

Please identify the issue(s) relevant to your response. *(Please select all that apply)*

- ☐ Infrastructure – schools
- ☐ Infrastructure - traffic/transport
- ☐ Infrastructure - other
- ☐ Landscape
- ☐ Nature conservation
- ☐ Flood risk
- ☐ Amenity (e.g. noise, privacy, loss of light)
- ☐ Scale of development
- ☐ Listed building / conservation area
- ☐ Government policy
- ☐ Other

Do you have any comments?

2. Development/ Infill Boundary

Do you consider that an amendment to a proposed development or infill boundary is required? *(Please select one answer)*

Yes.....☐ No.....☐

Settlement.....

(Please submit a separate response if you are suggesting more than one alteration).

Please state your reasons. (Please attach a scale plan to the rear of this response form to illustrate your suggested amendment).

3. Open Space

Are there any other areas that you consider should be included as open space that are not identified in the plan? *(Please select one answer)*

Yes.....☐ No.....☐

Settlement.....

(Please submit a separate response if you are commenting on more than one area of open space).

If your answer is “yes”, please clearly state the location of this area and the reasons for including it. (Please attach a scale plan identifying the site, to the rear of this response form.)

Please specify any other comments regarding open space identified on the plans:

4. Town Centre Maps

Do you consider that an amendment is required to any of the proposed town centre boundaries? *(Please select one answer)*

Yes.....☐ No.....☐

Settlement.....

(Please submit a separate response for each town centre boundary amendment you are suggesting).

Comments. (Please attach a scale plan to the rear of this response form to illustrate your suggested amendment.)

Do you consider that an amendment is required to any of the proposed primary and/or secondary frontages? *(Please select one answer)*

Primary frontages.....☐

Secondary frontages.....☐

Primary and secondary frontages.....☐

No amendments required.....☐

Town (Leek/Biddulph/Cheadle).....

(Please submit a separate response if you are suggesting more than one frontage amendment).

Comments. (Please attach a scale plan to the rear of this response form to illustrate your suggested amendment.)

5. Review of Policy Areas

Are there any Policies/ Policy areas contained in the current adopted 2014 Core Strategy that you consider should be reviewed in the light of new evidence or guidance? *(Please select one answer)*

Yes.....☐ No.....☐

(Please submit a separate response for each separate Policy/ Policy area you consider should be reviewed).

Policy number / area.....
.....

Please provide your reasons:

6. Call for Sites

Do you have any suggestions for additional site options (not already identified by the Council)? *(Please select one answer)*

Yes.....☐ No.....☐

Settlement.....

Site area.....

(Please submit a separate response for each additional site you are suggesting).

Suggested land use(s): *(Please select all that apply)*

Residential.....☐

Employment.....☐

Retail.....☐

Mixed uses.....☐

Traveller Sites.....☐

Do you own this site, or do you know who the owner(s) is?

Please explain why you consider this site should be included as an option for the land use(s) selected (eg access, location, site history etc): **Please attach a scale plan identifying the site, to the rear of this response form.**

7. **Strategic Housing Land Availability Assessment (SHLAA)**

Are there any sites in the published SHLAA documents that you consider should be reclassified according to their deliverability? *(Please select one answer)*

Yes.....☐ No.....☐

(Please submit a separate response for each site you are commenting on).

SHLAA Site reference number.....

Please provide your reasons:

Do you consider that there are any amendments needed to any of the details in the published site assessment forms in the SHLAA documents? *(Please select one answer)*

Yes.....☐ No.....☐

(Please submit a separate response for each site you are commenting on).

SHLAA Site reference number.....

Please provide details of what changes are required, and why:

8. Statement of Community Involvement (SCI)

Are there any further changes you consider should be made to Section 5 of the Council's adopted 2014 SCI? *(Please select one answer)*

Yes.....☐ No.....☐

(Please submit a separate response for each individual amendment you suggest).

Paragraph number.....

Please provide your reasons for the amendments you suggest:

Thank you for your response.

Hootsuite - Microsoft Internet Explorer provided by High Peak Borough Council

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Convert Select

Compose message...

HighPeakBC (Twitter) TweetSMDC (Twitter) x buxtonspatown (Twitter) +

+ Add Stream + Add Social Network

Home TweetSMDC

_richardblack retweeted

ECIU_UK
Jul 3, 8:36pm via Buffer

Scientists convinced European heat waves boosted by climate change
buff.ly/1NCXbwl via @alertnetclimate



5 retweets 2 favorites

SoTCityCouncil
3:18pm via TweetDeck

The #SummerReadingChallenge is coming soon! Sign up @SoTLibraries for FREE summerreadingchallenge.org.uk #recordbreakers



Scheduled TweetSMDC

Created by Rachel White Sending at 4:45pm, Jul 23, 2015

Follow link for more info on draft site allocations and development boundaries consultations
<http://ow.ly/d/3sQo>

Created by Rachel White Sending at 9:40am, Jul 24, 2015

Today's drop-in for draft site allocations and development boundaries consultation is @ Back Room, Guild Hall, Cheadle 4pm-8pm

Created by Rachel White Sending at 4:45pm, Jul 27, 2015

SMDC is consulting on draft site allocations and development boundaries 6th July- 14th Sept as part of new Local Plan <http://ow.ly/d/3sQo>

Created by Rachel White Sending at 9:50am, Jul 28, 2015

Today's drop-in for draft site allocations and development boundaries consultation is @ Kingsley Village Hall 4pm-8pm

Mentions TweetSMDC

PEBATkins
Jul 4, 4:19pm via Twitter for Android

#Leek looking good today @TweetSMDC @StaffordshireCC #Staffordshire



PEBATkins
Jul 4, 4:16pm via Twitter for Android

#Shoppers out in #Sunny #Leek today @TweetSMDC #Antiques #Staffordshire



Start

Hootsuite - Micros...

Inbox - Emma.Thurib...

Document1 - Microsof...

15:31 07/07/2015

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Convert Select

Edit Scheduled Message

First drop-in for draft site allocations and development boundaries consultation takes place @ Werrington Methodist Chapel 15th July 4pm-8pm

 Add a link...

July 2015

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

2015-07-09

2 : 30 AM PM

☐ Email me when message is sent

0

Cancel Save Changes

Created by Rachel White

Today is the first drop-in for draft site allocations and development boundaries consultation @ Werrington

15:33 07/07/2015

Hootsuite - Microsoft Internet Explorer provided by High Peak Borough Council

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Convert Select

Edit Scheduled Message

Follow link for more info on draft site allocations and development boundaries consultations <http://ow.ly/d/3sQo>

 Add a link...

July 2015

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
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2015-07-23

4 : 45 AM PM

☐ Email me when message is sent

25

Cancel Save Changes

Today's drop-in for draft site allocations and development boundaries consultation is @ Kingsley Village Hall 4pm-8pm

15:32 07/07/2015

Council pledges further consultation on housing numbers

Residents of Staffordshire Moorlands have been assured that there will be more opportunities to have their say on possible sites for housing and other developments in the area as the current public consultation comes to a close.

Staffordshire Moorlands District Council has published a long list of potential sites for housing, employment and other development and has conducted a public consultation asking the public for their views as part of the process of determining sites for inclusion in the new Local Plan.

As part of this process, the Council is assessing the future housing need including the type and number of properties but has stressed that this assessment must be based on up-to-date evidence and clearly demonstrate how the Moorlands is contributing to the UK's housing requirements.

Councillor Edwin Wain, cabinet member for planning, development and property at the Council, said: "The National Planning Policy Framework states that local authorities should look to meet their housing need as far as is possible. We have to assess that need in the context of Government guidance which is set out in a policy that prioritises development.

"We don't have a free hand as some people have suggested. We have to follow the guidance and we need a Local Plan in place so that we can properly control development in the Moorlands.

"If we fail to justify our housing numbers, and how they contribute to the country's housing requirements, our plan could be rejected by the Government's planning inspector leaving us back at square one."

The latest public consultation on the long list of possible sites closed on Monday 14 September and Councillor Wain was keen to reassure residents that this will not be their last chance to have their say.

He said: "It is important that Moorlands residents realise that we have not yet reached a decision on housing numbers and that is why we have been actively encouraging people to tell us their views by voluntarily carrying out public consultation which we were not required to do by law.

"I would also stress that we will be carrying out further consultations with the public as the plan progresses and I would urge anyone with an interest in the future development of the Staffordshire Moorlands to take every opportunity to get involved and share their opinions."

By service area

- Business
- Community and living
- Environment and waste
- Housing
- Leisure, tourism and culture
- Planning and buildings
- Your council

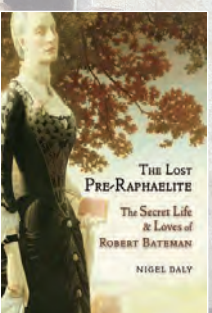
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Last updated: 25th September 2015

Hall-iday reading!

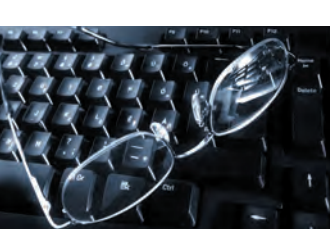
When Nigel Daly bought a falling down fortified house outside Biddulph, he had no reason to anticipate the tale that would unfold as it was restored. An increasingly mysterious set of relationships emerged among Biddulph Hall's former owners, revolving round a now almost-forgotten artist, Robert Bateman, son of the famous James.



Promised to the granddaughter of the Earl of Carlisle, he abandoned her to live as a recluse. Moving between Staffordshire to India, to Canada and Wyoming, this is a deeply moving story of love and loss, art and family, and a good read to boot.

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Latest plans re

Cheshire East Council has received the following planning applications. The last date for representations is in brackets; dates are July unless indicated.

Alsager: 8, Goss Place, T1 horse chestnut pruning back above garden area, this will reduce the chances of the heavier limbs failing, pruning secondary branches only — tree preservation order, for Lawrence Thompson, (20th, 15/2921T); rear of 168 to 170, Crewe Road, conversion of existing garage to granny flat, for Geoff Minshull, (29th, 15/2927C); 35, Chancery Lane, substitution of approved house type for new house type on approved plot, with approved access, for Caroline Bailey, (21st, 15/2932C); Farfield, 200, Crewe Road, outline application for erection of two dwellings, together with external works to form new plot enclosure and extension of existing private drive, for Mr and Mrs Barker, (29th, 15/2961C); 16, Cranfield Drive, two-storey side extension, for Mr and Mrs Tim Butcher, (24th, 15/3026C).

Congleton: 5, Cedar Court, copper beech, 10% crown reduction, for Peter Darbyshire (15/2860T); 27, The Parklands, front roof extension and alterations to the side, for Kerry Locke, (22nd, 15/2973C); 8, Bridge Row, prior approval of conservatory extending 4.1m beyond the rear wall, maximum height of 3.5m and eaves height of 2.3m, for P

Barnett, Eaton B of prop warehous for Siem Lower M gle-store, Downing

Gaws: Cottage, of two e conies, to storey e with d at first mono-pit ing gara Sampson

Holm: Andrews extension extend to metre, ex the origi the existi Hurley, cultural outline p residenti 30% affo B1 emp planting mal publ play area ation, an for Glad (29th, 1 applica of 92, M to three reserved and Mrs 15/2992

Midd: Avenue, servatory 15/2948 discharge four on a Spanset (

Rural: Lane, Ha single-sto flat roof full wid existing ing 5.2m maximum height o (22nd, Congleto alteration ing dwe (21st, 1 Avenue, of a sing ber log c ancillary dation fo lowing th garage, f 15/2935H Hampden Cranage, three (ap containi ricultural mission struction Peter Wi Piggotts Lane, Lo of use buildings form fou use and a gle dwell dwelling sion and agricultu garages, 15/2852N

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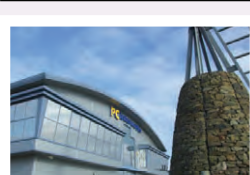
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Jacob's 50 mile cycle ride for Mary's Meals

PAINESLEY pupil, Jacob Booth, has boosted the school's annual fund-raising drive with a 50-mile sponsored cycle ride.

Jacob, 12, visited all the feeder schools to Painsley Catholic College on his journey, which aimed to raise £50 for the school's chosen charity Mary's Meals.

Accompanied by his dad, Jacob cycled from his former school, Meir Heath Primary to St Filumena's in Caverswall before visiting St Mary's in Leek, the Faber School at Cotton, St Joseph's in Uttoxeter, St Thomas' Catholic Primary at Tean and St Giles' in Cheadle before completing his ride at Painsley.

Jacob, who lives in Meir Park, completed the tour of the area's Catholic schools in four hours and 34 minutes, covering a total of 52.3 miles.

Proud mum, Judith Booth, said: "All the pupils at Painsley

were encouraged to raise £50 for the school's nominated charity Mary's Meals.

"Jacob loves cycling and came up with the idea of doing 50 miles to tie-in with the £50.

"To make it relevant to what he was doing, he worked with his dad to plan a route which visited all the schools which feed into Painsley and the two of them cycled it together.

"He had a new bike for his birthday which he rode for the trip, which was the first time he had attempted 50 miles.

"The most he'd done before was 36 miles.

"We're all very proud of him. It's a great achievement and great that he committed to it and completed the whole route."

Jacob's efforts raised more than £200 for Mary's Meals, a charity which provides meals for schoolchildren in 12 countries across Africa, Asia, Latin America and the Caribbean.



RSPCA **Staffordshire North BRANCH** Food is available for purchase on the night

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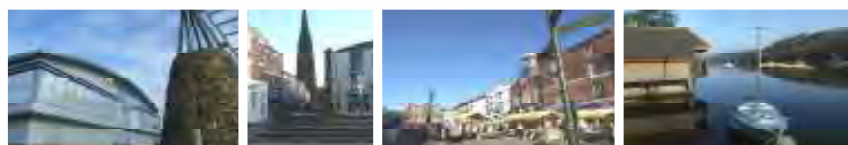
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Venues may be added or details changed; please check the website for latest news of events.



Wardle Travel



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In association with Titan Travel

Date: Wednesday 15th July 2015

Time: 6.30pm for 7.00pm start

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WEDNESDAY, JUNE 17, 2015

**GARDENS ARE
BLOOMING**

SEE PAGE 6

'Ridiculous housing plans will ruin town'

By Leslie Jackson

leslie.jackson@thepostandtimes.co.uk

PLANS to built 1,350 new homes in Cheadle have been described as "ridiculous and would ruin the town".

Sites for possible development were put forward at a special assembly of Staffordshire Moorlands District Council on Monday, June 15.

Under the proposal Cheadle, Leek and Biddulph will take the brunt of the expected 6,000 homes that are planned to be delivered under the council's core strategy.

Under a proposed Local Plan, which would run between 2011 and 2031, Leek would have an estimated 1200 dwellings, Cheadle 1350 and Biddulph 1100 with several hundreds split between villages, but not those in the Peak Park who come under the control of planners at the Peak District National Park authority.

Those houses already built in the time frame, or have planning permission, will be deleted from the town or village allocation. It was also stated that not all the sites would be needed to meet the settlements requirements.

It was also claimed at Monday's meeting that the mass development planned across the district would change the face of the Moorlands as we know it.

Councillors officers were also warned that the infrastructure, which includes roads, doctors and schools,

could not cope with the massive influx of development.

Following the debate councillors agreed to start a 10 week consultation with residents from July 6 regarding proposed sites which had been kept confidential for several months.

Cheadle councillor Richard Alcock said: "Cheadle is already clogged, now we are proposing 3,000 more cars a day in the town.

"This is ridiculous and will ruin the town. We were promised a traffic survey when the schools and Alton Towers are open.

"There are more than 1,000 empty properties in the Moorlands, so why do we need more?

"If this goes ahead it will take up very good agricultural land."

Councillor Mike Worthington, who is also a county councillor for the Churnet Valley, said: "After the consultation will council officers listen. They have not listened to us as councillors. It is very important we are listened to. Parish councils know what they areas want. This should be about what people want."

Councillor Paul Roberts said he had major concerns that parish councillors would not be consulted.

He said: "I have no faith in officers. One of the sites in my area was turned down by a planning inspector. Officers are not listening."

Councillor Linda Malyon said: "The proposals will change the face of the

Turn to page 2



Cheadle Running Club members who took part in Sunday's Potters 'Arf.

Cheadle runners Potters 'Arf success

CHEADLE Running Club's Rebecca Harrison was third lady finisher at the eleventh staging of the Potters 'Arf Marathon in Stoke-on-Trent.

Harrison, a former winner, completed the course in 1:24:52 to complete the race in 30th position overall.

Stone policeman Ben Gamble (Tipton Harriers) battled through the pain barrier to win the race for a fourth time, coming home in 1:10:37, despite suffering the discomfort of an infected toe. Great Britain international Michelle Ross-Cope (City of Stoke AC) took the ladies title, after finishing fifth behind Gamble in a time of 1:14:31. No fewer than 17 Cheadle club members took part.

Charlie Cox ran a personal best time of 1:23:18 and came 20th out of the 1,400-strong field. Carl Astley kept up his recent good form finishing in 1:26:32, followed by Russell Williams in 1:33:34 and Glyn Pattison in 1:35:18. Liz Clutton won the LV60 prize in a time of 1:55:38, while Rachel Beardmore ran a personal best time of 1:47:17. Other Cheadle runners who competed in the race were: Gareth Knapper 1:39:13, Mark Stoddard 1:41:46, Mark Harrison 1:42:12, Craig Carpenter 1:44:05, Adrian Reeves-Jones 1:49:27, Janine Bush 1:50:24, Victoria Hughes 1:50:36, Sally Kenny 1:52:08, Sarah Nutter 2:05:42, and John Brown 2:06:21.

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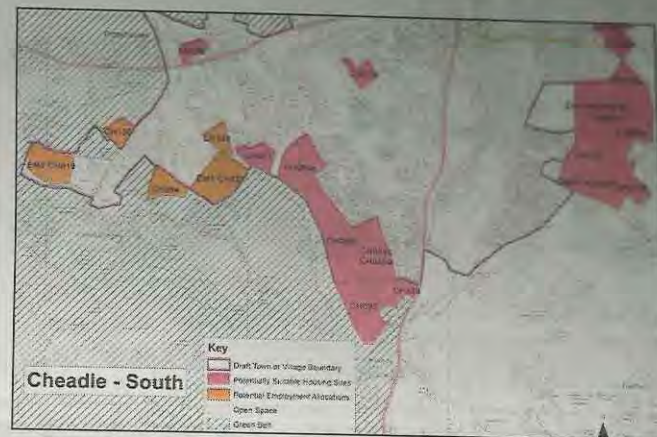
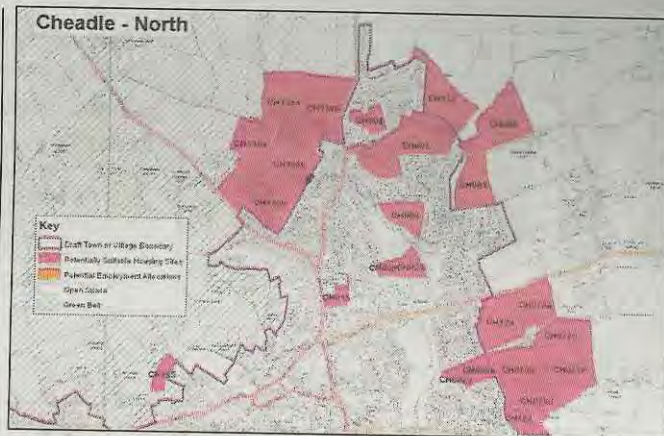
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'Ridiculous housing plans will ruin the town'

From page 1

Moorlands as we know it. We do not have the infrastructure to cope with it.

"The council said it was to run from 2006 now it seems there is a Local Plan from 2011. Every person in the Moorlands must be consulted on this issue.

"In my ward of Ipstones we have already met almost half of the allocation and some of the remainder should be moved to Foxt who need the houses and are in the parish.

"Many councillors have stated they are not listen to." Councillor Elsie Fallows, who represents the Churnet Ward, said that 70 houses were planned in her area.

She said: "I think this needs

to be explained. There are areas that the parish council have asked to be taken out. Somebody is not listening."

Council leader Sybil Ralph said: "It is very important that we proceed on the Local Plan quickly.

"It is also very important we consult with every member of the 220 square miles of the Staffordshire Moorlands. It is also vitally important that parish council's are involved and that their reports must be clearly taken into account and addressed fully."

Following the consultation a decision on the sites and number of homes will be taken at a meeting in October.

Estimated houses required across the Staffordshire Moor-

lands town's according to the district council plans for the period between 2011 and 2031 are:

Leek: 1200 dwellings and eight hectares (19.7 acres) of employment land

Cheadle: 1350 dwellings and 3.6 hectares (8.8 acres) of employment land.

Biddulph: 1100 dwellings and two hectares (4.9 acres) of employment land

In the larger rural villages the council estimated the following homes for the period 2011 to 2031:

Alton: 25; Biddulph Moor: 45; Blythe Bridge and Forsbrook: 150; Brown Edge: 65; Cheddleton: 115; Endon: 85; Ipstones: 25; Kingsley 30; Upper Tean: 100; Waterhouses: 25;

Werrington and Cellarhead: 200; Wetley Rocks: 15.

In the smaller rural villages the council estimated the following homes for the period 2011 to 2031:

Bagnall: 10; Blackshaw Moor: 10; Bradnop: 5; Caverswall: 5; Cookshill: 15; Checkley: 5; Consall: 5; Cotton: 10; Dilhorne: 10; Draycott: 25; Foxt: 5; Froghall: 5 with Bolton Copperworks designated as a key opportunity in Churnet Valley Masterplan; Heaton: 5; Hollington: 10; Hulme: 5; Kingsley Holt: 15; Leekbrook: 5; Longsdon 20; Lower Tean: 25; Meerbrook: 5; Oakmoor: 10; Rudyard: 10; Rushton Spencer: 5; Stanley: 5; Stockton Brook: 15; Swinscoe: 5; Whiston 5 and Winkhill 5.

Man hit his partner with a torch after finding her

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Housing allocation plans will be put to Parliament

By Leslie Jackson

leslie.jackson@thepostandtimes.co.uk

CHEADLE'S housing allocation of 1,320 new homes up to the period of 2031 is set to go to the House of Commons.

Fierce objections have been raised for a number of years that the town's road system and services can't cope with anymore large housing developments.

At a public meeting held last week at Cheadle Cricket Club it was also agreed that all the action groups around the town came under the umbrella of Cheadle Unite.

The latest public meeting was called after residents of Brookhouse Way had been informed that an online consultation had started over proposal to build 43 houses in the area.

Plans are already in the pipeline for 190 houses on land off Thorley Drive in Ashbourne Road.

Secretary of Cheadle Unite, Greg Powell, said: "We have asked our MP to engage with us over moving some of the town's housing allocation to the Potteries."

"The infrastructure is in place at Stoke on Trent as there are buses, trains and masses of brownfields sites which are eyesores and which people want to see redeveloped yet we would have to build on greenfield sites. This would solve everyone's problem."

"Our MP Bill Cash is to put a petition to Parliament to relocate a third of the town's housing allocation."

"This would leave 240 in area one off Froghall Road; 240

have been completed or agreed and 400 would be in the urban brownfield sites. This would then leave a realistic number."

Cheadle district councillor, Stephen Ellis, said the district council's Local Development Framework (LDF), which is now looking at site, locations would not be ready for months.

He said: "The LDF is in a mess from start to finish. Maps show that previous sites are back on the agenda. The plan was from 2006 to 2026, but it is now been extended to 2031. The district council has spent thousands. The town should sing from one song sheet as no one is happy in towns and villages with the sites put forward."

Councillor Peter Elkin said the town should be grateful to Cheadle Unite for their work.

He said: "Wherever you live in Cheadle it will effect people."

"There could be massive developments and we will be like another town. The services cannot cope. The groups around Cheadle should unite together."

Cheadle MP Bill Cash told the Cheadle Post: "I am preparing a petition to the House of Commons along with my constituents in Cheadle, through the Cheadle Unite group, as I oppose any excessive levels of housing development and any further development on greenfield sites."

"The prospect of new site allocation plans is simply unacceptable and that permitting for 1,320 houses up to 2031

is still well above local demand and unworkable."

"There is much opportunity to develop nearby regenerating sites and the Potteries with affordable housing in the heart of existing road, rail and canal infrastructure, while protecting the environment and agriculture."

"I have objected to recent housing proposals which have been submitted to Staffordshire Moorlands District Council to build up to 190 houses on land off Thorley Drive in Ashbourne Road."

"The surrounding road network cannot support the increasing number of cars and traffic. There are not the facilities or the infrastructure in place for the proposed housing."

"The petition, which is currently being prepared, requests that the House of Commons urges the Department for Communities and Local Government to intervene in this matter to ensure that housing proposals that sit outside of the currently identified sites are rejected over the planning period until 2031 and urges the local council to reduce the housing allocation for Cheadle, preferably by moving a percentage to the Potteries."

ONLINE DEBATE

What do you think?
www.leek-news.co.uk/cheadle-news



Cheadle's proposed housing allocation sites.

Consultation forms are due

HUNDREDS of unreturned library consultation questionnaires must be submitted by next Tuesday, October 7, if their author's views are to be counted.

More than 2,500 responses have already been submitted in print or online, but Staffordshire County Council has handed out hundreds more forms than have been received.

The three types of library being suggested for the future have been dubbed: 'library extra', 'library core' and 'library local'.

The proposals also include investment in the online offering to improve the service's usability, look and feel, and compatibility with more electronic devices.

Libraries in Leek, Cheadle, Werrington and Blythe Bridge could be affected.

Mike Lawrence, Staffordshire County Council's cabinet member responsible for libraries, said: "I've been clear from the beginning that this is not a closure programme, nor is it cost driven: we're saving five per cent from the budget over three years."

"This is entirely about finding ways to take a service suffering from falling numbers in the face of changing social habits and keep it popular and cost-effective to safeguard it for the future."

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SHOW GUIDE INSIDE

Mayor calling for unity over homes

By Abbey Buxton

abbey.buxton@thepostandtimes.co.uk

COMMUNITY leaders in Cheadle will meet to draw up a suitable plan for the potential sites of Cheadle's allocation of 1,350 homes.

Sites for the possible development of homes have been put forward by Staffordshire Moorlands District Council.

Under the proposal Cheadle, Leek and Biddulph will take the brunt of the expected 6,000 homes that are planned to be delivered under the council's core strategy.

Under a proposed Local Plan, running up to 2031, Leek would have an estimated 1,200 dwellings, Cheadle 1,350 and Biddulph 1,100 with several hundreds split between villages, except those in the Peak Park who come under the control of the Peak District National Park authority.

Those houses already built in the time frame, or with planning permission, will be deleted from the relevant allocation.

And not all proposed sites will be needed to meet the settlements requirements.

Cheadle resident Anthony

Joynes, speaking to Cheadle Town Council during a meeting on Monday, July 20, said: "This is something we went through years ago, but there has been no mention of infrastructure. Cheadle will become gridlocked."

"I have spoken to the chief planning officer who informed me that will be done at a later date."

Calling for the council to create a working group to draw up recommended options for Cheadle, and bring it back to the full council to discuss, Mr Joynes added: "This has to go through as a proper proposal to Staffordshire Moorlands District Council so they know what our feelings are."

"If it is a public meeting it will just become a shouting match with everyone screaming, but no-one getting anything across because there will be no order."

The idea was supported by the council and a meeting will take place at Cheadle Academy with a designated working party, on August 4.

Supporting the request, Cheadle town mayor councillor Stephen Ellis said: "We have been here so many times

and I'm not totally happy with the way this has been handled, the information is not as clear as it needs to be."

"During a Staffordshire Moorlands District Council meeting last year Cheadle's district councillors said four things had to be done before this plan could be taken forward."

"Those were to identify the local need; complete a traffic survey; look at the capacity of the roads and junctions and provide clarification for landowners who didn't want their land included and landowners who did."

"None of these have been addressed and we are no further forward."

"We need to say where and what we think is most suitable, not just where we don't want them to go."

"We need to argue this as a town and I'm happy to chair a meeting to have that discussion, but we need to come together as one."

"If we don't someone will make the decision for us and once that happens we've got no control over our destiny."

Following the consultation a
Turn to page 2



Dancers jump
for joy!

Page 5

YOUR ONE STOP SHOP FOR MADE TO MEASURE CURTAINS & BLINDS

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He can do material that's clever, cheeky, sick or just silly and his performance can shift from deadpan to loud and physical. Andy has played to a wide variety of audiences, adults

A finalist in 2006 Family Bones competition, Tony has enjoyed recognition as a comedian and comedy compere of renown. His life and interests are

large, air-dressed pizza, he was tested for allergies. It was found that he was allergic to wool. Through it all, Wes developed his desire to be

Comedy Store regularly and was well known on the improv circuit, Cokey moved from LA to the UK in 2014 and is making a name for himself over here.

Town Mayor to an event contact Town Clerk Helen Hunter on 01538 754 288 or email at helen@cheadletowncouncil.com

Cheadle mayor calling for unity over houses

From page 1

decision on the sites and number of homes will be taken at a meeting in October.

Estimated houses required across the Staffordshire Moorlands town's according to the district council plans for the period between 2011 and 2031 are:

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www.leek-news.co.uk/cheadle-news

Housing plan is given go-ahead

By Abbey Buxton
abbey.buxton@thepostandtimes.co.uk

PLANS for outline permission to build 13 houses in Alton have been approved.

Staffordshire Moorlands District Council planning committee unanimously approved the development on Thursday, July 9.

At the June meeting of the district council's planning committee members were shocked when agents asked for the affordable homes section of the proposed housing estate at Capri in Gallows Green to be removed.

Planning officers had recommended that the outline plan was approved with 33 per cent of the units being affordable.

But the applicant's agent Gez Willard claimed the site was not appropriate for affordable housing and suggested the allocation be taken off the site to somewhere suitable.

However, after discussions between planning officers and the applicant Mr Willard has prepared the legal agreement to secure the provision of four affordable homes and a financial contribution of £16,622 towards provision of one high school pupil at Thomas Alleyne's High School.

Fifty-three individual representations were received against the plan, raising issues including road safety and a lack of need for more houses in Alton.

Objectors also claimed the development constituted 'garden grabbing', that it was not in character with the village and would harm visual amenities in the area.

Speaking at the meeting objector Stephanie Higgs said the development would have negative impacts on the community, highways, and the character of the area and street scene, along with environmental and geological issues and that it would "exacerbate" current problems with flash flooding.

She added: "I understand the need for new homes to keep up with the five-year supply, but sometimes it is irrespective of the damage done to neighbours and communities.

"I request that if the approval is granted the developers consult with neighbours to come to a design that at least limits the impact to our lives.

"Also the new homes will need to be connected to our sewerage system so our gardens will have to dug up and the work could take a considerable amount of time. Will

there be any compensation?"

Mr Willard said: "We have contacted six social landlords in the district and two have expressed interest.

"We hope to work with social housing and the needs of local people first.

"There's a need for affordable housing in rural areas and we'd be prepared to talk to neighbours about the detailed scheme."

Three representations supported the scheme, saying it would provide additional housing, and affordable housing for young people in Alton.

It was also stated that the proposal would support existing shops and services and provide highway improvements.

Alton Parish Council raised no objections to the principle of the development, but would prefer no development right on the roadside, and four town houses on the indicative plan be moved to the left.

Supporting the application Councillor Jim Davies said: "Affordable housing is most important and I know the difficulty young people have in finding homes in rural areas. It's a good scheme."



The new Leek and Haregate Community Queen Megan Leadbetter, aged nine, right, with flower girl Cailey Austin, aged five.

Carnival atmosphere at gala day

THERE was a good turnout and lovely weather for a carnival gala day in Leek.

The Haregate Community Queen's Gala Day was staged at St Paul's Church.

Many families turned out to enjoy the event which included a parade through the Haregate estate leading to further celebrations at the Novi Lane church. The event included competitions such as fancy dress for both children and adults, Best Dressed Mobility Scooter, Best Scarecrow On Route, Glamorous Granny and Grooviest Grandad.

Organiser Heather Dunn-Fox said: "We had a really good turnout and the weather has been fantastic.

"We are raising funds for Love4Leah and Kidney Research, and loads of different stalls turned up to support us."

As well as seeing the crowning of new Haregate Community Queen Megan Leadbetter, aged nine, the event also saw retiring queen, Ashlie-Mai Hulse, handing over £1,117 to the Leek-based charity Love4Leah.

Mrs Dunn-Fox added: "We would like to say a big thank you to everyone who supported the gala day and the rest of the fund-raising events throughout the year."

WHAT'S THE PLAN FOR STAFFORDSHIRE MOORLANDS?

Staffordshire Moorlands District Council is consulting over draft site allocations and development boundaries from 6th July to 14th September 2015 as part of its new Local Plan.

The consultation identifies a range of potential site options for new homes and businesses. It also proposes draft development boundaries for towns and villages across the District and retail boundaries for the town centres. Copies of the draft proposals and details of how to give us your views can be found at Council 'one stop shops' in Leek, Biddulph and Cheadle, and at all libraries throughout the District.

Full details are at:
www.staffsmoorlands.gov.uk/siteallocations

The following drop-in events are being held across the District. Maps of proposed sites and development boundaries will be displayed and Planning Officers will be present to answer questions.

Werrington Methodist Chapel	Weds 15th July 2015	4.00pm - 8.00pm
Council Chamber, Biddulph Town Hall	Thurs 16th July 2015	4.00pm - 8.00pm
Dove Room, Moorlands House, Leek	Tues 21st July 2015	4.00pm - 8.00pm
Back Room, Guildhall, Cheadle	Fri 24th July 2015	4.00pm - 8.00pm
Kingsley Village Hall	Tues 28th July 2015	4.00pm - 8.00pm
Blythe Bridge Village Hall	Weds 29th July 2015	4.00pm - 8.00pm

Venues may be added or details changed; please check the website for latest news of events.



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Learn about developments

RESIDENTS of Cheddleton parish including the wards of Cheddleton, Wetley Rocks, and Southlowe are invited to attend a consultation event being hosted by Cheddleton Parish Council about the current draft site allocations and development boundaries.

Anyone interested can attend the consultation between 10am and 6pm on Saturday, July 25, at Cheddleton Community Centre, Hollow Lane, Cheddleton or on Saturday, August 22, to the Wetley Rocks Village Hall, Mill Lane, Wetley Rocks. It comes as Staffordshire Moorlands District Council seeks to identify development sites in virtually every village in the district. Maps of the proposed sites and development boundaries will be displayed and members of the parish council will be on hand to answer any questions or queries residents may have about this document.



ONLINE

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about this issue at

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Reigniting our passion for homemade

Summer is here at last and although the weather is predictably unpredictable, Leek's thriving events calendar is simply bursting with wonderful community events, poised to take place come rain or shine!

With just a few weeks to go until the 53rd annual Leek and District Show descends on Birchall Playing Fields, the excitement is building throughout the town for yet another superb day out for us all to enjoy.

Leek has a rich creative history and even today is home to countless innovative and talented makers and artists. Inside this edition we hear how quirky Leek designer Holly Nancarrow has relocated her hugely popular shop 'Handmade by HollyCrow' from Getliffe's Yard to new, larger premises in Sheepmarket.

The Totally Locally Leek campaign, headed up by Leek man Mark Briand, is continuing to revolutionise the way we shop and is helping to reignite our passion for 'home grown' goods and produce. Not only is the shop local movement giving the town's independent retailers a real boost, it is also helping to assemble a dedicated army of volunteers who are determined to bolster Leek's social calendar by organising a fantastic schedule of town centre events.

During July they are planning the first ever 'Dr Plot's Midsummer Madness'. In a nod to Leek's lesser known traditions and folklore, this whimsical old English celebration will offer free creative workshops, activities, a parade and more.

Also this summer, the second annual Leek Fest will be back by popular demand. With fairground rides, a big picnic and seating spilling out into the street, a great atmosphere is guaranteed.

And of course, summer just wouldn't be summer without a good old wedding and this edition we join not one but two local couples in helping to celebrate their big day. If you've recently tied the knot and would love to see your special day featured in Leek Life Magazine too, then we'd love to hear from you.

We hope you enjoy this latest edition
of Leek Life Magazine, happy reading!

Lorna



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New houses in the Moorlands

At a special assembly on 15th June Staffordshire Moorlands Council agreed to consult with residents and parish councils regarding proposed sites for 6000 new houses across the District for the period from 2006 to 2031.

The consultation will start on 6th July and last until 14th September. Every household and business in the District will be consulted; notices placed at sites; a booklet will be published on line and be available at libraries and one-stop shops; plus other measures including posts on Twitter and Facebook and drop-in sessions.

Most of the proposed new development is concentrated in Leek, Cheadle and Biddulph; it is estimated Leek would have 1,200 extra dwellings, Cheadle 1,350 and Biddulph 1,100. Several hundred new houses would also be built in the villages across the Moorlands. The 6000 housing figure includes houses which have already been built since 2006,

or have planning permission.

Not all of the proposed sites will be needed and the number of sites will be refined into "preferred options" following feedback from the consultation.

“As an experienced, chartered town planner, I can advise and help, whether you have a development or wish to object to the proposals”

The proposals also include employment sites, future development boundaries, development in the Green Belt, retail and mixed use options, shopping areas, open space and infill boundaries.

As an experienced, chartered town planner, I can advise and help, whether you have a

development or wish to object to the proposals which are important as they will shape where development can take place in the District for the next sixteen years.

A quick reminder for anyone considering converting a barn - now is the time to get bat surveys done.

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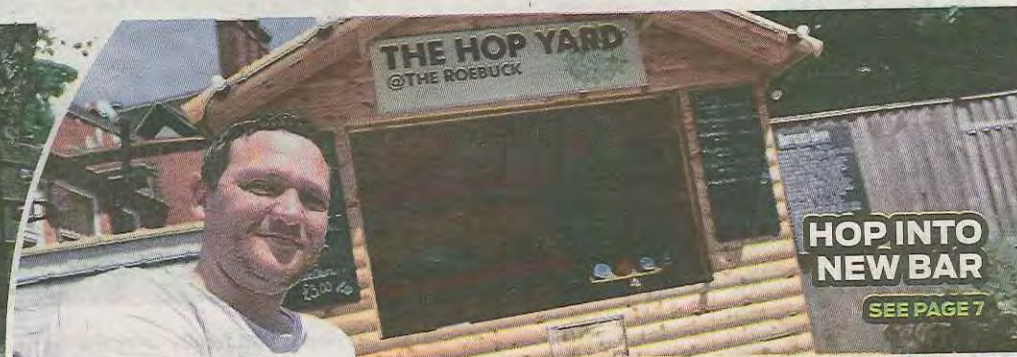
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GARDENS ARE BLOOMING

SEE PAGE 6



HOP INTO NEW BAR

SEE PAGE 7

6,000 homes plan is finally revealed

By Leslie Jackson

les.jackson@thepostandtimes.co.uk

PLANS to build thousands of new homes across the district will "change the face of the Staffordshire Moorlands as we know it".

This was the claim following Staffordshire Moorlands District Council's decision to build 6,000 properties across the area despite warnings that its infrastructure, including roads, doctors' surgeries and schools, could not cope with the influx of development.

At a special assembly of the district council on Monday night councillors agreed to start a 10-week consultation with residents from July 6 regarding dozens of proposed sites which have been kept under wraps since August last year.

It was also agreed to work with parish councils on the proposed sites and what their areas' requirements are.

Leek, Cheadle and Biddulph would take the brunt of the building programme to be delivered under the council's core strategy.

Under a proposed Local Plan, which would run between 2011 and 2031, it is estimated Leek would have 1,200 extra dwellings, Cheadle 1,350 and Biddulph 1,100.

Several hundred would then be shared between villages across the Staffordshire Moorlands.

Houses already built in the time frame, or have planning permission, will be deleted from each town or village's allocation.

It was also stated that not all the sites would be needed to meet the settlement's requirements.

One site proposal in Endon is on land used for its annual well dressing, but the site has already been bought by trustees and is protected. A field in Waterhouses is also earmarked for development – despite an application on the land for 29 houses being turned down last week by the council's planning committee.

However, many councillors spoke against the consultation after claiming the authority's officers took no notice of what parish councils said.

Councillor Linda Malyon said: "This will change the face of the Moorlands as we know it."

"We have not got the infrastructure to cope with this. The council said it was to run from 2006 – now it seems there is a Local Plan from 2011. Every person in the Moorlands must be consulted on this issue."

Turn to Page 2



It's fun in the sun Page 22



STORE TARGETED

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PROPERTIES FOR SALE

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• ALL FAMILY MATTERS

"You have let people in to share their memories with you and we will be eternally grateful

ones get taken early. "As a baby he was special. He used his building blocks to

"He also kicked a yellow tin of paint and the top flew off and ended up covering the carpet.

much. "I will love him now and forever, until we meet again."

will also carry on with mobility aid but I don't know where it is going to go."

Plans for 6,000 new homes could change face of district

From Page 1

"In my ward of Ipstones we have already met almost half of the allocation and some of the remainder should be moved to Foxt, which needs the houses and is in the parish.

"Many councillors have stated they are not listened to."

Councillor Mike Worthington said: "After the consultation will council officers listen?"

"They have not listened to us as councillors. "Parish councils know what their areas want.

"This should be about what people want."

Councillor Paul Roberts said: "One of the sites in my area was turned down by a planning inspector. Officers are not listening."

Councillor Elsie Fallows, who represents the Churnet

Ward, said that 70 houses were planned in her area.

She said: "I think this needs to be explained.

"There are areas that the parish councils have asked to be taken out."

Councillor Christina Jebb raised concern that village boundaries are being redrawn.

She said: "If boundaries have been redrawn they should be shown on the plan so people know where the existing boundaries are.

"The well dressing field in Endon is down for a possible site, but this has been purchased by the trustees to be used for the well dressings, so it is protected."

Council leader Sybil Ralph said: "It is very important that we proceed on the Local Plan quickly.

"It is also very important we consult with every mem-

ber of the 220 square miles in the Staffordshire Moorlands.

"It is also vitally important that parish councils are involved and that their reports must be clearly taken into account and addressed fully."

Following the consultation a decision on the sites and number of homes will be taken at a meeting of the district council in October this year.



THESE are the estimated number of houses required across the Staffordshire Moorlands towns, according to the district council's plans for the period between 2011 and 2031:

Leek: 1,200 dwellings and eight hectares (19.7 acres) of employment land;
Cheadle: 1,350 dwellings and 3.6 hectares (8.8 acres) of employment land;
Biddulph: 1,100 dwellings and two hectares (4.9 acres) of employment land.

In the larger rural villages the council estimates the following homes are needed for the period 2011 to 2031:

Alton, 25; Biddulph Moor, 45; Blythe Bridge and Forsbrook, 150; Brown Edge, 65; Cheddleton, 115;

Endon, 85; Ipstones, 25; Knaveston, 30; Upper Tean, 100; Waterhouse, 25; Werrington and Cellarhead, 200; Wetley Rocks, 15.

In the smaller rural villages the council estimates the following homes are required for the period 2011 to 2031:

Bagnall, 10; Blackshaw Moor, 10; Bradnop, 5; Caverswall, 5; Cookshill, 15; Checkley, 5; Compton, 5; Cotton, 10; Dilhorne, 10; Draycott, 25; Foxt, 5; Froggall, 5; with Bolton Copperworks designated as a key opportunity site in the Churnet Valley Masterplan; Heaton, 5; Hollington, 10; Hume, 5; Kingsley Holt, 15; Leekbrook, 5; Longsdon, 20; Lower Tean, 25; Meerbrook, 5; Oakamoor, 10; Rudyard, 10; Rushton Spencer, 5; Stanley, 5; Stockton Brook, 15; Swinscoe, 5; Whiston, 5; and Winkhill, 5.

Leek

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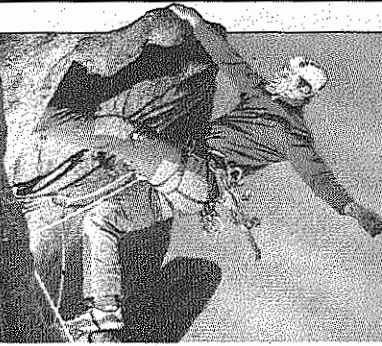
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Fears over 'secret' housing site plans

By Leslie Jackson

leslie.jackson@thepostandtimes.co.uk

FEARS have been raised that potential development sites for the Staffordshire Moorlands, which could see towns and villages swamped with houses, are being hidden from the public.

Staffordshire Moorlands District Council is looking at sites to build housing developments across the district, as part of the Core Strategy, which is set to deliver 6,000 houses across the district between 2006 and 2026.

Many site options are outside town and village boundaries, including several on land at The Mount in Leek.

Anger mounted at the Moorlands Parish Assembly meeting, attended by members of town and parish council representatives, after it was revealed that the district council had written to each parish council highlighting potential sites, but stated that the papers were confidential and not for perusal by the public.

Speaking at the parish assembly meeting chairman of the Peak District National Park Authority, Lesley Roberts, who is also a member of the Peak Park planning committee and a parish councillor for Leekfrith, asked why the site allocations were being kept secret.

She said: "Everyone who represents people at parish level is very worried over any secrecy and transparency the district council is doing. The whole thing is secret."

"It makes life difficult trying to keep something under wraps. Telling parish councillors to say nothing does not make sense."

Parish and district councillor Linda Malyon said that she had been told not to say anything about the site allocations to the public.

She said: "Some members of the public have asked what is going on, but we can't talk about it, or answer any questions."

Endon councillor Henry Jebb added: "The public needs to see any site options for development."

"This will create a division in communities."

"We need to send a message back to the district council to iron this out."

A spokesperson for Staffordshire Moorlands District Council said: "The council has responded to feedback from parish councils requesting early involvement in the development of planning documents by inviting representatives to attend workshops and by sending them information on a wide range of potential site options."

"The purpose of this is to ensure that the views and ideas of parish councils can be taken into account before the district council decides which potential site options to take to public consultation in the future."

"We are at a very early stage in the process and there are far more site options identified than will be needed."

"We would like to reassure residents that there will be full public consultation in due course but to make information available now could cause unnecessary concern over sites which have not, and may not, be approved by the district council for public consultation."

Turn to page 2 to see the proposed sites

Fire in town centre flat

— Page 3



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Housing development site options revealed

By Leslie Jackson

leslie.jackson@thepostandtimes.co.uk

SITE options for possible housing development have been drawn up for each town and village in the Staffordshire Moorlands, excluding those coming under the jurisdiction of the Peak District National Park Authority.

In Leek eight sites have been highlighted next to The Mount and opposite to the new cemetery in Buxton Road as having option potential.

Several other sites have been drawn up in the town and also just out of the town boundary in Macclesfield Road.

Ward councillor Brian Johnson said: "These are areas that have been drawn on maps which can be talked about and which could be available in a few years time."

"We need provision for housing, but have to work hard to be efficient and also respect the views of residents."

"We are looking at something up to 2026. There have always been massive objections to building at The Mount and I am sure it will be protected."

Leek county and district councillor Charlotte Atkins, said there had always been a suspicion that land around The Mount could be built on.

She said: "We want brownfields sites developed not greenfield land."

"We have to be democratic and involve parish councils and members of the public."

"People have always said no to building at The Mount as it would push the town boundary further out."

"We need more affordable housing in the town."

The confidential site option drawings by the district council show that nine possible sites have been proposed in Cheddleton and Endon along with eight in Werrington, while three are marked for Cellarhead.

In Blackshaw Moor option has been drawn up to extend the Tittesworth Estate while in Rudyard two sites options have been highlighted.

In Rushton Spencer four possible sites are shown and in Waterhouses three sites on fields adjoining the main road and behind one of the present housing estate have been highlighted.

Four sites had been drawn up in Kingsley, Whiston and Wetley Rocks and five in Ipstones with two for Kingsley Holt and Leekbrook.

In Biddulph Moor six sites are noted with potential and also six in Brown Edge while three are highlighted in Bagnall and two in Stockton Brook.

Now local councillors have stated that the infrastructure is not in place for many additional houses.

Chairman of Waterhouses Parish Council, Eddie Simpson, said that Waterfall Lane could not take anymore vehicles.

He said: "The infrastructure is simply not there."

"Waterfall Lane is choked with vehicles and at times emergency vehicles would struggle to get through since the last housing estates were built."

"The village cannot stand anymore. There was a site on the edge of the village for just a few houses which the parish agreed on, but the Moorlands council turned it down as they seem to want to build estates."

Vice chairman of Ipstones Parish Council, John Barks, said: "You struggle now to get through Ipstones as it is congested."



The proposed option sites marked in red for Leek which included The Mount area

"The village simply can't take anymore vehicles."

"The infrastructure is not there."

"We have held a meeting on the site locations and have agreed that the village only needs a few infill properties."

A spokesman for Whiston Action Group (WAG) said: "The secrecy proposed by Staffordshire Moorlands District Council (SMDC) planning officers is further proof, not that it is needed, that residents are to be treated with contempt."

"This is in direct conflict with the views of the Minister for Communities Rt. Hon. Eric Pickles that puts communities at the heart of local government, something of anathema to SMDC planning officers!"

"Residents gave planning officers a clear mandate on how they wished the Churnet Valley to be developed, and yet again, residents views have been completely disregarded."

"The natives are revolting."

"Until such time that SMDC planning officers start to reflect the views of the people that matter in the Staffordshire Moorlands, namely the council tax paying

public, the pressure-on them will continue."



The proposed option sites in Rushton Spencer.

Police act on concerns over vulnerable te

Post & Times

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WEDNESDAY, AUGUST 12, 2015

MANIFOLD SHOW IN PICTURES

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Axe could fall on 6,000 homes plan

By Leslie Jackson

les.jackson@thepostandtimes.co.uk

THE number of new homes being built across the Staffordshire Moorlands could be slashed by more than half.

Staffordshire Moorlands District Council is in consultation with residents to construct 6,000 properties across the district for the period between 2011 and 2031.

Under a proposed Local Plan, Leek would have an estimated 1,200 new dwellings, Cheadle 1,350 and Biddulph 1,100, with several hundreds shared between villages.

The potential 'site allocations' have led to fears development could swamp towns and villages.

But latest Government figures predict that in 2016 there will be 42,706 households in the district, a figure set to rise to 45,277 in 2031.

That would leave just 2,571 new homes required.

In addition, the 2011 Staffordshire Moorlands population of 95,958 is expected to increase by just 2,022 in the years to 2031, to 97,980.

Hundreds of houses across

the district have already recently received planning permission and have yet to be started – which will also need to be taken off the new figures.

Leader of the district council Sybil Ralphs said: "The 6,000 was the figure we were given, but things have changed."

"There seems to be no need for any increase but a decrease in the total number of homes required until 2031."

She added: "These figures have to be taken into account in our consultation programme."

"What is the purpose of getting people to take part in a consultation if no notice is taken of the findings."

"Therefore we have to look at these figures and parish councils have to identify their own need."

District councillor Stephen Ellis, said: "If this new information has come forward it will make the present site allocations for homes across the district easier."



Carnival capers Page 6

Turn to Page 2

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Latest news to help you grow and prosper in the Staffordshire Moorlands

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Site Allocation Consultation - Make your Business Needs known

Staffordshire Moorlands District Council is consulting over draft site allocations and development boundaries until 14th September 2015 as part of its new Local Plan.

The consultation identifies a range of potential site options for housing and businesses. It also proposes draft development boundaries for towns and villages across the District and retail boundaries for the town centres.

In addition, there is also a 'Call for sites' so if you have an existing site which you would like to be considered for development - or you feel that the sites proposed will not meet your future business needs and wish to put forward alternatives - we need to hear from you now.

[View and comment on proposals or submit your site proposals online](#)

Local Consultation events (4.00pm-8.00pm):

- Werrington Methodist Chapel - Wednesday 15th July 2015
- Council Chamber, Biddulph Town Hall - Thursday 16th July 2015
- Dove Room, Moorlands House, Leek - Tuesday 21st July 2015
- Back Room, Guildhall, Cheadle - Friday 24th July 2015
- Kingsley Village Hall - Tuesday 28th July 2015
- Blythe Bridge Village Hall - Wednesday 29th July 2015

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News



The Fit for Work is a new Government-funded initiative which is being rolled out across

Funding

Quick links to new or key sources of funding available for businesses in the Staffordshire Moorlands

[Apprenticeship Grant for Employers of 16 to 24 year olds](#)

[Better Broadband connection vouchers](#)

[Builders Finance Fund](#)

[Countryside Productivity](#)

[Electricity Demand Reduction Pilot](#)

Events

[Your Housing & Staffordshire Moorlands District Council Key Supplier Event](#) 15th July 11:00am-3:00pm Leek

[Plan your Marketing and Boost your Brand](#) 28th July 8:00 am-10:30am Stoke on Trent

[Build Your Business with Creative Industry Finance](#) 29 July 10:00-13:00pm Stoke on Trent

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autumn 2015.

Employers may start to receive 'Return to Work Plans' for their employees. These are designed to help both employees who are off sick return to work, and employers to manage the impact of sickness absence on their business. They also provide evidence of sickness for pay purposes, replacing the need for a fit note.

The Fit for Work initiative also provides expert impartial advice for employers on health conditions and implications for the workplace delivered by occupational health professionals. You can chat on line to a specialist adviser, email a question or call 0800 032 6235. Also have library of articles on range of health & work topics.

[Find out more](#)

Staffordshire Adoption & Fostering

Living within a family setting where there is employment is very positive for young people, especially care leavers - so if you or your employees would consider adoption or fostering please call 0800 169 2061 or attend a local [information event](#)



NEW

[Funded internships](#)

[Innovation Vouchers](#)

[North Staffordshire Jobs and Growth Fund](#) - updated

[Skills for innovation in manufacturing co-investment fund](#)

[Support for the Individual Artist Programme](#) - deadline 30th July

[Your Housing: Self employment scheme](#)

[Your Housing Wage Subsidy Scheme](#)

Full details of [Other grants and loans](#)

Midlands Connect Business Survey

Supporting quicker, more reliable connections between suppliers and customers is key in helping a business realise its full growth potential.

Midlands Connect is a partnership of business bodies, authorities and Local Enterprise Partnerships, who are asking businesses to help provide information on how they connect with markets, supply chains and collaborators - to help identify key routes across the Midlands to improve understanding of flows of people & goods across the Midlands, which will be used to inform 'asks' of Government. [Complete the Midlands Connect survey](#)

Tender opportunities

[High Peak Council Housing Bathroom Refurbishments 2015/16](#)

[Stoke-on-Trent and Staffordshire Authorities eTendering](#)

Details of contracts that we propose to seek quotations or tenders for together with approximate timescale can be viewed on a public document called the 'Forward Plan'. The document is located at bottom of the [Tenders & Contracts webpage](#).

July 5:30pm-7:30pm

[Staffordshire Moorlands Chamber Factory Visit to F Ball and Co.](#) (Chamber Members) 5th Aug 9.00am-11.00am

[New Product Development & Compliance Workshop](#) 25th August 9:00am-12:00pm Stoke-on-Trent

[Staffordshire Moorlands Chamber Meet & Eat Lunch](#) 10th Sep 2015 12.00pm-2.00pm Leek

Advanced Notice

[Understanding the requirements of ISO 14001:2015](#) October 16, 2015 (am)

[Understanding the requirements of ISO 9001:2015](#) October 16, 2015 (pm)

Give your business the recognition it deserves

The Queen's Awards for Enterprise is a prestigious UK business award that recognises outstanding UK businesses. Previous winners said that winning an award has given them global recognition, added commercial value and an edge over the competition. If you are successful, you will be invited by Royal appointment to a Buckingham Palace reception hosted by Her Majesty the Queen. The Queen's Awards for Enterprise 2016 is now open and the deadline for entries is midnight on 30 September.

To find out more and apply visit: [Queen's Awards for Enterprise](#)

Summary of comments arising during Parish Council Workshops December 2015

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
BIDDULPH	• ADD3 - Officers explained that site identified as a result of Greenbelt Review findings; proximity to town centre. Access/highways still pending consideration. • ADD4 – Officers explained that pitches, playing field, cricket club etc would be excluded. Mid section would be developed. Questioned if access would be problematic, would it be through BD117. • BD117 – Officers advised that still an employment option. Only access point via A527. Country lane with signs to stop HGVs. • Education – Officers advised that new First School required. Complaints had arisen from Gillow Heath residents because of commuting to Oxhey and Biddulph Moor schools. Town Council support for site for new school at ADD3. Suggestion to enlarge existing first schools rather than build new. 250-300 new school places. Would have concerns about another Uplands development in Gillow Heath. • Officers advised there would be some allowance for windfall sites. Officers also advised of the number of current Biddulph housing commitments. • BD101&BD102 – mill sites supported by Town Council development fund & ‘Mill Triangle’. • BD062,BD068,BD087 – access issues relating to these sites. In particular BD068 Marsh Green Rd access would need to be doubled. Congleton Rd junction is hazardous. Infrastructure and access landlocked. It was understood sewage works needs expansion and may be the most suitable (or required) access. • BD083 – Officers explained that this was coded red due	In relation to the town’s housing requirement – a small site windfall allowance will be taken into account. The Green Belt Review has been used to inform the colour coding of sites. Continue discussions with United Utilities regarding capacity / surface water issues. Continue discussions with School Organisation Team (Staffordshire County Council) regarding school capacity and future provision. Discuss sites with Highways Officer (Staffordshire County Council) where highway issues raised. Suggested sites: • Woodside Farm, Wharf Rd (700 units). The area around Woodside Farm considered acceptable for further investigation in the Council’s Green Belt Review (to the north) has been investigated further. Land Registry searches have been undertaken in the area and owners contacted – responses are awaited at the time of writing. Some of the land is unregistered. County Highways advice has been sought and there is potential for access from Akesmoor Lane subject to road and junction improvements and a Transport Assessment. • Totters Caravan Park – advised that land now for sale & possible Renew developer interested in the 11 acres. Previously dismissed because outside of current development boundary [officers explained possible inclusion within development

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
	to GB Review recommendations. - Officers explained that approval of Forge Colour Works cannot be counted against Biddulph requirement because of distance from Biddulph. It was discussed how Neighbourhood Plan boundary extends to whole Ward boundaries – therefore that site would be under further consideration. <u>COMMENTS FROM HORTON PARISH WORKSHOP:</u> - In relation to the town’s housing requirement it was questioned would windfall be taken into account. Also it was questioned when latest housing monitoring figures (of post-2011 commitments) would be available, as this is relevant to potential Biddulph Neighbourhood Plan.	boundary based on supporting documents i.e. GB Review]. - Meadow Stile caravan park was included in the revised draft of the Biddulph Town Development Boundary in the site options consultation however the Green Belt Review has indicated that this area should remain the Green Belt. Other sites - BD069 – 30 dwelling capacity is indicative at this stage. Survey work would be undertaken to determine precise capacity taking into account heritage issues - BD062, BD068, BD087 - United Utilities have not requested additional land for expansion and landowners are keen to develop sites.

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
CHEADLE	• Discussion about CH077B – if classed red will remove many objections. • CH128 – Site has been put forward as an option. Discussed potential link into SW Cheadle area. Question if ‘SW cluster’ approach would result in putting this school where others are already – argue this would cause chaos. • Concerns that Thorley Drive area is still a potential area for development. Questioned if alternatives are reasonably acceptable. • Query what is Cheadle housing requirement. • Discussion around pros and cons of larger developments versus scattered piecemeal sites across the town. • Interest in Cheadle Neighbourhood Plan – good idea because involves locals. • Discussion around lack of recent investment in the town. No population growth between 2001 and 2011. • It was questioned whether the 3 broad alternative approaches at delivering the housing across the town would need to undergo sustainability appraisal. • Disappointed that the Cheadle traffic survey only looked at town centre and School traffic further south not considered. Town experiences jams at certain times a day eg 3-4pm. Questioned where link road would link (ie Tean Road to west of town); and questioned if there would be other route options. • Consider that new housing in Cheadle is needed for children currently growing up in town. Also need executive housing to attract key workers, eg higher managers to local companies. • Benefits of new development need to be ‘marketed’ better by Council to change the perception of residents.	The Cheadle housing requirement will be calculated following the Council’s decision on the overall district housing requirement at the meeting on the 2nd March 2016. The employment land requirement will also be determined for Cheadle. Further investigate the possibility of the SW option providing a new road through to Brookhouses Industrial Estate. Cheadle Study assessed traffic within the town centre and routes around the town. The survey was carried out over a number of days in term-time and school holidays and when Alton Towers was open. Continue discussions with School Organisation Team (Staffordshire County Council) regarding school capacity and future provision. Continue discussions with Severn Trent and other service providers. A sustainability appraisal will be undertaken to inform the Preferred Options document. Interest regarding Neighbourhood Plan - Officers to consider how additional information and support could be given. Suggested Sites • CH135a, b and c + CH134a and b to the north of Cheadle. The Green Belt Review has assessed these areas and considers they make a significant contribution to the purposes of the Green Belt and are not recommended for release. There a number of other sites around Cheadle that are not in the Green Belt.

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
	<u>COMMENTS FROM CHECKLEY PARISH SESSION:</u> • Expressed concern about where new industry for Cheadle will come from (given employment land requirement). Recent JCB staff layoffs. • Should be encouraging night time economy in town centre. • Queried the evidence of need for new housing and industrial land. Officers explained about NLP work on Council's website • Queried if Cheadle requires new primary school, and if so where will it go. • Queried evidence regarding sewage system capacity. Officers explained about Water Cycle study and that Severn Trent required by law to provide capacity for new development. Also the role of statutory consultees, such as utilities providers, was explained. • Discussion regarding road capacities across Cheadle and concerns over volume of commercial traffic in town. Link road would be beneficial but needs to tie in with where new housing goes.	
LEEK	• Officers provided overview of Local Plan preparation process; and review of housing OAN. New evidence documents. • Officers explained about colour coding system on map. A number of 'white' infill sites were mapped being sites within urban area not necessary to allocate to see their development. • LE150 - Questioned why site was proposed as mixed residential/ employment use? Town Council consider LE150 being 100% housing makes more sense due to proposals for the Cornhill link road to the west opening up employment land. Who are the current owners?	In relation to the town's housing requirement – a small site windfall allowance will be taken into account. The review of the Leek Green Belt boundary will be based on findings/recommendations of GB Review, however not much change is anticipated for Leek. Continue discussions with School Organisation Team (Staffordshire County Council) regarding school capacity and future provision. Discuss sites with Highways Officer (Staffordshire County Council)

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
	• The location of the required new school was discussed – this should preferably be close to new housing. There is likely to be the need for a new first school and the expansion of the existing middle school. • Greenbelt – officers explained that only one option site lies in the greenbelt (LE103=RED). It was questioned whether the greenbelt boundary around west Leek was likely to change? • Ecology – Officers discussed the individual site results for the recently completed Phase I Ecology study for the District: there were ecology issues associated with the sites at/around protected SBI areas at Ladydale and Fowlchurch. • Questioned whether eastern sites (LE140/LE128/LE069/LE127) had willing landowners – Officers checked against summary table/SHLAA records. • Town Council consider there is a real issue about pedestrian safety along Mount Road. • Questioned why land in between LE128&LE069 not included?	where highway issues raised. Sites • LE150 – the District Council needs to identify sufficient housing and employment land for the needs of Leek and this area is currently mixed-use. The current landowner is believed to be the Co-op. • LE128&LE069 - site been put forward by landowner however there are TPO issues affecting site which would affect if/how it could be developed.
ALTON	• It was questioned whether SMDC have considered if new development is required. • AL012 – site supported. • AL019 – significant access problems. Habitat would be destroyed. Main sewer on site. Flooding issues. • AL022 - significant access problems. Habitat would be destroyed. Main sewer on site. Flooding issues. • AL024 – TPO on site. • Alton has recently lost a bus service and there are traffic issues along Saltersford Lane. • Plenty of brownfield sites elsewhere. • Support for employment in larger villages.	The Alton housing requirement will be calculated following the Council's decision on the overall district housing requirement at the meeting on the 2nd March 2016. Site AL012 has planning permission granted although a decision notice has not yet been issued. Continue discussions with United Utilities regarding capacity / surface water issues. Discuss sites with Highways Officer (Staffordshire County Council) where highway issues raised. The Ecology Study has undertaken a Phase 1 Assessment of sites.

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
BIDDULPH MOOR	- BM013 & BM029 – it was discussed that the yield from both green sites is more than required; or maybe significant proportion of both sites could be landscaped. Locals not supportive of large number of houses. Prefer infill with only 1-2 dwellings developed each year. Concerns schools will be overwhelmed. - Access – Hot Lane is not possible. Rudyard Rd traffic difficult. Because of public transport situation, sites incorporating 33% affordable/starter housing would require cars or be stranded. - It was suggested that land next to Parklands ribbon or on Farm Side Lane could accommodate ribbon development (10 dwellings). - Development should be phased over time as infill sites rather than 200 dwellings in one go. - Support for starter homes and bungalows for older people which would free up family homes.	Need to refer to the recommendation if sites are taken forward. Biddulph Moor is a larger village and has comparatively good facilities and services for a settlement of its size. Although the village is surrounded by Green Belt the Green Belt Review has identified two sites that could be considered for release. The allocation of a larger site would be likely to have infrastructure benefits, such as a contribution towards highway improvements, new school places compared to individual plots. Landscaping could also help to mitigate any landscape impact. Continue discussions with School Organisation Team (Staffordshire County Council) regarding school capacity and future provision. Discuss sites with Highways Officer (Staffordshire County Council) where highway issues raised.
BLYTHE BRIDGE AND FORSBROOK	- Most public objections received were about flooding BB054 (green coding). Questioned how the functional floodplain was determined/evidenced? Concerns relating to Draycott Old Road. - It was questioned where the current housing needs figure for BB&FB comes from; and also as to whether intervening planning approvals were deducted from this? - Various recent evidence documents prepared by SMDC were requested by the Parish Council, to help with their own deliberations. Cannot make informed decision without them. - Concern over local road network which is extremely dangerous and can be very congested. Any accidents on A50 affects village. Cheadle/JCB produces a lot of through-traffic. - Concerns that there will be County funding cuts in relation to	With regard to information requested – no other traffic studies are available for Blythe Bridge area. The BB&FB housing requirement will be calculated following the Council's decision on the overall district housing requirement at the meeting on the 2nd March 2016. Housing completions and planning approvals since 1st April 2012 will be factored into this. Various evidence base studies including the Green Belt Review and the updated Strategic Flood Risk Assessment (which covers functional floodplains) are available on the Council's website. Continue to pursue landowner intentions where necessary. Discuss sites with Highways Officer (Staffordshire County Council) where highway issues raised.

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
	local highways maintenance. • BB054 – if 150 houses approved, this will impact upon Blythe Bridge [Cheadle Rd to Brookhouses]. Better option in terms of traffic is Draycott Old Road, out onto A50, by Chardni cottage. • Commented that both ADD10+ADD11 sites would be sufficient to meet village requirement but landowner stated not available. • BB040 - PC advise that they know identity of landowner but are unsure of their intentions regarding future development of site. • BB045 – query whether land may be consecrated (Dilhorne Church), and if so whether this has a bearing. Point out that Foxfield Rd very narrow (one car width lanes). Also greenbelt concerns. • Greenfield site off Caverswall Rd. Road system changes/improvements would be required before new housing. Roads not conducive. Trucks etc. • Traveller sites - PC have concerns regarding impacts of any new traveller sites upon existing community.	
BROWN EDGE		Discuss sites with Highways Officer (Staffordshire County Council) where highway issues raised. Continue discussions regarding surface water and flooding issues with Local Lead Flood Authority and Severn Trent.
CHEDDLETON	• CD003 – PC disagree with Greenbelt Review. Do not consider site should be acceptable for development. It has a dangerous access – onto 50mph road and development would link (coalesce) Cheddleton with Wetley Rocks. This would create a precedent (and has been refused previously). • CD115 – PC disagree with GB Review that recommends this site meets GB purposes, and therefore should be retained as GB. Site extends core of village.	The Cheddleton housing requirement will be calculated following the Council's decision on the overall district housing requirement at the meeting on the 2nd March 2016. Housing completions and planning approvals since 1st April 2012 will be factored into this. There are considered to be enough 'green' options in Cheddleton to meet the anticipated requirement. Discuss sites with Highways Officer (Staffordshire County Council) where highway issues raised.

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
	• CD017 – PC view this as acceptable for development. • CD030 – farm site depot more acceptable due to roundabout. Questioned whether there were sufficient green sites to meet village need? • Odour/amenity – Environment Agency have suggested odour issues/complaints would arise if sites at core of village developed. However PC view is most complaints are of HGVs carrying offal – there are few complaints concerning factory itself. • Housing need – it was questioned how many houses District currently requires. • PC Preferred site options: CD115 and CD017 together would meet village housing target. • CD118 – it was questioned why this was split from site CD060?	Continue to pursue landowner intentions where necessary. Continue to liaise with Environment Agency regarding potential sites in close proximity to Pointons. Sites • CD003 /CD115 – the Council's Green Belt Review has assessed both sites and concludes that CD003 makes a moderate contribution and CD115 makes a significant contribution towards Green Belt objectives. • CD030 - site required to be cleared to form open space as part of Energy Centre planning approval S106. This is not identified as an option. • CD118/CD060 - notional split of record to show possible smaller ribbon development, without development of CD060.
ENDON	• Officers advised that housing completions and commitments would be deducted from village requirement. Also that the apportionment of the rural housing requirement between identified settlements would be reconsidered in the Local Plan Review. • PC sought explanation why sites apparently not considered that they had themselves suggested to Council, following their own extensive Parish consultation, which had collated residents' views. • Officers explained that sites identified in GB Review for retention in GB, were colour coded red. • PC considered that it would be better to split housing requirement over a few smaller sites rather than lump on one site, which cannot be sustained by infrastructure. • EN101 – coloured green. Would meet village requirement. - PC report that site received largest amount of opposition. Most residents objections included	The Endon housing requirement will be calculated following the Council's decision on the overall district housing requirement at the meeting on the 2nd March 2016. Housing completions and planning approvals since 1st April 2012 will be factored into this. Sites identified by the Parish Council as options were followed up by Officers. A large number of these had already been considered previously and are documented in the latest SHLAA and assessed as a 'B' or 'C' site. The SHLAA will be updated to reflect this additional evidence where appropriate. Other sites not previously assessed were also considered, however, none were considered to have further potential. Reasons will be documented within the forthcoming 'call for sites' list. Discuss sites with Highways Officer (Staffordshire County Council) where highway issues raised. Sites

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
	skyline development/would be very visible; obvious intrusion into greenbelt. - Concerns over drainage issues/Environment Agency comments. - Traffic would increase. Highways Officer comments were queried in relation to this [Officer explained that it was of note that Highways Officer did not refer to need for applicants to submit transport statement in this case]. School journey traffic times infrastructure support. High View Rd estate currently of manageable scale but this site would change this and make estate unworkable. School creates parking problems twice/day. Church Lane has no pavement. Concerns over elderly residents' safety/accessing centre of village. It was queried if development of this site would necessitate (and would viably support) junction improvements at Church Lane/Hillside Avenue/Leek Rd given predicted traffic increases. Officers to check Highways Officer comments/position. - Concern that site would 'open up' adjacent farmland for future development too. - It was questioned that if Endon housing requirement fell would site option be dismissed [officers explained it depends on issues such as greenbelt impact/ floodrisk/ highways and landowner position, in comparison with constraints of other site options]. • EN128 – it was queried why site option did not show on colour coded map [officers explained that this is owing to both the recommendations of the 2008 SMDC Landscape and Settlement Character Assessment in relation to that site; and also the fact that sites within the development boundary would not necessarily need to be allocated].	• Investigate further if development of EN101 would necessitate (and would viably support) junction improvements at Church Lane/Hillside Avenue/Leek Rd given predicted traffic increases. • Officers to check Highways Officer comments/position

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
IPSTONES	• PC consider Ipstones can't accommodate more dwellings – especially not concentrated on another estate. • Suggest 6-10 infill plots is the limit as a number of houses have already been built or are committed. committed over past few years. Request to have the residual amount transferred to Foxt (as infill) for young people/people wanting to downsize. Important that any new dwellings are infill in order to keep linear style of hamlet. • Request a sensible infill boundary. Request that all village options removed and replaced with 'flexible infill policy' alongside giving residential permission for redundant barns in the Parish. • Argue Church Lane is not suitable because of traffic (gets congested/gridlocked), very narrow, no pavements. Belmont Rd not suitable as too narrow and has no pavements, problems for emergency vehicles. Members have agreed that none of the sites in Church Ln/Belmont Rd are suitable for large numbers of housing as road/sewer/electrical infrastructure inadequate to take additional usage. • Memorial Hall would not allow access to existing sewerage system. • Suggest that roadside units nos. 1 & 5 of Far Lane Industrial Estate would be most suitable for small number of affordable houses (owner is willing); Potential to convert more barns. Suggest site near the Chapel could provide village parking and housing. • PC advised of whom owns IP019 (albeit unregistered). But owner of frontage land won't give access; and no access permission from Memorial Hall. • Advise can't develop the edge of the open field off	Ipstones is a larger village and has comparatively good facilities and services for a settlement of its size. It is not constrained by Green Belt. Service providers have not raised any issues regarding the capacity of the settlement to take additional development. Discuss sites with Highways Officer (Staffordshire County Council) where highway issues raised. Continue to pursue landowner intentions where necessary. Draft village development boundary included potential infill plot along Park Lane. Request to retain original boundary by the Parish Council is noted. If housing requirement is met on an allocated site within the village not necessary to accommodate additional dwellings on the edge of the settlement. Sites • IP019 – part of frontage is in separate ownership and is unavailable therefore highways improvements would be required to gain access from Church lane. Land is not registered and availability unknown at present. • Far Lane Industrial Estate – site is in current employment use. Core Strategy Policy E2 safeguards sites in employment use where appropriate.

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
	Brookfields Rd as the village own it and legal encumbrances to development. - Problems with local school numbers as many children in local catchment go to schools elsewhere. Advise local Doctors getting better with a new surgery in the Hall. - Boundary amendments – PC want original boundary behind no 70 High St reinstated [as shown on map supplied]. Additional letters received from Parish Council to confirm the comments above.	
KINGSLEY	- Estimated need is small - KG024 – understood land not available. Surrounded by greenbelt [but within development boundary]. Considered as part of GB Review. - KG019 – PC consider achieving access needs further work. 30x dwellings on site problem on Haste Hill Ave if park on road – larger vehicles cannot get through – use grass verge. Existing on-street parking already. Greenfield site outside boundary; small area fronting Whinstone Ave, but remainder unsuitable. Objections raised re infrastructure; lack of amenities, flood risk . - KG049A – greenfield outside village boundary. Question if infrastructure can cope? - Some scope to develop frontage of KG005 onto Barnsfield Lane and KG026 on other side of lane.	Service providers have not raised any issues regarding the capacity of the settlement to take additional development. Discuss sites with Highways Officer (Staffordshire County Council) where highway issues raised. Sites KG019 – check if part of the site is playing field / open space and update SHLAA record.
UPPER TEAN	A lot of housing already approved in UT012. Questioned why UT041 colour coded red? Potential application at Tenford Lane Upper Tean.	Sites - UT012 – planning application approved - currently awaiting decision notice. - UT019 - Opportunities for improving pedestrian links and potential parking could be investigated further. - UT041 – Highway concerns.
WATERHOUSES		Suggested Site WG Tankers Site – recent permission requires the activities on

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
		the site to cease and all vehicles to be removed once the site at Winkhill is completed. The site is in current employment use and Core Strategy Policy E2 safeguards sites in employment use where appropriate. The site is currently located within Flood Zone 3 which means that it is unsuitable for residential use.
WETLEY ROCKS	- Parish Councillor confirmed ownership of one site and confirmed its availability in the longer term (after 5 years). - Consider WR015 acceptable but access should be next to telephone exchange, away from cross roads. Also note there is a broadband box on pavement near here. - WR005 very steep. Argued development very difficult to deliver. - Consultation comments - It would be useful if SMDC could contact Parish Councils in advance to see if local consultation events are being arranged that could be publicised as part of materials. - Advise that there is a site in the greenbelt owned by SCC for a bypass, on which there is a new outline planning application - but this has not been shown on options map. Draft development boundary comments: - PC query proposed development boundary – for example why is churchyard only half included? - PC don't mind a ribbon down Mill Lane, of one property depth, to go as far as The Lodge on north side/Foxdale on south side. Argue that Mill Lane needs widening along with footpath improvements (which could be conditioned under planning). This is also within Green Belt. - Church, village hall and school not currently in village boundary. Boundary should be extended to enable some infill as well.	Agree that consultation material could be shared with Parish Councils to help local events. Explore an amendment to the development boundary along Mill lane. The development boundary will be drawn to include sites which have the benefit of planning permission.

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
WERRINGTON	<u>Werrington PC comments</u> • Focus should be on infill in Werrington, not making allocations. • Clarification needed on which Parish Werrington site options fall within. • Consider Werrington village boundary extends beyond that shown on consultation map – further west and south to Stoke boundary. • Stress the importance of residents comments as well as those from Statutory Consultees. • Is the new housing at Cellarhead crossroads included in Werrington's figures? • Is there any reference to funding for schools in the Core Strategy? • Re-iterate previous comments made to the Site Options Consultation. - o WE033 is not with in Werrington Parish – it should not be included in Werrington figures. It should be in Cheddleton. But site is supported - o WE069 – Site is supported - o WE53 – object to site - o WE052 – object to site - o WE003 – object to site - o WE013 – support site - o WE018 – already has residential permission - o WE027 – object to site - o WE070 – object to site - o WE019 – object to site - o WE041 – object to site - o WE040 – object to site • Request further consideration of suggested sites. (Parish Council to submit boundaries of extra sites). Namely: ~ Field in Ash Bank Rd – support ~ Former builder's yard in Winterfield Lane –	Clarification requested regarding the future status of the prison and if it could be included as a development site? Council has contacted the Ministry of Justice who have confirmed they are not aware of any plans to close this facility at present. The Werrington housing requirement will be calculated following the Council's decision on the overall district housing requirement at the meeting on the 2nd March 2016. Housing completions and planning approvals since 1st April 2012 will be factored into this. This will include the Ascent site at Cellarhead and the former school site (WE018). There is a recent permission to remove affordable housing requirements for site WE018 (SMD/2014/0764). Sites identified by the Parish Council as potential options were followed up by Officers. A large number of these had already been considered previously and are documented in the latest SHLAA and assessed as a 'B' or 'C' site. The SHLAA will be updated to reflect this additional evidence where appropriate. In some cases the site is designated as 'Visual Open Space' in the previous Staffordshire Moorlands Local Plan. A review of Visual Open Space designations is taking place and will be completed in time to inform the content of the Submission Version of the Local Plan. In some cases sites identified are public open space which are protected by the Core Strategy Policies (and NPPF). Although the quality of these sites may be poor at present, there may be opportunities to improve them in the future for local residents. Other sites not previously assessed were also considered, however, none were considered to have further potential. Reasons will be documented within the forthcoming 'call for sites' list. All sites within Werrington Parish aside from WE033/WE1

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
	recommended ~ Open space off Whitmore Avenue – recommended ~ Open space off Radley Way • PC would prefer to retain Green Belt over retaining proposed open spaces in Werrington. • Concern that all sites gain access from the A52. A52 is getting busier due to Stoke City Council offices opening in Hanley <u>Cheddleton PC Comments:</u> • WE033 - PC commented that they agreed with the RED categorisation of this site on the plan.	(Cheddleton Parish); and WE2/WE3 (Caverswall Parish). Funding relating to schools can be found in Core Strategy Appendix A page 166, App B page 183 etc Explore further with Staffs County Council if there is any demand for extra care facilities in Werrington.
BAGNALL	• Bagnall PC advise that they consider Parish as one entity (including Stockton Brook). Were under impression that Council were proposing one allocation for the Parish and one for Stockton Brook. Consider combined allocation is too high. • Are critical of fact that Bagnall PC were initially only informed of Bagnall village site options, not SB16, in 2014. Argue that not all PC councillors may have seen recent consultation document. • Parish boundary adjacent to Stoke. Concern that affordable housing already available in Stoke near boundary. • Consider some scope for housing e.g. within gardens. • Consider that housing target for Bagnall could not be accommodated in village itself but could be within wider Parish. • Consider that Parish made up of number of areas (eg Bagnall Heights/Tompkin); Local Plan outcomes should reflect this. Clewloes Bank should take some more	Owing to findings of GB Review, and for other planning reasons, no allocations are recommended for Bagnall. Infill boundary to be drawn for infill only – agree that there may be opportunities for infill within Bagnall. ‘Smaller villages’ identified in the Core Strategy relate to settlements rather than parishes. There may be instances where there are two or more settlements, i.e. larger or smaller villages within a parish area. Also there may be instances where two or more parishes may overlap one settlement. All Parish Councils were invited to comment on the Site Options document which included all potential sites. A significant amount of consultation was undertaken at the site options stage. There will also be further opportunities to make representation to the Local Plan.

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
	development. Such small developments that do not encroach should be supported and count against overall target. Over lifetime of Plan PC request more consultation over individual applications in greenbelt. PC-supported applications should be considered for approval by Council.	
CHECKLEY	- The rationale behind planning decisions in the Parish for conversions of rural buildings/empty barns to ancillary residential (eg for carers) was queried. Comment that approving barn conversions would bring in council tax and free up housing supply. - Discussion about tourism proposals around growth corridor in SE. Questioned whether core strategy should promote growth corridor/ should there another tourism policy.	See policies in the adopted Core Strategy. Follow up other comments with tourism officer.
CAVERSWALL & COOKSHILL	- Discussion regarding previous housing commitments: there have been a lot in the area since 2011. - CV006 – constraints discussed [conservation area/access/no footpaths etc] - A site recently given permission (14xno) but access very difficult and dangerous - Greenbelt Review – this helps support decisions on site (recommending areas that could be considered for release). But other issues still to consider too. - CL004 - Discussion around this site – in greenbelt; access difficult; blind bend; near listed building. Question if TPO on site [no]. Objections cover wide range of issues. Support in relation to locals schools, although local schools full. - PC consider that if sites aren't suitable then line should be as previous (current) boundary line. Conservation area next to CV004, CV005.	The Caverswall & Cookshill housing requirement will be calculated following the Council's decision on the overall district housing requirement at the meeting on the 2nd March 2016. Housing completions and planning approvals since 1st April 2012 will be factored into this. Due to the large number of commitments it is unlikely that there will need to be an additional allocation. Any proposed Green Belt changes would not take effect until Local Plan adopted (2017). Developers/landowners will still have the opportunity to comment on why a site isn't included for development and be able pursue this to Examination stage.

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
	It was questioned how long greenbelt policy (restrictions) regarding new housebuilding remain in force in the area?	
CONSALL	- PC consider estimated no of 5 dwellings might not be enough, and draft infill boundary too restrictive – Discussed number of options: expand infill boundary; look for other plots that could be included within boundary; conversion of farm buildings and other brownfield sites. - Query what type of housing would be likely to come forward and would it be affordable? - PC advise that there is desire for local affordable housing because often new housing not lived in, or become holiday homes.	Consall is a very small village located in a relatively isolated located with few facilities. Heritage issues (listed buildings/ local character) have been raised by a local heritage group. The Council has less control over what type of infill development but if a need can be demonstrated an 'exceptions' affordable housing site could come forward.
DILHORNE	- DH004 is not suitable – poor access (bungalow would need to be demolished, road is too narrow - Sarver Rd). TPO on site - DH013 is not suitable for development – steep gradient and poor access - Land to south of school might be preferable – in between School Close and DH004. Site is flat and has good access. - Limited infill might be acceptable. - Concern about the number of cars passing through the village. Any new houses should have at least two car parking spaces as all residents have to drive to access shops and services. - Concern that water, electricity and waste water infrastructure is not sufficient for major development. - PC advise land to south of school might be preferable – in between School Close and DH004. Site is flat and has good access	Sites DH001 attracted a 'C' deliverability rating in the SHLAA so was not included as a site option.
DRAYCOTT		Sites DC3 – issues raised regarding this site. Suggest infill boundary

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
		only.
FOXT	• Foxt needs a proper infill boundary with a policy to allow flexible infilling (and residential conversions of redundant barns). Prefer infill to an estate or cluster of houses. Community don't want an estate or clusters of houses. • PC suggested boundary amendment to extend infill - boundary adjacent to 'Sunnyview' property within boundary – as owner agreeable to this. • New dwellings are needed that are affordable; priority should be given to the elderly. Consider an allocated site would result in large houses for outsiders. • Ipstones PC consider FO008 should be removed (in association with flexible infill policy) because important for Foxt to retain it's only industrial site. • Question where the displaced HGVs go if FO008 allocated/developed. Additional letters received from Parish Council to confirm the comments above.	Consider that the requirement for Foxt should be facilitated by an infill boundary rather than an allocation. Explore an amendment to the draft infill boundary.
HOLLINGTON	• Expressed interest in getting rural lanes around Hollington designated as 'quiet lanes'; speed limit reductions etc. • Preference for local residents to decide on where Hollington housing requirement goes through Neighbourhood Plan. Question whether current holiday lets could be converted to housing.	The suggested quarry site is currently in operation – would require SCC consent for other uses. A non-operating quarry would be greenfield in countryside covered by Core Strategy rural protection policies (also NPPF minerals policies).
HULME		
LONGSDON	• The PC advised that at a Parish Meeting a clear preference from residents for ribbon development and infill was expressed. No desire for a single housing site. • Draft infill boundary as shown does not relate to whole village • PC to submit suggested infill boundaries before Preferred Option (PC meeting on 4th February will agree	The Council must demonstrate to a Planning Inspector how the broadbrush housing target for the village would at least be satisfied. This may necessitate the making of housing allocations (in conjunction with housing within infill). Infill boundary can be redrawn to include potential infill sites, without actually needing to allocate them.

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
	boundaries). - Development will benefit the village: - potential for infrastructure improvements (questioned if this could include new sewer), - housing needs for young people to stay in village.	
LOWER TEAN		
KINGSLEY HOLT	- ADD7 – officers explained that site was put forward as part of consultation. PC queried if scale is too large given size of settlement. Outside existing boundary. Prominent position, greenfield. - Discussion about the field which received permission in 2013 for 7x dwellings – this would be deducted from 15x village requirement. - KH018 – ownership/landowner intentions not clear. Questioned if site needs allocating or could boundary line be re-drawn to include it for future infill? - KH009 – Happy with section that section of site fronting Churnet Valley Road to be developed. But believe owner is not making land available.	Housing completions and planning approvals since 1st April 2012 will be factored into the housing requirement for Kingsley Holt. Continue to pursue landowner intentions where necessary. Infill boundary can be redrawn to include potential infill sites, without specifically needing to allocate them.
OAKAMoor		The Council consults with statutory consultees including Coal Authority and Minerals Planning Authority and their comments are fed into the Local Plan process. Consider that the requirement for Oakamoor should be facilitated by an infill boundary rather than an allocation.
RUDYARD	- Housing need – it was questioned when the results of the recent NLP work on SMDC housing needs would be available for PC view. Also questioned whether housing approvals would be deducted from village requirement, and whether barn conversions counted [yes]. - It was questioned whether housing allocations/approvals upon allocations would be affordable dwellings and how	The NLP OAN report is available on the Council's website. Housing completions and planning approvals since 1st April 2012 will be factored into the housing requirement for Rudyard. New housing would be open market, but with a 33% affordable housing requirement on sites that could accommodate 5 or more

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
	the predicted yield is calculated. • PC agreed with colour coding for site RU020. • Discussion regarding potential future Rudyard conservation area – it was questioned whether it is appropriate to make housing allocations in such circumstances; and whether future properties would still be “affordable”.	dwellings. The predicted yield for sites is a broadbrush estimate based on the size of site and other constraints. Allocations can be made within conservation areas, subject to heritage and viability/deliverability considerations; and that the 33% affordable housing expectation on large housing schemes, would remain.
STANLEY		
STOCKTON BROOK	<u>Bagnall PC comments:</u> • Mayfield site was suggested - derelict building. • Bagnall PC advise that they SB16 in Bagnall Parish – question who initially suggested site. • consider Parish as one entity (including Stockton Brook). Were under impression that Council were proposing one allocation for the Parish and one for Stockton Brook. • Would like to see small developments/infill only in the Parish. • Question why more site options suggested by Council in Bagnall than Stockton Brook. Are critical of fact that Bagnall PC were initially only informed of Bagnall village site options, not SB16, in 2014. Argue that not all PC councillors may have seen recent consultation document. • Argue that the combined housing requirement for both Stockton Brook and Bagnall (25 in 2011) is high compared to other Parishes. • SB016 - Do not know identity of landowner so think may be hard to take forward as an allocation. - Difficult highways access - Unsuitable because setting of listed building. Council should pursue reinstatement of listed Mayfield House. Brinley Bridge also listed. Will adversely impact upon unique heritage assets.	‘Smaller villages’ identified in the Core Strategy relate to settlements rather than parishes. There may be instances where there are two or more settlements, i.e. larger or smaller villages within a parish area. Also there may be instances where two or more parishes may overlap one settlement. All Parish Councils were invited to comment on the Site Options document which included all potential sites. A significant amount of consultation was undertaken at the site options stage. There will also be further opportunities to make representation to the Local Plan. Discuss sites with Highways Officer (Staffordshire County Council) where highway issues raised. Continue discussions regarding surface water and flooding issues with Local Lead Flood Authority and Severn Trent. Consider that the requirement for Stockton Brook should be facilitated by an infill boundary rather than an allocation.

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
	- Increasing volume of traffic on an existing congested country lane. - In greenbelt - Request site called in for further analysis as consider has not had same level of scrutiny as other (Bagnall) sites. Parish boundary adjacent to Stoke. Concern that affordable housing already available in Stoke near boundary. <u>Endon with Stanley PC comments:</u> • Mayfield site (adjacent SB016) was suggested - derelict building. • SB016 – considered appropriate for development. PC advised that landowner had recently passed away and ownership will change. PC to provide information if available. 20 years ago owner was keen to sell. - Rejoining Stanley boundary- intrusion/ extension into the Green Belt. Questioned if an open field. - It was queried that if it transpires allocation of site is necessary why was there not more obvious consultation. • Flooding concerns that drainage on the estate is only just coping- Severn Trent, Environment Agency & United Utilities, surface water flooding & any necessary works that may need to be undertaken. • Local highways infrastructure problems.	
WHISTON	• It was commented that Whiston has a few sites that have planning permission or are under construction. • WH002 - (brownfield ex-copperworks outside boundary) suitable for development. Question why shown as red? PC view that brownfield so preferable. • WH016 – previously developed so suitable for development. No contamination/ has large pond]. • Trying to develop garage site. Eyesore, needs tidying up.	Due to the large number of commitments it is not considered necessary to allocate a site or extend the infill boundary. Sites • WH002 – considered that this site is not required. Also contamination issues – but no highways issues. • Garage Site – this has planning permission (SMD/2015/0609) and should be included within the infill boundary.

SETTLEMENT	PARISH COUNCIL WORKSHOP COMMENTS	ACTION POINTS / COUNCIL RESPONSE
	Question if new draft boundary has been extended to include this. • WH009A – greenfield outside development boundary, too close to village recreation ground - Amenity, landscape issues. • WH018 – greenfield, outside boundary. Support brownfield sites but not greenfield. • WH015 - greenfield, outside boundary. Support brownfield sites but not greenfield. • Discussion with officers over appropriateness of making future allocation in village given that it is not affected by greenbelt, but lacks school and other facilities.	
OTHER AREAS	Kingsley PC question what is happening with Froghall – copperworks site?	As the site was identified in Churnet Valley Masterplan as an opportunity site it was not included as a 'site option'. However the site should be included at the next stage as a 'preferred option'.

CONSULTATION RESPONSES:

DEVELOPMENT BOUNDARY / INFILL BOUNDARY

OPEN SPACE

TOWN CENTRE (BOUNDARY + PRIMARY & SECONDARY FRONTAGES)

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
OPEN SPACE GENERAL COMMENTS				
All Sites		Staffordshire County Council - Education	In relation to the areas of Open Space identified throughout the site options document it is noted that all school playing fields have been included, some in their entirety others appear to only include certain parts. There is no definition in the plan as to what 'Open Space' constitutes; what criteria have been applied to its selection; whether it needs to be accessible to the general public; or what policy restrictions may be imposed to such land. We therefore would wish to reserve our position on 'Open Space' at school fields and suggest that further discussion is required on whether the identification of school playing fields as 'Open Space' is required given the protection afforded to playing fields already through National Planning legislation and school premises legislation.	'Open Space' identified in the site options consultation included the open space typologies included in the Open Space, Sport and Recreation Assessment and visual open space. ACTION REQUIRED Clarify this at Preferred Options Stage.
LEEK				
Development Boundary Public Responses: Yes (amendments required to proposed boundary) 5 No (amendments not required) 35				
Development Boundary		Leek and Moorlands Historic Buildings Trust	Leek lies in a hollow surrounded by hills, with the core of the settlement on the highest point within that hollow. This relationship to the landscape needs preserving without overspill or impact on	It is recommended that site LE143 and LE143a are not taken forward as Preferred Options. AMEND PLAN

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			the wider landscape beyond the surrounding hills. The current development boundary achieves this. Proposals to develop LE143 and 143a do not and should not be brought into the development boundary.	
Development Boundary		Leek and Moorlands Historic Buildings Trust	Mount Road is a much valued walk for many people with fine views across the town and out to open countryside. Development on LE142b and the northern end of LE142a would not compromise this; neither would development on parts of LE066 where support housing for Knivedon Hall already blocks the views. Suggest alterations to the development boundary to include the relevant areas.	Comment noted. Include preferred option sites within draft town development boundary. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Leek and Moorlands Historic Buildings Trust	The setting of Haregate Hall (Listed Grade II) has been heavily compromised by recent building. It is essential to remove the Hall and its remaining curtilage to ensure the long term preservation of its setting.	Any development proposals would have to be assessed against the NPPF and Core Strategy Policy DC2 – The Historic Environment. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	The development boundary on the east side of Leek should not be extended. Any further development along Mount Road will impact on the people who currently walk or run round 'The Mount' and get superb views over Leek. Brownfield sites closer to the town centre should be fully utilised before any development boundaries are expanded.	The Leek Area Strategy of the Core Strategy states the Council will address this need by allocating housing sites both within the urban area; and on peripheral sites which are 'in locations which relate well to the urban area, can be assimilated into the Landscape..', with a phasing approach prioritising the urban (preferably brownfield) sites first. The Council will also make a small allowance for small windfall sites coming forward for housing in the town when deciding how much land it needs to allocate. But it is not possible to meet Leek's remaining housing need purely from urban/brownfield sites. The Council utilises its evidence base, including landscape character studies, as part of the Plan-making process.

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	Moving the town boundary to include green belt areas should only be considered as a last resort when there are no existing brown field sites left to redevelop. There are currently plenty of these areas in Leek which should be redeveloped. Use brownfield sites	The Leek Area Strategy of the Core Strategy states the Council will address this need by allocating housing sites both within the urban area; and on peripheral sites which are 'in locations which relate well to the urban area, can be assimilated into the Landscape..', with a phasing approach prioritising the urban (preferably brownfield) sites first. The Council will also make a small allowance for small windfall sites coming forward for housing in the town when deciding how much land it needs to allocate. But it is not possible to meet Leek's remaining housing need purely from urban/brownfield sites. Urban brownfield sites which already have residential consent would already have been accounted for in the figure above. Brownfield sites in other uses eg industry may either not be currently available, or be protected for those uses under other policies. The Leek Town Centre Masterplan does however set out a series of potential redevelopment sites for a variety of uses. The Council recently published a Green Belt Review for the District the results of which will inform the Local Plan. This assesses the suitability of those areas of greenbelt abutting the town boundary for retention. The study did not recommend the release of any of this Green Belt. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	LE102 - Currently on the periphery of an area of landscape character it would need an amendment to the Town/Development Boundary to include this particular site. It is outside all proposed boundaries and so should not require any changes.	It is recommended that sites LE102 & LE103 are not taken forward as a Preferred Option. The Council takes into account results of its landscape character and Green Belt Review evidence as part of the Plan-making process.

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			LE103 is outside all proposed boundaries and so should not require any changes.	NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	LE276 – The Cricket Club believe that this site should be confirmed for housing site allocation purposes within the Town development boundary. If this is approved we understand that the Town Development Boundary would automatically be extended to include this site (as per the SHLAA consultation document).	Site currently attracts a 'C' classification in the SHLAA (separation from current town boundary; part greenfield). Also site considered too small for allocation purposes (only 'B' sites of 10+ yield were mapped as 'options'). NO CHANGE TO PLAN RECOMMENDED
Open Space Public Responses: Yes (there are other areas which should be included as open space) 4 No other areas suggested 31				
Open Space		Public	The remainder of Highfield (with exception of site ref LE276 – the 2 horse fields at Bridge End and the area immediately adjacent to the 3 existing dwellings in the north end of Highfield) could be classified as Open Space.	This is currently within open countryside and in private ownership. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	Site LE140 is proposed for housing development, yet it is already in use as an open space, with regular dog walkers, joggers and families using this safe environment as an important leisure amenity.	Site understood to be no longer used as school playing fields. Site is not publically owned; and there are no formal public rights of way crossing the site. Consider the inclusion of pedestrian links within any potential housing scheme. NO CHANGE TO PLAN RECOMMENDED
Town Centre		Leek Town Council	Russell St - Halifax Bank to former college building should have primary status on this side of the street. Stockwell St/ Church St buildings fronting Market Square should have primary status for a consistent designation of the Market Place.	It is not considered appropriate to change the west side of Russell Street from secondary to primary retail frontage. Government guidance states that "primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses." With this in mind it is considered that Russell Street should remain as secondary frontage as the types of units on this street fall into the secondary rather than primary category. This allows

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				a greater diversity of uses in this street. It is also considered that the top of Market Square also has a diverse range of uses and would be best categorised as secondary frontage. NO CHANGE TO PLAN RECOMMENDED
Town Centre		Senior Regeneration Officer SMDC	Proposed boundaries are too big and include too much of peripheral retail – would like to see them re-drawn over a smaller area which would then allow for more flexibility on unused edge of centre retail.	It is considered appropriate to make some amendments to the Town Centre boundary to remove peripheral areas which are not predominantly occupied by main town centre uses. These are: • West side of St Edward Street; • South side of Brook Street; and • Most of Ball Haye Street. AMEND PLAN
BIDDULPH DEVELOPMENT BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 33 No (amendments not required) 13				
Development Boundary		Landowner	Remove Brough Works from Green Belt to reflect planning consent.	The draft new Town Development Boundary proposes incorporating the Brough Works, thereby removing it from the Green Belt as a result of the planning consent. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	Continue to exclude BD068, BD062, BD083 and BD087 from the development boundary.	BD083 is not recommended to be taken forward as a Preferred Option due to recent evidence in the Green Belt Review which considers this area to be unsuitable for development. The other sites are recommended for taking forward as preferred options and this is supported by evidence from the Green Belt Review. None of the sites are currently shown as being in the development boundary but once the sites have been finalised (after the hearing sessions have taken

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				place) the final sites will be included within the development boundary in the adopted version of the plan. AMEND PLAN
Development Boundary		Public	Gillow Heath – It would be beneficial to consider areas west of Biddulph TC bypass up to the boundary of Akesmore Lane/Tower Hill Road. These are more natural boundaries and would help to centralise the TC.	This area is being considered for inclusion in the plan. Not all of this area is needed (or suitable) to meet Biddulph's housing requirements but the Green Belt Review has identified a particular area between the Biddulph Valley Way and Akesmoor Lane which is being considered. AMEND PLAN
Development Boundary		Public	A visual Inspection of the existing Town Map clearly shows a 'pocket' of green belt almost entirely surrounded by a town boundary in the Marsh Green area . At a time when sites are actively being sought this makes no sense. The town boundary should be amended to use Marsh Green Road as the boundary from the bridge by the sewage works to where it rejoins Marsh Green Road by the Staffordshire Way . The existing Town Map extends much further north (to Grangefields) and much further west into Gillow Heath than the proposed amendment . NB this 'pocket' of land WAS in the original town boundary and was only put in the Green Belt in the 1980's to prevent building rather than for aesthetic reasons . The Area is well located , being close to the town's facilities and main transport routes. (Many of the other areas under consideration represent encroachment into the historic Green Belt boundaries. NPPF	Sites in this area were considered as part of the Site Options Consultation. The Council has since undertaken a Green Belt Review to assess which areas of Green Belt could be considered for release for development and which areas are not appropriate for release. The whole of the area referred to has been assessed as part of the Study. BD083 is not recommended to be taken forward as a Preferred Option. The other sites are recommended for taking forward as preferred options and this is supported by evidence from the Green Belt Review. None of the sites are currently shown as being in the development boundary but once the sites have been finalised (after the hearing sessions have taken place) the final sites will be included within the development boundary in the adopted version of the plan. AMEND PLAN

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			sequential test should apply p14/65).	
Development Boundary		Public	BD087- retain brook as boundary to greenbelt. Include Victoria Colliery (brownfield site). Around BD117, BD069, BD131b.	BD087 is currently within the Green Belt. However, the recent Green Belt Review recommends that this area could be considered for development. Once the sites have been finalised (after the hearing sessions have taken place) the final sites will be included within the development boundary in the adopted version of the plan and at that point the Brook would act as the Green Belt Boundary. The former Victoria Colliery (now Victoria Business Park) is already included within the Biddulph Development Boundary. Sites BD117, BD069 and BD131b have all been included as options and the development boundary will expand to accommodate them if they are on the list of final sites for inclusion in the plan, as explained above. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	New town boundary seems sensible.	Comment noted. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	Land at rear of Victoria enterprise centre. Marsh Green Road has properties on its western side from the A527 to Portland Drive and then from the west side of the Staffordshire Way until it changes to Wells Lane. The boundary should continue along Marsh Green Road , rather than being diverted off along the sewage access lane, public footpath, north along the Staffordshire to where it re joins Marsh Green Road.	Land immediately to the rear of Victoria Business Park is part of the Biddulph Valley Way and it would be difficult to find a way to cross this to access the land beyond, which is adjacent to the District boundary line. In any case, the Council's recent Green Belt Review does not support development in this area. Site BD117 is considered to be an appropriate way to expand the Business Park. The Council's Green Belt Review does suggest some change in this area would be appropriate but it does not suggest removing all of the land around the sewage works from the Green Belt. Therefore it would not be appropriate to continue the

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				development boundary along Marsh Green Road. Once the sites have been finalised (after the hearing sessions have taken place) the final sites will be included within the development boundary in the adopted version of the plan. In the meantime, no alterations to the development boundary in this area are recommended. NO CHANGE TO PLAN RECOMMENDED
Open Space Public Responses: Yes (there are other areas which should be included as open space) 13 No other areas suggested 26				
Open Space		Public	Land to the east of Pennine Way - these areas are used for recreation by local people of all ages and wildlife is a very important issue.	The Green Belt Review Study recommends that this area remains as part of the Green Belt so no open space designation is necessary. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	Gillow Heath (no further details provided).	A significant area of open space already exists at Gillow Heath. It is unclear from the response whether a further area is being suggested for open space. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	North of Park Lane.	The Green Belt Review Study recommends that this area remains as part of the Green Belt so no open space designation is necessary. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	BD062 - used for recreation for decades, has clear access on to National Route 55.	Links through the site to the Biddulph Valley Way will be required to be retained if this site is redeveloped. The land is in private ownership and considered to be suitable for development – it is in a sustainable location and its development is supported by evidence in the Green Belt Review. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	Meadows school site.	The part of the Meadows School site which is

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				brownfield is currently the subject of a planning application for redevelopment for extra care housing. The adjacent playing field is not proposed for development as it is used by local schools and is already included as open space. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	BD068 - used for recreation for decades.	The land is in private ownership and there are no public footpaths across it. The land is considered to be suitable for development – it is in a sustainable location and its development is supported by evidence in the Green Belt Review. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	The area of land off the bypass down to Akemoor Lane.	This area has been suggested for housing development by a number of respondents to the Site Options Consultation and also as part of the Green Belt Review. Its potential is currently being investigated. As the area currently lies within the Green Belt it is not considered suitable for a Public Open Space designation. NO CHANGE TO PLAN RECOMMENDED
Open Space		Biddulph Town Council	The town has a good range of open spaces serving all areas and these should be protected from any future development.	Comments noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre		Senior Regeneration Officer, SMDC	Proposed boundaries are too big and include too much of peripheral retail – would like to see them re-drawn over a smaller area which would then allow for more flexibility on unused edge of centre retail. Town Hall should be included in the Town Centre Boundary.	It is agreed that the Town Centre Boundary would benefit from a number of minor adjustments to ensure that areas included are predominately occupied by main town centre uses. Proposed amendments are as follows: • Exclude area on Congleton Road; • Exclude small area on the east side of John Street; and

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				Exclude area to the south of Well Street It is agreed that the Town Hall should be included within the Town Centre Boundary. AMEND PLAN
CHEADLE DEVELOPMENT BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 15 No (amendments not required) 37				
Development Boundary		Leek and Moorlands Historic Buildings Trust	We are concerned about the extent of encroachment into both the Green Belt to the west and open countryside to the east. We hope every effort will be made to minimize this by keeping, as far as possible, within the current development boundaries.	Comments noted. The Core Strategy prioritises sites within the urban area before sites within the open countryside. Sites within the Green Belt will only be considered for release in exceptional circumstances. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	CH016b Green belt currently runs through middle of site - lower half already developed with housing on three sides. Site on edge of urban area within easy walking distance of town centre and amenities Infill consistent with character of surrounding area.	The Green Belt Review recommends that the Green Belt makes a significant contribution in this area of Cheadle. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	The Council should not be putting a boundary around something that does not yet exist.	The development boundary will be defined to indicate where appropriate development will be allowed. Development outside of the development boundary, i.e. within open countryside will be strictly controlled. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	Remove all proposals which impact on greenfield and agricultural land.	Comments noted. The Core Strategy prioritises sites within the urban area before greenfield and agricultural land, however greenfield sites will be required to meet the housing requirement. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	On the understanding that all the sites listed under CH085 are accepted by the	Sites CH085a – CH085d are currently located within Cheadle Development Boundary.

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			Council as being within the development boundary for the town - do not wish to see any change.	NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	Development to the south of Cheadle would be sustainable and presumption in favour of such development is exercised by amending the Green Belt boundary to a more logical boundary along the brook and extending the development boundary to include sites CH093 and CH128.	The development boundary will be amended to include allocated sites. AMEND TOWN BOUNDARY TO INCLUDE ALLOCATED SITES
Development Boundary		Public	No new houses are required (CH075-CH077 inc). The Town boundary should not be moved just so that area's that would not have been considered previously and had been discounted by this Council should now be included.	Comments noted. The Core Strategy prioritises sites within the urban area before greenfield and agricultural land, however greenfield sites will be required to meet the housing requirement. The development boundary will be amended to include allocated sites.
Development Boundary		Public	Cheadle town boundaries are very narrowly drawn and almost all of the sites suggested by SMDC in the site options and development boundaries consultations are currently outside the town boundaries.	The development boundary will be amended to include allocated sites. AMEND BOUNDARY TO REFLECT ALLOCATED SITES
Development Boundary		Mosaic Estates	Mosaic Estates supports a revision to the town boundary of Cheadle, which is required to support the growth of the Town in meeting the requirements of Core Strategy policy SS5c but also supporting the wider District Housing and employment needs. Mosaic Estates considers that it is appropriate to redraw the boundary to include CH132 in the revised boundary for Cheadle. Given the scale of development needed in the town, further adjustments may be required in addition to expanding the boundary to the north and the council should explore this as part of future work Site Allocations DPD.	The development boundary will be amended to include allocated sites. AMEND BOUNDARY TO REFLECT ALLOCATED SITES
Open Space Public Responses: Yes (there are other areas which should be included as open space) 5				

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
No other areas suggested 38				
Open Space		Public	The land opposite the new JCB factory on the Morewood Hall side (east) Leek Road.	This is currently within open countryside and in private ownership. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	The land north of Donkey Lane which used to be the RAF camp and the open areas of Allen Park .	This is currently within open countryside and in private ownership. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	Cheadle South – there is a lack of open space. Completely absent from plan for this area CH085d.	Open space would be required as part of an overall housing scheme. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	CH 085 a-c These areas especially are the 'lungs of Cheadle' helping to offset the pollution. It is also in these areas that the only country path is available for those walking, walking with their children and walkers theirs dogs in the whole south-west area of the town.	Open space and existing footpaths would need to be incorporated into any new housing scheme. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	I am disappointed that the town's churchyard off Church street/Hall Orchard and Park Lane is shown as open space (some being within Green Belt) How can it be open space? It's a cemetery. That should be indicated on the map. The parish church isn't shown as such also. Does the term Open Space mean it's for leisure purposes or is it protected from development	The Councils Open Space, Sport and Recreation Facility Assessment identifies the different open space typologies which includes cemeteries and graveyards which are areas for quiet contemplation. Core Strategy Policy C2 covers open space and states that it will be protected from development unless suitable alternative provision is made or an assessment demonstrates that the facility is surplus to requirements. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	Area alongside the brook (south western side of Cheadle) would remain as grassland. In part this would be to protect the habitat of the water voles and give an opportunity for informal public recreation in the long term (subject to development of wider area).	As a protected species water vole habitats must be maintained with no development creating direct or indirect impacts to impinge movement along the water corridor. This will need to be reflected in sites selected adjacent to water vole habitats. ACTION REQUIRED

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				Refer to buffer needed within sites adjacent to water vole habitats.
Town Centre		Senior Regeneration Officer - SMDC	Proposed boundaries are too big and include too much of peripheral retail – would like to see them re-drawn over a smaller area which would then allow for more flexibility on unused edge of centre retail. Properties at the top of Market Place should be included within the Town Centre Boundary.	It is agreed that the Town Centre Boundary would benefit from a minor adjustment to ensure that areas included are predominately occupied by main town centre uses. Proposed amendments are as follows: Exclude area to the western end of High Street. It is agreed that it is appropriate to include properties at the top of Market Place within the Town Centre boundary. AMEND PLAN
ALTON DEVELOPMENT BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 1 No (amendments not required) 5				
Development Boundary		Public	There is a sizeable area of land to the east of Nabb Lane and the south of Denstone Lane that could be developed. Can this be included in development boundary?	Nabb Lane and Denstone Lane form a clear edge to the Alton village development boundary. Not considered to be an appropriate location to extend the boundary as it is not an area currently developed and is dissected from the main village by Denstone Lane which has high levels of traffic. NO CHANGE TO PLAN RECOMMENDED
Open space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
BIDDULPH MOOR DEVELOPMENT BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 1 No (amendments not required) 0				

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
Development Boundary		Public	Just wondering why the village hall isn't within the boundary as it is a fundamental part of the village and centre. Due to flooding/traffic issues existing boundaries should be maintained to the North of Rudyard Road.	The importance of the village hall within the local community is agreed. The Council has undertaken a Green Belt Review to assess which areas of the Green Belt it would be appropriate to consider for development and which areas should not be considered. The study does not suggest removing the Village Hall from the Green Belt. A boundary change is proposed to the north of Rudyard Road to accommodate a proposed housing allocation. (Refer to site sheets for further details – site reference BM013). NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	BM013	This site is privately owned and there is no public access so a public open space designation would be inappropriate. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
BLYTHE BRIDGE & FORSBROOK DEVELOPMENT BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 11 No (amendments not required) 11				
Development Boundary		Public	Only where development is to be permitted.	The Larger Villages Policy of the Core Strategy states the Council will address housing need by allocating housing sites both within the built up area; and on peripheral sites (as required) which are 'of a small scale and..which relate well to the built-up area, can be assimilated into the landscape..' ..', with a phasing approach prioritising the urban (preferably brownfield) sites first. But it is not possible to meet the village's remaining housing need purely from urban/brownfield sites.

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	The major extension of the boundary to the South East is of concern. The new area included is not contiguous with the village and is separated by two major roads. As such it could be used for employment. As an alternative we would suggest that consideration be given to adjust the boundary to include the hatched area shown on SK 113. This has a series of possible connections to the existing road network which would disperse traffic flows.(see also attached SK 114).	Note the 50ha land area to the SE of Blythe Bridge already lies outside the Green Belt as it was proposed in the 1998 Local Plan as a 'special case' sub-Regional employment investment site (Blythe Vale). This position was maintained in Policy SS8 of the adopted Core Strategy. Therefore this land area is proposed to remain rolled out of the Green Belt. The only difference is that the proposed new village boundary connects the two together by including the intervening A521/A50. Policy SS8 does not dictate where/how this site must be accessed. The Council will prepare a Development Brief for this site (encompassing access arrangements) at some point in the future. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	Leave parish boundaries as they are.	The Local Plan process does not affect current Parish/Ward boundaries. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	Boundary to include area for employment.	The Council has a requirement to provide approx. 33.5ha additional employment land across the District for the period 2011-2031. This is broken down into requirements for the three towns, and a 'rural requirement' under Policy SS3 Core Strategy of about 10ha. The rural requirement can be provided either as one site or multiple sites across the rural area. The 2015 options consultation mapped a number of potential 'housing or employment' sites in the village. The Council will reach a view (taking into account current employment commitments) whether it is appropriate to make rural allocation(s) and if so where these should be. These will be published during the Preferred Options Local Plan consultation.

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				NO CHANGE TO PLAN RECOMMENDED
Open Space Public Responses: Yes (there are other areas which should be included as open space) 9 No other areas suggested 13				
Open Space		Public	Plan attached to this response (on Objective) Areas A,B and C should be acquired as public open space. There should be a bridge across the river between Areas B and C; and Area C would also have access from the public footpath between Lavender Ave and Saverley Green. 1 East Bank Ride Grass area next to brook. Not shown on your map. 2 Caverswall Old Rd Grass area with trees 3 Recreation Ground Play areas, pitches & brookside 4 Elmwood drive Brookside open space 5 St Peter's Churchyards A North of Stallington Rd Rough area next to river. Should be acquired as public open space. B Blythe View Private. Should be acquired as public open space. C Blythe View Fields Horse Grazing. Should be acquired as public open space. D William Amory Pr School School Only Playing Fields E High School & Forsbrook Pr Sch Schools Only Playing Fields F Rear of Mount Rd Horse Grazing G Well Street Private Garden H Millpond, Stallington Rd If BB021 is developed, public access to edge of pond should be achieved. BB087 better located for traffic and access.	The options consultation map combined both types of open space (public- and visual-) under the same category 'open space'. The preferred options document will separate Visual Open Space and Public Open Space for clarification. The Council cannot include any areas in private ownership as public open space and has limited resources to purchase new areas. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
BROWN EDGE DEVELOPMENT BOUNDARY Public Responses:				

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
Yes (amendments required to proposed boundary) 0 No (amendments not required) 3				
Development Boundary		Leek and Moorlands Historic Buildings Trust	Boundary 1 - Extending the development boundary to take in the larger sites raises the question of the quality of the land concerned. In some cases e.g. BE032 it appears to be good, well maintained farmland which should only be sacrificed as a last resort. Boundary 2 - Brown Edge developed initially as a squatter settlement long each side of the ridge, resulting in a series of small and attractive stone houses. Nineteenth century prosperity led to some fine buildings being erected to the north of the settlement, the church of St. Anne (Listed Grade II). The Coach House (Listed Grade II), the School, and the Vicarage. These together with more of the randomly placed stone houses give considerable character to this part of Brown Edge. Should this part be included in the development area or is it best to omit it?	Boundary 1 - Brown Edge is surrounded by Green Belt. A recently published Green Belt Review has helped to inform the recommended sites for selection as preferred options. BE032 has been recommended for consideration for release from the Green Belt. The agricultural land classification of the green field sites have been checked and BE032 is Grade 4, which means that it is of poor quality. None of the sites put forward in Brown Edge (or anywhere else in the District) have a high quality agricultural land classification. Boundary 2 – It is agreed that Brown Edge contains a number of buildings of historical significance. The church, the school and the vicarage buildings are already included within the settlement boundary but more sporadic development along the eastern side of St Anne's Vale and to the north of the village is currently excluded from the boundary. It is considered that retaining these areas within the Green Belt will preserve their character. They are not recommended for consideration for removal from the Green Belt in the Council's Green Belt Review. NO CHANGE TO PLAN RECOMMENDED
Open Space Public Responses: Yes (there are other areas which should be included as open space) 2 No other areas suggested 9				
Open Space		Public	Next to BE003A.	This land is in private ownership so there are no public access rights and in any case it is considered to be too small for such a designation. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	Areas on Broad Lane, Brown Edge	This area is within the Green Belt and likely to be in private ownership so is not appropriate for Public

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				Open Space. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
CHEDDLETON DEVELOPMENT BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 71 No (amendments not required) 1				
Development Boundary		Cheddleton Parish Council	Boundary to Wetley Rocks to be extended to include both sides of Mill Lane from junction with A520 on the east side of the lane from St Johns Church down to lodge side and on the west side of the lane from the boundary of 31 Main road down to Foxdale and on the west side of the A520 from silver springs. The Council asks for the village boundary line to follow the existing line to the proposed new boundary line where it incorporates the property and land at the top of Mill Lane. With the houses already planned any infill sites in Mill lane will satisfy and meet the needs of this settlement's requirements. Council supports extension of village boundary and asks for Staffordshire Farmers site which is brown field to be included to form part of the new SM Local Plan.	The options consultation mapped 'draft' proposals for amended/new development boundaries. Public response to this will inform the exact layout of new boundaries to be submitted to Planning Inspector. Wetley Rocks - The Council recently published a Green Belt Review for the District. The results of this will also inform the future Plan. Note that land currently lying in the Green Belt west of the main road/Mill Lane junction (except for site WR015), were recommended not to be released from Green Belt. Cheddleton - With regards the Staffordshire Farmers site (CD030) similarly the Green Belt Review recommended this should not be released from the Green Belt. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Leek and Moorlands Historic Buildings Trust	We are happy with the proposed boundary but it should be extended to include the vacant/cleared former depot on Cheadle Road opposite Pointon Park (known locally as the Staffordshire Farmers site) south of the village.	The options consultation mapped 'draft' proposals for amended/new development boundaries. Public response to this will inform the exact layout of new boundaries to be submitted to Planning Inspector. The Council recently published a Green Belt Review

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				for the District. The results of this will also inform the future Plan. With regards the Staffordshire Farmers site (CD030) the Green Belt Review recommended this should not be released from the Green Belt. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	Restore the village settlement boundary on Basford Bridge Lane - remove CD118. Remnant historic landscape as in SMDC LCA 2008 should be preserved.	Note that the current Local Plan boundary does not include this site. Site options outside the current boundary that are proceeded with as allocations, would be 'rolled in' to the new boundary. The Council recently published a Green Belt Review for the District. The results of this will be taken into account in drawing up the new Local Plan. Note that this site was 'not recommended for release' from the Greenbelt. The Council will also take into account its landscape character evidence base. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	The development boundary should be moved not to include CD060 this is pushing Cheddleton's boundary into the Churnet Valley.	Note that the current Local Plan boundary does not include this site. Site options outside the current boundary that are proceeded with as allocations, would be 'rolled in' to the new boundary. The Council recently published a Green Belt Review for the District. The results of this will be taken into account in drawing up the new Local Plan. Note that this site was 'not recommended for release' from the Greenbelt. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	Sites CD118, CD060, CD115, CD002, CD003, CD004, CD007, CD008, CD015, CD017 and CD019 all entail development beyond the existing village boundaries and encroach onto the Green Belt. This is	SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document. Suitable sites can include

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			contrary to various Staffordshire Moorlands District Council policies.	greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making. As set out in the Spatial Strategy of the adopted Core Strategy, in order to meet its objectively assessed housing needs, the Council recognises the need to identify allocations around certain settlements which wholly or partly lie within the Green Belt. Therefore in some cases Green Belt sites have been suggested (although the preference is to allocate non-Green Belt land, all else being equal). The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. This recommended that sites CD004/CD007/CD008/CD015/CD060/CD115/CD118 not be released from the Greenbelt; whereas sites CD002/CD003/CD017/CD019 could be 'considered for release under exceptional circumstances'. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	It is proposed to extend the boundary of Cheddleton South northwards which risks undermining distinctiveness of two areas. Development of these sites is unnecessary as there are sites within the existing village boundary that can almost meet the entire 115 dwellings target assigned by SMDC to Cheddleton.	It is not agreed that there are sufficient urban Cheddleton sites to meet the requirement alone. Whilst site CD069A could in theory extend to adjacent land, the notional area of this record takes into account topography/visual impacts. The Council must demonstrate to Planning Inspector at Examination that any proposed allocations as a <i>minimum</i> meet its objectively assessed housing needs for each settlement. The Council recently published a Green Belt Review for the District, which assessed existing Green Belt land based on NPPF purposes. The results of this will be fed into decision-making. This recommended that sites CD017/CD019 could be 'considered for release

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				under exceptional circumstances'. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	Draft village boundary to be re-drawn removing the site referenced CD003, CD002.	Note that the current Local Plan boundary does not include these sites. Site options outside the current boundary that are proceeded with as allocations, would be 'rolled in' to the new boundary. The Council recently published a Green Belt Review for the District. The results of this will be taken into account in drawing up the new Local Plan. Note that this recommended both sites could be 'considered for release under exceptional circumstances'. NO CHANGE TO PLAN RECOMMENDED
Open Space Public Responses: Yes (there are other areas which should be included as open space) 7 No other areas suggested 55				
Open Space		Public	Land surrounding on recreation ground near Cheddleton Park Avenue. Land near Ashcombe centre.	All current areas of POS and VOS in Cheddleton are identified as 'open space' on the options consultation booklet. Other land areas not identified as such, even if they are currently used for recreation by locals, are in private ownership. Land in private ownership cannot be included as public open space. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	Site CD115 meets the criteria according to the guidance contained within Review of Landscape and Settlement Character Assessment of the Staffordshire Moorlands, Visual Open Space	Many areas of open or agricultural land abutting settlements would meet the VOS criteria in the LSCA; the consultants only assessed existing VOS designations. When proposing site allocations for different uses of land (eg housing), the Council must be satisfied that sufficient land would be allocated, and in the most appropriate locations. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	According to the guidance contained within Review of Landscape and Settlement Character Assessment of the Staffordshire	Many areas of open or agricultural land abutting settlements would meet the VOS criteria in the LSCA; the consultants only assessed <i>existing</i> VOS

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			Moorlands, Visual Open Space there are four areas that would form suitable open space within Cheddleton North namely The plot identified as SHLAA site CD101; and The field bounded to its west by the rear gardens of those properties at the northern end of Ostlers Lane, to its south by the rear gardens of those properties on the northern side of Ox Pasture and to its east by SHLAA site CD101. The plot identified as SHLAA site CD118; and The plot identified as SHLAA site CD060. In addition to fulfilling the criteria described above the first of these two plots form a natural, pre-existing boundary between the old part of Cheddleton located within the conservation area and the modern developments further south on the western side of Cheadle Road. The maintenance of this buffer zone is a key component in preserving the character of the traditional part of the village. Furthermore CD101 is unsuitable for development, which Staffordshire Moorlands District Council appears to accept.	designations. When proposing site allocations for different uses of land (eg housing), the Council must be satisfied that sufficient land would be allocated, and in the most appropriate locations. Existing VOS the LSCA recommended for retention, is proposed to be retained as such. The Council recently published a Green Belt Review for the District, which assessed existing Green Belt land based on NPPF purposes. The results of this will be fed into decision-making. This recommended that sites CD060/CD118 should not be released from the Greenbelt. The Council will also take into account its landscape character evidence base when preparing the new Local Plan. NO CHANGE TO PLAN RECOMMENDED
Open Space	Land to the west of Cheadle Road, Cheddleton	Fisher German on behalf of Land Owner	Object to the public open space designation of this land. The current use as sheep pasture is increasingly marginal economically, and the owner believes that the site could make a valuable contribution to meeting the identified local housing needs. The site is well located within the built-up area, and an attractive residential development, in tandem with the provision of public open space, would reduce the pressure on the Green Belt. It is recognised that the site has a sensitive	The options consultation map combined both types of open space (public- and visual-) under the same category 'open space'. The preferred options document will separate Visual Open Space and Public Open Space for clarification. The Council will review existing areas of visual open space as part of a forthcoming heritage and landscape impact assessment. NO CHANGE TO PLAN RECOMMENDED

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			setting - with existing housing on or close to all its boundaries - and is visually prominent, due to its rolling topography and proximity to public footpaths and to Cheadle Road. A Preliminary Landscape and Visual Review (FPCR Environment and Design Limited, 2015) illustrates how approximately 15 dwellings could be provided in that manner that retains views from the footpath to the east and existing hedgerows. Vehicular access, provided to the full satisfaction of the local Highway Authority, would be provided through the inclusion of no. 80 Cheadle Road within the development site. This part of the village is well provided for in terms of open space, and the provision on this site of public open space linked to existing footpaths would make a positive contribution to publicly accessible green infrastructure.	
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
ENDON DEVELOPMENT BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 91 No (amendments not required) 34				
Development Boundary		Leek and Moorlands Historic Buildings Trust	Endon Conservation Area consists of two parts. The larger part includes the core of the medieval settlement on the hilltop adjacent to the church, the sites of the early farmhouses and some fine later buildings. The smaller part contains 'the Village'. Both contain 16th century cruck buildings. Most of the suggested	The options consultation deliberately mapped all SHLAA sites deemed broadly suitable, of a minimum size. Suitable sites can include those within conservation areas: refer to paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document. Not all sites will be required to meet the village's housing requirement.

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			development sites would impact on the Conservation Areas and/or on the landscape containing Audley's Moat (Scheduled Ancient Monument) apart from EN007, EN012, EN019, EN101, EN033 and EN024, and should therefore be avoided.	When drawing up its Preferred Options Plan the Council consults with statutory consultees including internal Conservation Officer; and also Heritage England. The Council will also be commissioning Heritage Impact evidence regarding sites, to feed into the Submission document. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Willard on behalf of client	Support proposed infill boundary.	Comments noted. NO CHANGE TO PLAN RECOMMENDED
Open Space Public Responses: Yes (there are other areas which should be included as open space) 11 No other areas suggested 27 Unknown 2				
Open Space		Public	EN128 should be VOS as it was in previous plan.	The site in question is designated as Visual Open Space (VOS) in the Staffordshire Moorlands Local Plan (1998). The Council's Landscape & Settlement Character Assessment reviews all the designated VOS in the old Local Plan and recommends whether the designation should be retained or not. Following assessment of this area, most of the VOS criteria have not been met and it has been concluded that it is suitable for sympathetic development. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
IPSTONES DEVELOPMENT BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 5 No (amendments not required) 0				
Development Boundary		Ipstones Parish Council	Village development boundary to remain as it has been.	Draft village development boundary included potential infill plot along Park Lane. Request to retain original boundary by the Parish Council is noted. If

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				housing requirement is met on an allocated site within the village not necessary to accommodate additional dwellings on the edge of the settlement. RETAIN ORIGINAL DEVELOPMENT BOUNDARY ALONG PARK LANE
Development Boundary		Leek and Moorlands Historic Buildings Trust	The oldest part of the village lies around the church and the adjacent cottage (both buildings Listed Grade II). We suggest this area be removed from the development boundary in order to preserve its present character and allow for future consideration as part of the Conservation Area when its boundaries are next reviewed.	The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability and heritage considerations etc. Any development proposals would have to be assessed against the NPPF and Core Strategy Policy DC2 – The Historic Environment. Not considered necessary to amend the boundary. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	The paper response form has a site map attached which refers to altering the village boundary to the north-east of the village, excluding area from the village.	Draft village development boundary included potential infill plot along Park Lane. If housing requirement is met on an allocated site within the village not necessary to accommodate additional dwellings on the edge of the settlement. AMEND DEVELOPMENT BOUNDARY TO EXCLUDE THIS AREA
Development Boundary		Public	The land at the junction of Shay Lane and Brookfields Road contains two cottages, one of which is late 18th century (No. 79) and the other of which was built on the site of a late 17th century dwelling (Brook Cottage - as seen in historic photos of Ipstones). The views across the parish council allotments from Brookfields Road to these cottages and the clusters of houses at this 'node', are of very long-standing and this is one of the best-	This area is located within the Conservation Area boundary and comprises listed buildings. To be consistent with other areas around Ipstones suggest including this within the development boundary. INCLUDE WITHIN DEVELOPMENT BOUNDARY

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			preserved parts of the historic settlement and key focal points within the conservation area. Brook Cottage was built against a former quarried outcrop. The land behind Brook Cottage and following the alignment of the brook was part of the access path to a former iron and coal mine - I own this site. The mine has been capped but in its vicinity are a number of outbuildings and a concrete garage, all of which vary between 20 and 40 years old, and which appear on the current OS map. These are all approached via Shay Lane and the drive leading past Brook Cottage. Given the importance and long-standing nature of these cottages to the character of the conservation area and the fact that they are not detached from the close-knit character of the settlement, these sites were developed from the 17th century, it is difficult to understand why the Development Boundary follows Brookfields Road and avoids these cottages and associated outbuildings. I therefore recommend that all of the buildings and outbuildings within this cluster are included in the Development Boundary. See attached plan. I am recommending also that the open space is protected (see comments below).	
Development Boundary		Public	Historic Environment Character Assessment: Staffordshire Moorlands August 2010 identifies an area labelled IHECZ1. This area includes the site option IP012a and IP011 and extracts clearly identify the detrimental effect that	Comments noted. The Conservation Area is designated by a separate process and is not subject to consultation at this stage. NO CHANGE TO PLAN RECOMMENDED

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			development within this area would have on the historic and environmental character of the village. Why not in conservation area?	
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
Open Space Public Responses: Yes (there are other areas which should be included as open space) 5 No other areas suggested 0				
Open Space		Public	The open space that these sites provide are an integral part of the village and the footpaths through them are regularly used by local people and tourists alike. The site is used for parking for annual agricultural show which brings many visitors to Ipstones and provides much needed revenue for local businesses. The document Historic Environment Character Assessment: Staffordshire Moorlands August 2010 identifies an area labelled IHECZ1. This area includes the site option IP012a and IP011 and clearly identify the detrimental effect that development within this area would have on the historic and environmental character of the village. The conservation of the character of this part of Ipstones may be best served through the expansion of the Conservation Area.	Comments noted. The Conservation Area is designated by a separate process and is not subject to consultation at this stage. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	The parish council allotment/s on Brookfields Road should be considered for open space designation. A public footpath runs alongside this allotment and there are strategic views across this open space which are recognised in historic photos, published in various local publications – Bygone Ipstones. It is a focal point within	Open space includes a typology for allotments and agree that these should be included. The Core Strategy indicates that sites over 0.2 ha will be identified on the proposals map. INCLUDE ALLOTMENTS WITHIN OPEN SPACE TYPOLOGY

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			the detached lower section of the Ipstones Conservation Area and should never be developed.	
KINGSLEY DEVELOPMENT BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 3 No (amendments not required) 0				
Development Boundary		Public	Why church/graveyard outside?	The draft development boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas). In a number of cases churches and/or their churchyards have been excluded from proposed development boundaries. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	Prefer all farm building (adjacent to KG059 within boundary)	The draft development boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas). Agricultural premises are still 'greenfield', even if covered with substantial structures, and can be considered 'rural' features. The Council recently published a Green Belt Review for the District. The results of this will be taken into account in drawing up the new Local Plan. Note that this did not recommend releasing any further land beyond the current development boundary from the Green Belt at this location. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	Include sites near to school	The draft development boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas). Note the school, adjacent buildings, and playing fields to the east have been included within the draft infill boundary.

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				The Council recently published a Green Belt Review for the District. The results of this will be taken into account in drawing up the new Local Plan. Note that a land parcel between Dovedale Rd and Holt Lane was recommended to be 'considered for release from the Green Belt'. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	Shouldn't extend boundaries as roads cant cope	National Policy dictates that the Council must meet its objectively assessed needs for housing. Currently this is 30 dwellings 2011-2031 for Kingsley (less subsequent commitments). In order to meet this need, the Larger Villages Policy of the Core Strategy recognises the need to identify allocations around the periphery of certain settlements. Such sites should 'relate well to the built-up area, can be assimilated into the landscape and have good access..', with a phasing approach prioritising (preferably brownfield) sites within the village first. Any peripheral sites subsequently allocated would be rolled into the new development boundary. The Council utilises its evidence base, including landscape character studies and the Green Belt Review, and also consults fully with County Highways officer as part of the Plan-making process. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	It is proposed the development boundary at the rear of Blacksmiths Farm, Hazles Cross Road is amended to follow the rear wall of the existing brick farm building. This would hamper the efficient re-development or refurbishment of the site and serve no effective purpose. It is suggested the boundary should remain in line with the adjacent garden fences as currently	Comments noted. The Council may make minor amendments to draft boundaries if considered appropriate, following review of consultation responses. Development boundaries are intended to draw a reasonable line around existing built up areas of settlements. The Council will also consider the results of its recently published Green Belt Review [this does not recommend release of any further land from the Green Belt to the rear of this property].

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			designated.	NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Leek and Moorlands Historic Buildings Trust	We are concerned at the extent to which most of the proposed sites extend into the Green Belt and into open countryside. Of the proposed sites only KG019 sits tightly against the existing settlement. Subject to its availability this would seem to be the least damaging site.	Comments noted. SHLAA sites were identified/rated according to paras 2.6 – 2.25 in the accompanying “STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY” document including relationship with urban form; with all sites above a minimum size threshold attracting a ‘B’ deliverability rating, being mapped in the consultation. The Council must meet the rural area housing need for 2011-2031. The Larger Villages Policy of the Core Strategy recognises the need to identify allocations around the periphery of such settlements, including Kingsley. Such sites should ‘relate well to the built-up area, can be assimilated into the landscape and have good access..’, with a phasing approach prioritising (preferably brownfield) sites within the village first. Any peripheral sites subsequently allocated would be rolled into the new development boundary. Kingsley’s anticipated housing needs can be met with a single site. The Council utilises its evidence base, including landscape character studies and the Green Belt Review, as part of the Plan-making process. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
UPPER TEAN DEVELOPMENT BOUNDARY				

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
Public Responses: Yes (amendments required to proposed boundary) 1 No (amendments not required) 1				
Development Boundary		Leek and Moorlands Historic Buildings Trust	Concerns expressed by residents include the detrimental effect on land drainage of development uphill of the main settlement where they suggest that the introduction of hard surfaces has markedly increased the incidence of flooding adjacent to the River Tean.	The Council has recently completed a Level 1 Strategic Flood Risk Assessment and has consulted the Environment Agency, Severn Trent and the Local Lead Flood Authority. New development will need to consider Sustainable Urban Drainage Systems (SUDS) as part of the application. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	It appears from the plan that the planning boundaries for 35 Cheadle Road were not recorded correctly at the last boundaries review, see the enclosed plan marked in red.	Extend the boundary to include garden area to 35 Cheadle Road. AMEND DEVELOPMENT BOUNDARY
Development Boundary		Public	The incursion into special landscape area is shocking.	The Special Landscape Area designation has been superseded by the Landscape and Settlement Character Assessment. This is covered in Core Strategy Policy DC3 – Landscape and Settlement Setting.
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
Waterhouses				
Development Boundary			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
WERRINGTON & CELLARHEAD				

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
DEVELOPMENT BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 17 No (amendments not required) 4				
Development Boundary		Werrington Parish Council	Agrees with the proposed development boundary but believes that land/housing within parish boundary (Ash Bank road to Brookhouse Lane) should also be included.	The draft development boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas). The extent of villages does not necessarily relate to the extent of Parishes. The Council recently published a Green Belt Review for the District which assessed existing Green Belt in the District against Green Belt purposes in the NPPF (eg check urban sprawl). The results of this will be taken into account in drawing up the new Local Plan. Note that no land to the west of WE070 was recommended for release from the Greenbelt. The Council will utilise its evidence base, including landscape character studies and the Green Belt Review, as part of the Plan-making process. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Leek and Moorlands Historic Buildings Trust	Our main concern here is with the possible extensions to the boundary at the end of Washerwall Lane (WE019 , WE040, WE041) and any possible impact it that might have on Wetley Moor Common.	The Council recently published a Green Belt Review for the District which assessed existing Green Belt in the District against Green Belt purposes in the NPPF. The results of this will be taken into account in drawing up the new Local Plan. Note that out of these three sites, only WE040 was considered suitable for release (under exceptional circumstances). The LSCA identifies most of the land covered by these three sites as 'important landscape setting to settlement'. With regards ecological interests, the Council consults with internal Countryside Officer, Staffs Wildlife Trust, and Natural England during plan-

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				making. Any responses will be publicised during preferred Options. The Council also recently completed a Phase I ecological study for the District which assessed the ecological attributes of the majority of options sites [including the three abovementioned]. The Council will utilise its evidence base, including the above studies, as part of the Plan-making process. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	On the map it looks strange extending the village on a dog-leg out to the North. There are plenty of sites closer to the core services.	The options consultation deliberately mapped all SHLAA sites deemed broadly suitable at the time, of a minimum size (as per paras 2.6 – 2.25 in the accompanying “STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY” document). Not all sites will be required to meet the village’s housing requirement. Also all options sites have undergone comparative sustainability appraisal the results of which will be published at Preferred Options. The Council recently published a Green Belt Review for the District which assessed existing Green Belt in the District against Green Belt purposes in the NPPF. The results of this will be taken into account in drawing up the new Local Plan. Note that site WE033 was not recommended for release from the Greenbelt. Also the LSCA identifies the current development boundary here as a ‘strong edge to settlement’. The Council will utilise its evidence base, including landscape character studies and the Green Belt Review, as part of the Plan-making process. NO CHANGE TO PLAN RECOMMENDED

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
Development Boundary		Public	Why is it necessary to adjust the current Werrington boundary when there are sufficient sites to develop without the need to destroy any greenbelt locations?	The Council must meet the rural housing need for 2011-2031. The Larger Villages Policy of the Core Strategy recognises the need to identify allocations around the periphery of such settlements, including Werrington and Cellarhead. Such sites should 'relate well to the built-up area, can be assimilated into the landscape and have good access..', with a phasing approach prioritising (preferably brownfield) sites within the village first. Any peripheral sites subsequently allocated would be rolled into the new development boundary. It is not agreed that there are sufficient urban Werrington and Cellarhead sites to meet the requirement alone. Note that existing greenspaces in the village (including public open space, and any visual open spaces recommended for retention in the 2008 LSCA) are mapped to be retained as such as per Core Strategy/NPPF policy. Greenfield SHLAA sites in the Green Belt can be considered for residential allocation (the Council's approach is explained in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document). The Council recently published a Green Belt Review for the District, which assessed existing Green Belt land based on NPPF purposes. The results of this will be fed into decision-making over site allocations alongside its landscape character evidence etc. NO CHANGE TO PLAN RECOMMENDED
Development Boundary		Public	Appreciate need to amend boundary to incorporate housing.	Comment noted. NO CHANGE TO PLAN RECOMMENDED
Development		Public	Enough sites within current boundary.	The Council must meet the rural housing need for

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
Boundary				2011-2031. The Larger Villages Policy of the Core Strategy recognises the need to identify allocations around the periphery of such settlements, including Werrington and Cellarhead. Such sites should 'relate well to the built-up area, can be assimilated into the landscape and have good access..', with a phasing approach prioritising (preferably brownfield) sites within the village first. Any peripheral sites subsequently allocated would be rolled into the new development boundary. It is not agreed that there are sufficient urban Werrington and Cellarhead sites to meet the requirement alone. Note that existing greenspaces in the village (including public open space, and any visual open spaces recommended for retention in the 2008 LSCA) are mapped to be retained as such as per Core Strategy/NPPF policy. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
Open Space Public Responses: Yes (there are other areas which should be included as open space) 2 No other areas suggested 23				
Open Space		Public	- Alley way opposite Co-Op on Washerwall. - Millenium Monument adjacent to Stonehouse school site. - Old bowling green at the top of hillside. - Meigh Road playing fields (move to current green belt). - Former bowling green at the Ashbank pub. - Land south of Chatsworth Drive to Hulme End. All sites above (apart	- This alleyway presumed to have historic right of way for pedestrians. Not usable as open space. - Millennium monument open area already identified as public open space - Land in between Hillside Rd and Whitmore Avenue already identified as public open space - Meigh Rd playing fields already identified as public open space. Site falls within current/draft settlement boundary within built up area. Green Belt Review did not

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			from South of Chatsworth Drive) fall within the current village boundary and not on greenbelt land.	recommend this area be reclassified as Green Belt. - Land at the Ash Bank pub is not currently identified either as a SHLAA site nor as open space. Presumed to be in private ownership. Intentions of the owner not known. Site lies within current/draft development boundary. - This site currently lies in the Green Belt and is identified for retention as such in Green Belt Review. Sites WE049/050/051 appear to be agricultural land in private ownership/ NO CHANGE TO PLAN RECOMMENDED
Open Space		Werrington Parish Council	Werrington Parish Council believes that land off Whitmore Avenue and Radley Way should be re-classified as potential housing sites on the basis that 'infilling' is preferable to encroaching into the Green Belt.	Existing greenspaces across the District (including public open space, and any visual open spaces recommended for retention in the 2008 LSCA) are mapped to be retained as such as per Core Strategy/NPPF policy. The Council has generally not considered these as SHLAA sites (or where suggested by others, classed 'C' so not proceeded to options stage). The Council must meet the rural housing need for 2011-2031. The Larger Villages Policy of the Core Strategy recognises the need to identify allocations around the periphery of such settlements, including Werrington and Cellarhead. Such sites should 'relate well to the built-up area, can be assimilated into the landscape and have good access..', with a phasing approach prioritising (preferably brownfield) sites within the village first. Any peripheral sites subsequently allocated would be rolled into the new development boundary. The Council recently published a Green Belt Review for the District, which assessed existing Green Belt land across the District based on NPPF purposes. The results of this will be fed into decision-making

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				over site allocations, alongside its landscape character evidence etc. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
WETLEY ROCKS DEVELOPMENT BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 2 No (amendments not required) 0				
Development Boundary		Cheddleton Parish Council	The settlement boundary should be returned to its former line along the rear of the properties on Main Road. This would allow site WR002 to be allocated for housing development. This site, which presently lies within the village boundary, and outside of the Green Belt, would provide for 20 houses. I would ask for the village development boundary to be extended, to incorporate the properties on both sides of Mill Lane; from the junction with the A520 - on the East side of the lane from St John's Church down to 'Lodge Side' and on the West side of the lane from the boundary of 31 Main Road down to 'Foxdale'. I also think that the whole of the churchyard (being the corner of A520 and Mill Lane) should be within the village boundary, as should the whole of the village school site. On the west side of the A520 from 'Silver Springs' the council ask for the village boundary to follow the existing line of the proposed new boundary line where it incorporates the property and land at the top of Mill Lane. With the houses already	The options consultation mapped 'draft' proposals for amended/new development boundaries. Public response to this will inform the exact layout of new boundaries to be submitted to Planning Inspector. The Council recently published a Green Belt Review for the District, which assessed existing Green Belt land based on NPPF purposes. The results of this will be fed into decision-making. This recommended that site WR015 could be considered for release from the Greenbelt under exceptional circumstances. Moreover it also states that land parcel 'C11' makes a "contribution" to the Green Belt (based on safeguarding countryside from encroachment). As the existing western boundary line was drafted to accommodate the (now defunct) bypass line; it is appropriate to consider its current status during the Local Plan review. The land also arguably contributes to open views from some aspects, and falls within an 'important landscape setting to settlement' in LSCA. Note that part of WR002 already enjoys residential consent [SMD/2015/0122]. NO CHANGE TO PLAN RECOMMENDED

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			planned, any infill sites in Mill Lane will satisfy and meet the needs of this settlement's requirements for some time to come.	
Development Boundary		Public	Support the Cheddleton Parish Council's view on the Village Development boundary, namely to incorporate the properties on both sides of Mill Lane from the junction with the A520. This would enable a "ribbon" development infilling with existing properties without any spread into the fields beyond the rear boundaries of existing properties. It would also enable improvements and enhancements to the existing transportation/ parking to St Johns school.	The Council recently published a Green Belt Review for the District, which assessed existing Green Belt land based on NPPF purposes. The results of this will be fed into decision-making. This recommended that this land not be released from the Green Belt. There are substantial gaps along Mill Lane and it is not considered that this would constitute infill development. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
Open Space Public Responses: Yes (there are other areas which should be included as open space) 1 No other areas suggested 0				
Open Space		Fisher German on behalf of Land Owner.	Object to the identification of land to the east of Leek Road as open space. The Council's SHLAA assessment identifies positive aspects of the site. Although it is located in the Green Belt it relates relatively well to the urban form. Housing development would contribute to a need in the village and in all probability allow for the retention of the play area or subject to updated evidence on the need for play facilities the owner would be willing to re-provide them. A suitable vehicular access is available.	The site attracts a 'C' classification owing to its current POS status, and for other reasons. The Council recently published a Green Belt Review for the District, which assessed existing Green Belt land based on NPPF purposes. The results of this will be fed into decision-making. This recommended that this land not be released from the Green Belt. The land falls within an 'important landscape setting to settlement' in LSCA. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
BAGNALL INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 5 No (amendments not required) 0				
Infill Boundary		Bagnall Parish Council	Rejects proposals set out in the consultation document and will ensure protection of special character of village. Supports sites that would produce modest ribbon development. Petition signed by 90% of residents.	The implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing development in Bagnall. Only minor amendments have been made to the infill boundary in the old Local Plan to create a more logical boundary. A Green Belt Review has been undertaken to assess areas where adjustments to the Green Belt boundary to allow for development may be appropriate. This study does not support ribbon development around the village. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Bagnall Parish Council	The present Bagnall infill and settlement boundaries are so tightly drawn as to permit almost no infill building. By default the Council is thus focusing potential development on the creation of mini estates on sites within or just bordering the current infill/ settlement area, which would change the historic nature and character of the village forever. The more sensitive and appropriate alternative would be extension of the settlement area and infill boundaries to permit sensitive ribbon development on land between the existing infill boundaries and the existing properties just outside them. The infill and settlement boundaries of Bagnall village could and should be	The implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing development in Bagnall. Only minor amendments have been made to the infill boundary in the old Local Plan to create a more logical boundary. A Green Belt Review has been undertaken to assess areas where adjustments to the Green Belt boundary to allow for development may be appropriate. This study does not support ribbon development around the village. NO CHANGE TO PLAN RECOMMENDED

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			extended to: School Road between Fulwood and Bagnall Heights on one side and Casetta and Old Hall Farm on the other The undeveloped side of Clewloes Bank from the village down to land opposite Windycroft.	
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
Blackshaw Moor				
Infill Boundary			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
BRADNOP INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 0 No (amendments not required) 0				
Infill Boundary		Leek and Moorlands Historic Buildings Trust	The historic core of Bradnop consists of a small cluster of early buildings to the north of the settlement, Sytch Farm, Buckley Farm and the School Cottages, all Listed Grade II. This cluster together with the nineteenth century School (now used as the village hall), and the Methodist Church are of a quality that deserves to be designated as part of a Conservation Area and should all be excluded from the development boundary. If further space is	The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability and heritage considerations etc. Any development proposals would have to be assessed against the NPPF and Core Strategy Policy DC2 – The Historic Environment. NO CHANGE TO PLAN RECOMMENDED

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			needed then a less damaging option would be to extend the boundary southwards.	
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
CAVERSWALL & COOKSHILL INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 9 No (amendments not required) 12				
Infill Boundary		Caverswall Parish Council	Amendment required to development/infill boundary – land at Green Farm Abattoir, Roughcote lane (brownfield site) should be included.	The draft development boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas). Agricultural premises are still 'greenfield', even if covered with substantial structures, and can be considered 'rural' features. The Council recently published a Green Belt Review for the District. The results of this will be taken into account in drawing up the new Local Plan. Note that this did not recommend releasing any further land at this location from the Green Belt. The results of this will be fed into decision-making over site allocations, alongside its landscape character evidence etc. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Leek and Moorlands Historic Buildings Trust	All three of the proposed development sites lie inside the Conservation Area and are potentially harmful to the settlement form. A substantial new housing estate has already taken its toll on the Conservation Area at the south-eastern end, with direct impact on the setting of Dove House Farm (Listed Grade II). Further housing will shortly be available in the converted barn of	<u>Caverswall</u> The Council must meet the village's housing need for 2011-2031, which is 5 less subsequent commitments. The Core Strategy states that a review of existing Green Belt boundaries across settlements will be carried

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			Dove House Farm (also covered by the Listing). Is there really any need to impose yet more damaging development on this tiny settlement? Cookshill is a far larger settlement and substantially composed of 20th century housing. While the loss of Green Belt land is questionable Cookshill could take more development with less damage than Caverswall.	out as part of the Site Allocations DPD and the review of the Core Strategy so as to promote sustainable patterns of development around settlements in or on the edges of the Green Belt. Hence the publication of the Council's recent Green Belt Review. All SHLAA sites (above minimum size) attracting a 'B' suitability rating were included in the options consultation: this can include sites within/close to conservation areas or heritage assets: refer to paras paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document). The Council also consults with its internal Conservation Officer and other relevant heritage organisations during plan-making. The Council must decide whether it is expedient to allocate for this purpose; or to rely on new 'infill' boundaries meeting this requirement. The NPPF makes clear that LPAs must satisfy their housing (etc) OANs unless doing so would cause 'significant harm' in terms of wider NPPF Policy. Any subsequent development schemes would have to satisfy NPPF policy including heritage policy. <u>Cookshill</u> The Council recently published a Green Belt Review for the District. The results of this will be taken into account in drawing up the new Local Plan. Note that this only recommended releasing site CL004 from the Green Belt. The results of this will be fed into decision-making over site allocations, alongside its landscape character evidence etc. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Leek and Moorlands Historic	The historic form of the settlement needs to be respected and given visual	SHLAA sites are identified/rated according to paras 2.6 – 2.25 in the accompanying "STRATEGIC

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
		Buildings Trust	separation from new housing estates. This has so far been achieved by flanking the Conservation Area to east and west but respecting its relationship to the open countryside to the north and south. Development of CK007 would destroy this relationship.	HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY” document; and including relationship to built form. All sites (above minimum size) attracting a ‘B’ deliverability rating were mapped. The Council recently published a Green Belt Review for the District. The results of this will be taken into account in drawing up the new Local Plan. Note that this did not recommend releasing CK007 from the Green Belt. The results of this will be fed into decision-making over site allocations, alongside its landscape character evidence etc. The Council also consults with its internal Conservation Officer and other relevant heritage organisations during plan-making. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Public	Existing boundary should be retained. The housing requirement for Caverswall could be met by infilling within the existing village boundaries. The existing boundary would already fit the proposed housing 2011 - 2031. Retain boundary as one village	The Council must meet the village’s housing need for 2011-2031, which is 5 less subsequent commitments. The Core Strategy states that a review of existing Green Belt boundaries across settlements will be carried out as part of the Site Allocations DPD and the review of the Core Strategy so as to promote sustainable patterns of development around settlements in or on the edges of the Green Belt. Hence the publication of the Council’s recent Green Belt Review. The Council must decide whether it is expedient to allocate for this purpose; or to rely on new ‘infill’ boundaries meeting this requirement. Although this is a broadbrush target. The NPPF makes clear that LPAs must satisfy their housing (etc) OANs unless doing so would cause ‘significant harm’ in terms of wider NPPF Policy. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Public	Land at Green Farm Abattoir should be	The draft development boundary must draw a

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			included in infill boundary.	reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas). Agricultural premises are still 'greenfield', even if covered with substantial structures, and can be considered 'rural' features. The Council recently published a Green Belt Review for the District. The results of this will be taken into account in drawing up the new Local Plan. Note that this did not recommend releasing any further land at this location from the Green Belt. The results of this will be fed into decision-making over site allocations, alongside its landscape character evidence etc. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Checkley				
Infill Boundary			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
CONSALL INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) No (amendments not required)				

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
Infill Boundary		Consall Parish Council	Boundary needs to be enlarged as no room for infill.	The draft development boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas). Agricultural premises are still 'greenfield', even if covered with substantial structures, and can be considered 'rural' features. There is a broadbrush target for around 5 dwellings.. The Council must decide whether it is expedient to allocate for this purpose; or to rely on new 'infill' boundaries meeting this requirement. The NPPF makes clear that LPAs must satisfy their housing (etc) OANs unless doing so would cause 'significant harm' in terms of wider NPPF Policy. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Leek and Moorlands Historic Buildings Trust	Until the 20th century the hamlet at Consall consisted of Upper Farm, Middle Farm (Listed Grade II) and Lower Farm (Listed Grade II) and their farm cottages some of which can still be clearly identified. Upper Farm is potentially an undesignated Heritage Asset and stands immediately opposite Ivy Cottage (Listed Grade II). This hamlet lies in the Green Belt and has already seen as much new building as it can take without serious damage to its essential character. Is a development boundary really appropriate here? It could lead to pressure from developers to knock down unlisted buildings and free up sites, thus destroying the whole character of the settlement. The western part round Ivy Cottage would be particularly vulnerable to this.	The village was identified as a 'smaller village' under Policies SS6/ SS6B Core Strategy, therefore attracting a new infill boundary. Identification of villages in the Core Strategy Spatial Strategy (as opposed to smaller, non-identified settlements) was based on a combination of factors, including village population, range of services, accessibility etc. Any development proposals would have to be assessed against the NPPF and Core Strategy Policy DC2 – The Historic Environment. The Council recently published a Green Belt Review for the District. The results of this will be taken into account in drawing up the new Local Plan. Note that this identified land parcels C14 & C15 as making a 'contribution' to Green Belt purposes. The results of this will be fed into decision-making over site allocations, alongside its landscape character evidence etc. The Council also consults with its internal Conservation Officer and other relevant heritage organisations during plan-making.

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
Cotton				
Infill Boundary			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
DILHORNE INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 2 No (amendments not required) 1				
Infill Boundary		Dilhorne Parish Council	Primarily a linear village and majority of properties follow main route from High street, Godley Lane and down towards Godley Brook Lane. By doing this more properties in village will be able to take up infill options rather than being refused in past as outside boundary.	The implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing development in Dilhorne. The infill boundary has therefore been drawn tightly to only allow for very limited development. A Green Belt Review has been undertaken to assess areas where adjustments to the Green Belt boundary to allow for development may be appropriate. This study does not support ribbon development along High Street / Godley Lane. The draft infill boundary must draw a reasonable line

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas). As Dilhorne is so spread out and there are areas along Godley Lane which if included within a boundary would constitute wider gaps than infilling (i.e. 1-2 house gaps) for example the substantial gap between Home Farm and the next house along Godley Lane, it is not considered appropriate to expand the boundary any further along Godley Lane. Sporadic linear development in the Green Belt is likely to be harmful and is not in line with the need to promote sustainable patterns of development in the Green Belt (NPPF para. 84). NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Leek and Moorlands Historic Buildings Trust	We suggest omitting the south-western end of the High Street to protect the settlement form and views into the village.	The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas). It is considered that the draft boundary in this part of the village is appropriate as this area is within the central part of the village. There are policy measures in place to ensure that listed buildings and their curtilages are protected from inappropriate development. Once the preferred sites have been selected, the Council will prepare a Heritage Impact Assessment to inform the next version of the Local Plan (the 'Submission Version'). NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Wainman Associates	Objects to proposed development boundary and suggesting additional site not counted. DH001 suggested as alternative site. Home Farm Godley Lane SMDC/2014/0143 should be included. It is	The implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing development in Dilhorne. The infill boundary has therefore been drawn tightly to only allow for very limited development.

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			brownfield and would enhance the centre of the village.	A Green Belt Review has been undertaken to assess areas where adjustments to the Green Belt boundary to allow for development may be appropriate. This study does not support ribbon development along High Street / Godley Lane. The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas). As Dilhorne is so spread out and there are areas along Godley Lane which if included within a boundary would constitute wider gaps than infilling (i.e. 1-2 house gaps) for example the substantial gap between Home Farm and the next house along Godley Lane, it is not considered appropriate to expand the boundary any further along Godley Lane. Sporadic linear development in the Green Belt is likely to be harmful and is not in line with the need to promote sustainable patterns of development in the Green Belt (NPPF para. 84). The area of land which is the subject of the planning consent at Home Farm has been included in the draft infill boundary already. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Public	More properties in the village will be able to take up the infill option as so many in the past have been refused by the Local Authority Planning Process because they fall outside the infill boundary. None of the areas represent what would be considered as being infill and would begin to build off the line of the road.	The implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing development in Dilhorne. The infill boundary has therefore been drawn tightly to only allow for very limited development. A Green Belt Review has been undertaken to assess areas where adjustments to the Green Belt boundary to allow for development may be appropriate. This

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				study does not support ribbon development along High Street / Godley Lane. The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas). As Dilhorne is so spread out and there are areas along Godley Lane which if included within a boundary would constitute wider gaps than infilling (i.e. 1-2 house gaps) for example the substantial gap between Home Farm and the next house along Godley Lane, it is not considered appropriate to expand the boundary any further along Godley Lane. Sporadic linear development in the Green Belt is likely to be harmful and is not in line with the need to promote sustainable patterns of development in the Green Belt (NPPF para. 84). NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Public	Former depot and lightly used farm land would provide space for 10-15 houses.	The implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing development in Dilhorne. The infill boundary has therefore been drawn tightly to only allow for very limited development. A Green Belt Review has been undertaken to assess areas where adjustments to the Green Belt boundary to allow for development may be appropriate. This study does not support ribbon development along High Street / Godley Lane. The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas). As Dilhorne is so spread out and there are areas along Godley Lane which if included within a

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				boundary would constitute wider gaps than infilling (i.e. 1-2 house gaps) for example the substantial gap between Home Farm and the next house along Godley Lane, it is not considered appropriate to expand the boundary any further along Godley Lane. Sporadic linear development in the Green Belt is likely to be harmful and is not in line with the need to promote sustainable patterns of development in the Green Belt (NPPF para. 84). NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
DRAYCOTT INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 2 No (amendments not required) 0				
Infill Boundary		Leek and Moorlands Historic Buildings Trust	The core of Draycott's historic past is the area that includes the church, and the hollow-way/avenue that leads from the church to the Old Rectory and its curtilage buildings (Listed Grade II). The Old Rectory is set on a moated site consisting of medieval ponds and earthworks (not Scheduled but of considerable archaeological and historical significance). Building on DC003 would damage to the setting of the building and could impact physically on the surrounding earthworks. We feel most strongly that it should be excluded from the development boundary and that an alternative and less sensitive site should be looked for.	The Council must meet the village's housing need for 2011-2031, which is 25 less subsequent commitments. Although this is a broadbrush target. The Council must decide whether it is expedient to allocate for this purpose; or to rely on new 'infill' boundaries meeting this requirement. All sites (above minimum size) attracting a 'B' deliverability rating were mapped in the options consultation. This was the only such site in the Draycott area. The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability and heritage considerations etc. Any subsequent

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				development schemes would have to satisfy NPPF policy including heritage policy. The Council fully consults with its internal Conservation Officer, Heritage England etc, when preparing its new Local Plan. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
FOXT INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 1 No (amendments not required) 0				
Infill Boundary		Leek and Moorlands Historic Buildings Trust	Foxt is a unique settlement having two elements, both dating from the medieval period. This is of high quality and designated as a Conservation Area in the Churnet Valley Masterplan. We would urge most strongly that the development boundary should be redrawn to exclude Rock farm and the Manor, both within the ancient enclosures of the Old Town and which could be put at risk by further development of a kind which may well be acceptable elsewhere.	The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability and heritage considerations etc. Any development proposals would have to be assessed against the NPPF and Core Strategy Policy DC2 – The Historic Environment. The Council fully consults with its internal Conservation Officer, Heritage England etc, when preparing its new Local Plan. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Public	The western infill boundary is acceptable but that on the eastern side has omitted SHLAA site FO003 which is available for development now.	This SHLAA site was deemed unsuitable because of its prominent position, and detrimental impact. The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				for natural infill gaps (but excluding larger open areas); and taking into account sustainability and heritage considerations etc. Any land subsequently allocated would be 'rolled' into the infill boundary. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
FROGHALL INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 1 No (amendments not required) 0				
Infill Boundary	Froghall	Environment Agency	The Froghall draft infill boundary includes additional land in the floodplain and likely to be affected by flood risk to some degree and if taken forward will require the support of the Sequential Test and a Level 2 SFRA.	Comments noted. The Council will have regard to the findings of its recent SFRA and NPPF floodrisk policy during the plan-making process. There is a broadbrush target of about 5 dwellings. The Council must decide whether it is expedient to allocate for this purpose; or to rely on new 'infill' boundaries meeting this requirement. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
HEATON INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 0 No (amendments not required) 0				

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
Infill Boundary		Leek and Moorlands Historic Buildings Trust	Heaton is a potential Conservation Area and such a generous development boundary could result in major changes to the character of the settlement. We would prefer to see it left without a development boundary leaving it to change gently through the current rights that owners have within their own residential curtilage.	The village was identified as a 'smaller village' under Policies SS6/ SS6B Core Strategy, therefore attracting a new infill boundary. There is a broadbrush target for about 5 infill dwellings over the plan period. The Council must decide whether it is expedient to allocate for this purpose; or to rely on new 'infill' boundaries meeting this requirement. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
HOLLINGTON INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 0 No (amendments not required) 0				
Infill Boundary		Leek and Moorlands Historic Buildings Trust	The land around the crossroads is highly sensitive due to the presence on all four corners of listed buildings, the elevated nature of land, and its strong boundaries and trees. We suggest this area be removed from the development boundary and that other areas, further to the north where there is already new build, be considered. This is a potential Conservation Area and needs to be protected from over development.	The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability and heritage considerations etc. Any subsequent development schemes would have to satisfy NPPF policy including heritage policy. The Council fully consults with its internal Conservation Officer, Heritage England etc, when preparing its new Local Plan. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted.

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				NO CHANGE TO PLAN RECOMMENDED
HULME INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 0 No (amendments not required) 0				
Infill Boundary		Leek and Moorlands Historic Buildings Trust	We would be opposed to the creation of any development boundary for this Green Belt settlement. The hamlet consists of a cluster of farmhouses and their traditional stone buildings, together with a substantial and very handsome two-storey stable block of gentry origin. This dates to 1846 and presumably related to the Park Hall estate as it represents capital outlay of a kind not normally found in this area. None have statutory protection but several represent local heritage assets and deserve inclusion in the Local List. That being so the creation of a development boundary could result in major changes to the settlement form and character to its overall detriment.	The village was identified as a 'smaller village' under Policies SS6/ SS6B Core Strategy, therefore attracting a new infill boundary. Identification of villages in the Core Strategy Spatial Strategy (as opposed to smaller, non-identified settlements) was based on a combination of factors, including village population, range of services, accessibility etc The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability and heritage considerations etc. Any subsequent development schemes would have to satisfy NPPF policy including heritage policy. The Council recently published a Green Belt Review for the District. The results of this will be taken into account in drawing up the new Local Plan. Note that this identified land parcel S1 as making a 'significant contribution' to Green Belt purposes. The Council fully consults with its internal Conservation Officer, Heritage England etc, when preparing its new Local Plan. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted.

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				NO CHANGE TO PLAN RECOMMENDED
Kingsley Holt				
Infill Boundary			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
OPEN SPACE Public Responses: Yes there are other areas which should be included as open space (2) No other areas suggested (0)				
Open Space		Public	Regarding KH009- Sharkley Meadow , is a vestige of open space that enhances the overall impression of Kingsley Holt. Giving far reaching Views of Ipstones, Ipstones edge, Foxt, Whiston , And Moneystone . In short it makes Kingsley Holt a delightful typical Moorland village. The Staffordshire Way. Passes through Sharkley Meadow. I am keen to preserve the integrityof this wonderful route through the village into the most beautiful Churnet Valley. The Staffordshire Way,is I am sure bringing in a great deal of invisible sustainable wealth in the form of tourism and passing trade.	The Council must meet the rural housing need for 2011-2031. A number of housing site options were mapped during the options consultation. Although it may not be necessary to allocate all (if any) of these. When deciding over options the Council reviews its evidence base which includes landscape character work, amongst other considerations. Note that if this site were to become allocated any existing rights of way crossing it would be protected in policy; and applicants would need to demonstrate how it would be maintained/diverted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
LEEKBROOK INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 0				

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
No (amendments not required) 0				
Infill Boundary		Leek and Moorlands Historic Buildings Trust	We are concerned that the Local Authority are considering an eastward extension from the present industrial estate (LEEK EM2) reaching to the boundary of the curtilage of Fynney Lane (Grade II* Listed Building). This is an exceptionally fine 17th century farmhouse, well preserved both inside and outside; and currently survives in its original rural setting. The present industrial development already impacts on this and on the neighbouring farm in terms of noise, of pollution (particularly noticeable when material is regularly being burnt off between 5.0 and 6.0 am) and in terms of accelerated erosion to metal gates. While we realize that planning permission was previously granted in this area and has currently lapsed the <i>Employment Land Requirement Study</i> (July 2014) indicates that while there are growing requirements in the Business Services and other Business Activities sectors, demands for manufacturing sites is falling. The former could surely be accommodated within the town on former manufacturing sites including its redundant mill buildings, allowing much if not all of this site to remain undeveloped (<i>ELRS</i> p. 61, 6.20 and 6.21).	The site is already designated as a Broad Location for Employment in Policy SS5A Core Strategy. The justification for this (in summary) can be viewed in Appendix B Core Strategy. The 2014 NLP study identified a need for future employment land across the District (about 33.5ha) – which translates to approx. 10ha for Leek 2011-2031 [Policy SS3]. It also broadly suggests that in terms of indicative B-class splits, B2 uses should accommodate the greatest share of this (40%). The Council would not generally place restrictions <i>amongst</i> B-uses on the same site unless this was required in order to make development acceptable (on amenity or highways grounds etc). This could be achieved through the use of planning conditions; and assuming that any necessary IPPC permits on site are complied with. The NPPF dictates that Councils as a minimum satisfy their OAN for employment land (etc.) when Plan-making. The site is anticipated to accommodate the majority of Leek's (residual) additional employment land requirement; it is not agreed that this could be accommodated upon urban brownfield sites alone. Therefore it is appropriate to pursue its formal designation through the new Local Plan. In terms of potential heritage impacts, the Council would assess resultant schemes against relevant NPPF and Local Plan Policy. It may for example be necessary to allow for set off distances/peripheral landscaping etc within the site. The Council consults with its internal Conservation Officer, and Heritage England. It will also be commissioning Heritage Impact evidence regarding sites, to feed into the

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				Submission document. In terms of potential ecological impacts, the Council would assess resultant schemes against relevant NPPF and Local Plan Policy. Note that these policies do allow for development provided that 'significant harm' to ecological interests would not result (and even then, this can still be justified with recourse to wider public benefits). The Council would also consult with relevant bodies including internal Countryside Officer, Staffordshire Wildlife Trust etc; and review its own Phase I Ecological Study findings. Similarly, mitigatory/compensatory ecological measures could be provided on-site as part of a scheme. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
LONGSDON INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 4 No (amendments not required) 2				
Infill Boundary		Longsdon Parish Council	Draft infill boundary should be increased to include Denford Road, Micklea Lane, Sandy Lane, Wood Road and could also include School Lane. These sites would assist with any ribbon development. The original plan cuts the accepted village in half.	The infill boundary is not currently defined. As Spatial Strategy Policy SS6B identifies Longsdon as a smaller village and an infill boundary needs to be defined. The extent of villages does not necessarily relate to the extent of Parishes. The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability considerations including distance from the village

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				'centre'. Therefore it is not considered appropriate to extend the draft infill boundary to wider areas of the Parish. The Council recently published a Green Belt Review for the District, which assessed existing Green Belt land based on NPPF purposes. The results of this will be fed into decision-making. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Leek and Moorlands Historic Buildings Trust	Extending the development boundary to include LO002, LO007, and LO021 would be acceptable provided the scale and position the existing houses is respected at the road frontages.	The Council recently published a Green Belt Review for the District, which assessed existing Green Belt land based on NPPF purposes. The results of this will be fed into decision-making. This recommends that all three sites could be 'considered for release' from the Green Belt. Note however that the options consultation mapped more sites than are necessary to meet the village's residual housing requirement, therefore it will not be required to allocate all three. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Public and Ken Wainman (Agent)	Query over infill boundary and private garden area (map submitted). North of Highfield House. Infill is the preferred method of accommodating a housing increase in order to maintain the natural beauty of the area. Therefore an increase in the infill boundary will be required to support a sensible modest housing increase. The larger the infill area, the better the imposed housing may be dispersed and as such all the roads in Longsdon should be considered infill candidates. At the very least, School Lane, Micklea Lane, Denford	The infill boundary is not currently defined. As Spatial Strategy Policy SS6B identifies Longsdon as a smaller village and an infill boundary needs to be defined. The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability considerations including distance from the village 'centre'. It is considered that a small amendment could be made in this location. SMALL AMENDMENT TO INFILL BOUNDARY NORTH OF HIGHFIELD HOUSE

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			Road, Wood Road and Dunwood Road should be included. High density housing in any part of Longsdon would destroy it's beautiful, green, relaxed, spread out nature.	
Infill Boundary		Public	To re-designate large portions of Sutherland and Leek Road as 'infill area' will result in dense building similar to that seen in the neighbouring areas. This would completely change the character of Longsdon village.	The infill boundary is not currently defined. As Spatial Strategy Policy SS6B identifies Longsdon as a smaller village and an infill boundary needs to be defined. With regards density and landscaping considerations, developers would be expected to address the Council's own adopted Policy (see H1 etc), and NPPF. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Ken Wainman Ass	Objecting to exclusion of potential development sites on eastern side of Sutherland Road, Longsdon. This is gap site with possible extant planning permission for dwelling. Small infill sites would meet the housing requirement rather than greenfield sites.	The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability considerations including distance from the village 'centre'. The Council recently published a Green Belt Review for the District, which assessed existing Green Belt land based on NPPF purposes. The results of this will be fed into decision-making. Note that it did not recommend these sites for release from the Greenbelt. The Council will also take into account its landscape character evidence base in this respect. The eastern side of Sutherland Road is considered to be much more open in character than the western side. It is considered that there are sufficient and more appropriate infill opportunities within the draft boundary. NO CHANGE TO PLAN RECOMMENDED

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
Infill Boundary		Rob Duncan Planning Consultancy	Objecting to boundary and should be amended to include parcel of land to side of High View, Sutherland Road as well screened, lapsed permission for one house and separate access.	The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability considerations including distance from the village 'centre'. The areas of land in question (LO016, LO001) are not considered to lie in obvious built up frontage, or obvious infill gap. Further LO001 appears entirely covered by woodland TPO; LO016 partially so (and suffers from rear overshadowing). The Council recently published a Green Belt Review for the District, which assessed existing Green Belt land based on NPPF purposes. The results of this will be fed into decision-making. Note that it did not recommend these sites for release from the Greenbelt. The Council will also take into account its landscape character evidence base in this respect. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
LOWER TEAN INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 1 No (amendments not required) 1				
Infill Boundary		Leek and Moorlands Historic Buildings Trust	Lower Tean consists of three elements the historic village with a cluster of Listed Buildings including a striking collection of farm buildings centred on	The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability and heritage considerations etc. Any development proposals would have to be assessed against the

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			a tall Dovecote (Listed Grade II) - A southern development: sizeable houses in generous grounds that sit well with Bank House (Listed Grade II) - A northern development: smaller, more densely packed and largely semi-detached houses The positioning of the 20th century developments both respected the historic core and allowed an appropriate style of housing to develop adjacent to Bank House (Listed Grade II). In contrast: the present proposals would have an immediate and damaging impact on the early settlement and its Listed Buildings and the archaeology of a field containing a major barrow (Scheduled Ancient Monument). We suggest searching for alternative development sites.	NPPF and Core Strategy Policy DC2 – The Historic Environment. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Public	The inclusion of site LT001, as well as LT002, within a new development boundary is an appropriate response to the need to find sites which can deliver the housing required by the Council's adopted Core Strategy.	Comments noted. The inclusion of both sites is considered unnecessary. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
MEERBROOK INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 0 No (amendments not required) 0				
Infill Boundary		Leek and Moorlands Historic Buildings Trust	The draft infill boundary abuts the southern boundary of Meerbrook Conservation Area (administered by the Peak Park) and	The village was identified as a 'smaller village' under Policies SS6/ SS6B Core Strategy, therefore attracting a new infill boundary. Identification of

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			directly affects the setting of two Listed Buildings (the Old School, and the Methodist Chapel both Listed Grade II). Development within the area outlined will therefore adversely affect all of these designated heritage assets. These factors and the small size of the existing community suggest that the creation of an infill boundary is inappropriate. At the very least all but the eastern section should be removed.	villages in the Core Strategy Spatial Strategy (as opposed to smaller, non-identified settlements) was based on a combination of factors, including village population, range of services, accessibility etc. The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability considerations including distance from the village 'centre'. Some smaller villages have a very low residual housing requirement; so the Council will have to decide whether it is expedient to make housing allocations in these circumstances; or rely on 'infill' opportunities. The Council fully consults with its internal Conservation Officer, Heritage England etc, when preparing its new Local Plan. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
OAKAMoor INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 0 No (amendments not required) 0				
Infill Boundary		Leek and Moorlands Historic Buildings Trust	Oakamoor has been put forward in the Churnet Valley Master-plan as a potential Conservation Area. It would be premature to determine development boundaries until the Conservation Area boundaries have been established, as further building here on any of the proposed sites could have a damaging impact on the	The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability and heritage considerations etc. Any subsequent development schemes would have to satisfy NPPF

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			historic settlement. In determining the development boundary we suggest the church and its churchyard are omitted.	policy including heritage policy. The Council is currently consulting on an Oakamoor Conservation Area Boundary (March 2016). The Council fully consults with its internal Conservation Officer, Heritage England etc, when preparing its new Local Plan. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary	Mr & Mrs Cresswell	Land at Stoney Dale near Oakamoor		The draft Oakamoor infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability considerations including distance from the village 'centre'. Similarly potential allocations, where these are required, should reflect sustainability principles [refer to paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document]. It is considered that the land suggested does not relate well to the existing settlement either as an allocation, or as an infill site. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
RUDYARD INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 5 No (amendments not required) 5				

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
Infill Boundary		Leek and Moorlands Historic Buildings Trust	Rudyard was designated as a potential Conservation Area in the Churnet Valley Masterplan, and final decisions should await the completion of the necessary Conservation Area Appraisal in order to ensure the protection of the historic settlement and its setting.	The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability and heritage considerations etc. Any subsequent development schemes would have to satisfy NPPF policy including heritage policy. The Council is currently consulting on a Rudyard Conservation Area Boundary (March 2016). The Council fully consults with its internal Conservation Officer, Heritage England etc, when preparing its new Local Plan. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Public	Site RU016 should be removed from future development or infill. Recognise need for development but RU016 is unviable site.	The options consultation deliberately mapped all SHLAA sites deemed broadly suitable at the time, of a minimum size (as per paras 2.6 – 2.25 in the accompanying “STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY” document). Not all sites will be required to meet the village’s housing requirement. The Council will review the suitability/deliverability ratings of options sites in the SHLAA, following review of statutory consultee responses etc. Sites deemed undeliverable (unviable) would ordinarily not be proceeded with for future allocation. NO CHANGE TO PLAN RECOMMENDED
Public Responses: Yes there are other areas which should be included as open space (1) No other areas suggested (6)				
Open Space		Public	RU020 should be kept as open space.	The site is not currently identified as open space and is in private ownership.

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted.
				NO CHANGE TO PLAN RECOMMENDED
RUSHTON SPENCER INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 3 No (amendments not required) 4				
Infill Boundary		Rushton Parish Council	Amendment to proposed infill boundary is required (map enclosed showing correct Rushton/Heaton boundary).	The proposed settlement maps are only intended to illustrate the boundaries/allocation sites of the respective settlements. The extent of villages does not necessarily relate to the extent of Parishes. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Leek and Moorlands Historic Buildings Trust	This hamlet started as a roadside settlement across the former Rushton Marsh. Here the oldest elements are a scatter of stone farmhouses including Hammerton House (Listed Grade II). The open spaces either side of Hammerton House are an essential part of its setting and should not be encroached on. The boundary should be moved to the roadside to protect its setting.	The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability and heritage considerations etc. Any subsequent development schemes would have to satisfy NPPF policy including heritage policy. The Council fully consults with its internal Conservation Officer, Heritage England etc, when preparing its new Local Plan. The Council recently published a Green Belt Review for the District. The results of this will also inform the future Plan. Note that this land was not recommended to be released from Green Belt. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Public	The new infill boundary proposal will more than double the size of the village (excluding the Heaton Sugar St end) and will violate green belt. It also creates two disconnected centres	The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability and heritage considerations etc.

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			for the village. The need for 5 new homes in Rushton up to 2031 can be achieved by individual infill construction within the existing village development boundary. The existing infill boundary (around Sugar Street) should be retained. Surely it is better to support infill development where there is a request rather than a group of houses with could potentially stand empty.	The Council must consider whether it is appropriate to pursue housing allocations, taking into account both residual housing needs; and infilling opportunities in the village. The Council's proposals in this respect will be published in its Preferred Options Local Plan. Empty properties may occur both upon infill approvals, and upon allocated sites. Note that empty properties approved since 2011 would still count against the residual requirement. The Council fully consults with its internal Conservation Officer, Heritage England etc, when preparing its new Local Plan. The Council recently published a Green Belt Review for the District. The results of this will also inform the future Plan. Note that this land was not recommended to be released from Green Belt. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Public	The planning permission is already in place. Rushton Spencer has more than the number of houses proposed in the local plan. No amendment is therefore needed for the development infill boundary. Given the small number of houses needed during the period from 2011 to 2031 these can easily fit within the existing boundary. The current development boundary should remain as it is, with small nos. of infill sites used from within the existing boundary. There is no need to extend the boundary into green belt, as the proposed housing can accommodated in the existing	The draft infill boundary must draw a reasonable line around existing built up areas of the village, allowing for natural infill gaps (but excluding larger open areas); and taking into account sustainability and heritage considerations etc. The Council must consider whether it is appropriate to pursue housing allocations, taking into account both residual housing needs; and infilling opportunities in the village. The Council's proposals in this respect will be published in its Preferred Options Local Plan. The Council recently published a Green Belt Review for the District. The results of this will also inform the

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
			boundary.	future Plan. Note that this land was not recommended to be released from Green Belt. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Public	Site should be removed from future development (not clear what site is being referred to).	The Council must consider whether it is appropriate to pursue housing allocations, taking into account both residual housing needs; and infilling opportunities in the village. The Council's proposals in this respect will be published in its Preferred Options Local Plan. The Council recently published a Green Belt Review for the District. The results of this will also inform the future Plan. Note that this land was not recommended to be released from Green Belt NO CHANGE TO PLAN RECOMMENDED
Public Responses: Yes there are other areas which should be included as open space (5) No other areas suggested (2)				
Open Space		Public	RS015 together with the present building would make an excellent open space and village hall site.	Comments noted. The Council does not generally have resources to purchase private land to create public access open space, unless this is linked to planning contributions from developers, or CIL funding. In these circumstances there would generally be reasons to justify this, ie a local shortage of public open space. The Council would usually support proposals to create additional community facilities such as village halls to serve existing villages. It is understood however the building is currently in use (car sales). NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	The one area of open space marked on the plans is not easily accessible.	The consultation included school playing fields as open space, alongside other, publically accessible open spaces. Whether these are made publically

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
				accessible is a matter for County Council LEA. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
STANLEY INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 3 No (amendments not required) 4				
Infill Boundary		Endon with Stanley Parish Council	Object to proposed extension of infill boundary due to: - Expansion into greenbelt. - Development very visible from north and north west. - Not enhance current village envelope.	The implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to expand the infill boundary in Stanley. The infill boundary has therefore been drawn tightly to only allow for very limited development. The expansion of the boundary proposed at Options Stage is now no longer proposed and the only difference between the latest boundary and the one in the old Local Plan is a very minor change to include a small part of a garden which was previously excluded to form a more logical boundary. AMEND PLAN
Infill Boundary		Rob Ford on behalf of Demon Pension Fund	Land at Stanley Moor - off Stanley Road	This location is in the heart of the Green Belt and is not immediately adjacent to any settlement boundary. The Council's recently published Green Belt Review does not support development in this area. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary		Rob Ford on behalf of Demon Pension Fund	Land at Stanley Moor - off Clewloes Bank	This location is in the heart of the Green Belt and is not immediately adjacent to any settlement boundary. The Council's recently published Green Belt Review does not support development in this area. NO CHANGE TO PLAN RECOMMENDED

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
Infill Boundary		Leek and Moorlands Historic Buildings Trust	This is a Conservation Area. There seems to be no good reason for extending westwards into the Green Belt: the nearest field boundary would seem more logical.	The implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to expand the infill boundary in Stanley. The infill boundary has therefore been drawn tightly to only allow for very limited development. The expansion of the boundary proposed at Options Stage is now no longer proposed and the only difference between the latest boundary and the one in the old Local Plan is a very minor change to include a small part of a garden which was previously excluded to form a more logical boundary. AMEND PLAN
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
STOCKTON BROOK INFILL BOUNDARY Public Responses: Yes (amendments required to proposed boundary) 1 No (amendments not required) 0				
Infill Boundary		Leek and Moorlands Historic Buildings Trust	The convention used for the development boundary is indistinguishable from that used for footpaths and tracks so no accurate comments are possible. An area that should be excluded is the land at Mayfield (Listed Grade II) fronting the Cauldon Canal. The building is in a serious state of dereliction and its land has potential for the enabling development.	Comments noted. The boundary will be shown in a clearer way at Preferred Options Stage. The land at Mayfield is excluded from the infill boundary. NO CHANGE TO PLAN RECOMMENDED
Infill Boundary			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Public Responses: Yes there are other areas which should be included as open space (2) No other areas suggested (0)				

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
Open Space		Public	Endon Riding School.	This land is in private ownership with no public access so it is not appropriate to designate as Public Open Space. Note that this site was not an option (for any land use) for any of the identified settlements in the options consultation. A Green Belt Review has been undertaken by the Council to determine where it would be appropriate to consider amending the Green Belt Boundary and where it should remain the same. The Green Belt Review does not recommend removal of this area from the Green Belt. NO CHANGE TO PLAN RECOMMENDED
Open Space		Public	Land off golf club.	It is understood that this land is in private ownership with no public access so it is not appropriate to designate as Public Open Space. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
Swinscoe				
Infill Boundary			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
Whiston				
Infill Boundary			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED

SETTLEMENT		RESPONDENT NAME	COMMENTS RECEIVED	OFFICER RESPONSE
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
Winkhill				
Infill Boundary			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED
Other Areas				
Infill Boundary			Land to west of Huntley Lane, Huntley	This area is located in the open countryside. Huntley is not identified as a smaller village. NO CHANGE TO PLAN RECOMMENDED
Open Space			No comments received.	Noted. NO CHANGE TO PLAN RECOMMENDED
Town Centre			No comments or amendments suggested.	Noted. NO CHANGE TO PLAN RECOMMENDED

SITE OPTIONS JULY 2015 CONSULTATION RESPONSES:

- A. CALLING FOR NEW SITES (NOT INCLUDED ON THE SHLAA DATABASE AT THE TIME THE CONSULTATION TOOK PLACE) TO BE CONSIDERED FOR INCLUSION IN THE PLAN; AND
B. RESPONSES CONCERNING EXISTING SHLAA SITES

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
General				
Public	Brownfield sites in the Potteries	Housing	Stoke-on-Trent is in desperate need of regeneration and funding.	The council consulted Stoke-on-Trent City Council as part of the recent consultation and will continue to have discussions under the duty-to-cooperate. However, the government guidance is clear that we have to meet our housing need within our own area if possible. NO CHANGE TO PLAN RECOMMENDED
Historic England			Encourage the Council to ensure that the historic environment is one of the factors that is considered in deciding whether sites are suitable and deliverable.	The historic environment is being taken into account in deciding suitable development sites. As well as consulting with Historic England and the National Trust, local bodies with an interest in the historic environment such as the Leek and Moorlands Historic Buildings Trust and the Council's own Conservation Officers, have been consulted. Furthermore, the Council plans to carry out further evidence based work in relation to impact of the Preferred Options sites on the historic environment in the near future. NO CHANGE TO PLAN RECOMMENDED
Hockey			Land availability should be clarified by contacting owners. On reviewing the individual Site Assessment Forms in the SHLAA LARGE SITE ASSESSMENT FORMS VOLUME 1 'TOWNS' they do not take into account	The Council contacts those owners of SHLAA sites proceeded with in the Local Plan process as appropriate (where this hasn't already been made known to the Council). SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			cumulative impacts of development on other sites, lack of consistency – arguments used for one site not used on another site where they apply equally. Reading the site Assessments for other Biddulph Sites showed this to be a common across them all. On applying nationally accepted assessment processes to the Site Assessments raises strong concerns that the process they arise from is fundamentally flawed and finds that they need to be re-assessed with consideration of the impact of other Sites, the wider environment and the proposals for Biddulph Moor. For example, the records for BD067, BD067a, BD067b and BD067c. Also, no consideration has been given to, for example, traffic past schools or distance to public transport to name but two issues that cannot be overcome by including new roads.	HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY” document. The SMDC approach has been based on national guidance. The suitability and deliverability assessments are necessarily a broad-brush balanced judgement based on available Council evidence at that time. As there are thousands of SHLAA records it is not possible to pre-suppose a site’s suitability based on permutations of one or more other SHLAA sites being proceeded with as allocations (or assuming that they would attract planning approval). In the case of cumulative impacts arising from schemes these would be assessed more precisely during the planning application stage, eg requirements for highways improvements, infrastructure contributions etc. The consideration of cumulative impacts generally is taken into account in plan-making, however SHLAA records are not intended to be this detailed. The suitability criteria do take into account a site’s centrality/proximity to settlements. Development schemes may be required to make planning contributions to local public transport infrastructure where this is deemed reasonably necessary (and having regard to Local Transport Plan priorities). The Council is also investigating the potential for a CIL charging Schedule. The options consultation gave the public the opportunity to suggest amendments to existing SHLAA records. As will the forthcoming Preferred Options consultation. NO CHANGE TO PLAN RECOMMENDED

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
Leek				
Easom	LE057		The land adjoining Pickwood recreation ground should be removed from SHLAA. Heritage demands this land with remnants of historic parkland be earmarked: a. The inaccessible parts connected to the wider countryside retained for wildlife. b. The open areas to be future public recreation areas or parkland. Leek has grown over many years and it is time to give the town more recreation areas to benefit the health and wellbeing of the population. In Victorian times, William Challinor had the means, generosity and foresight to provide Pickwood recreation ground and SMDC should have a similar vision fit for the people in the 21st century.	In light of recent evidence and material considerations; suitability rating and explanatory text to be amended to '3', with consequent amendment of deliverability classification to 'C'. However record will not be deleted from database. The need for further public open space is assessed in the PPG 17 audit; and monitored annually by the Council in its AMR. The need for further public open space in Leek will be kept under review in light of the site allocations process. Where there is a proven deficiency qualifying residential development will need to provide planning contributions. NO CHANGE TO PLAN RECOMMENDED
Landowner / Agent	LE063		Comment that the site is available from the owner.	Comment noted. The site is within the Leek Town Development Boundary. However the site is not recommended to be retained as a residential option owing to the findings of the Council's Phase I ecological survey for the site. If site nevertheless comes forward for residential development through the planning applications process this will be taken off Leek's residual housing requirement. AMEND PLAN
Landowner / Agent	LE069		Land is off Mount road with physical access from the estate to the west. It comprises grazing land with few poor quality trees. I can confirm that the field shown on the title plan is the only parcel of	Comments noted. Note that it does not appear feasible to access site from High View Road without access over third party land. NO CHANGE TO PLAN RECOMMENDED.

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			land in our ownership and that this is available for development.	
1 x public	LE128		The site assessment form makes no acknowledgement of the flooding that occurs in the SW corner of this plot and the significant surface run-off from this plot and down Moorland Road. As a resident at the SW of this plot I have concerns that the land drains coming off LE128 and through the back of the plots on Moorland Road cannot support the additional drainage needs of major building development on this plot. The site assessment form should be amended to recognise that flooding does occur.	The form makes no reference to flood risk as the site does not fall within an Environment Agency Flood Risk zone; further the EA and SCC Lead Local Flood Risk Officer raised no objections to this site. Severn Trent raised no objections to development within this area. Infrastructure needs specifically related to a new development will be provided as part of that development. If localised flood issues are discovered then on-site mitigation measures may be required. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. NO CHANGE TO PLAN RECOMMENDED
1 x public	LE147		The gradient of the land is unsuitable for housing and the lower half of the field consists of reed beds under which rises a natural spring. In order to preserve the ancient well, access to the site would have to be from Cauldon Close and would necessitate the filling in of the special sunken walled footpath which I feel should be preserved as an historical feature of the area.	The record acknowledges that the site slopes upwards towards the north, the presence of boundary wall, and tree cover. The record anticipates access from Cauldon Close. The information in the record (including net developable area; and capacity) is a broadbrush summary. Whilst there is sloping it is not considered to make the whole site undevelopable. Note the EA; the SCC Lead Local Flood Officer; and Severn Trent did not raise objections to this site. In the event of a subsequent application, under the Council's DC1and DC2 Design and Historic Environment Policies, the Council would seek to retain

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
				as much original walling as possible. Note that the site falls within the Ladydale Site of Biological Interest, a County-level nature conservation designation. The site is within the Leek Town Development Boundary. However the site is not recommended to be retained as a residential option owing to the findings of the Council's Phase I ecological survey for the site (Ladydale SBI) NO CHANGE TO THE PLAN RECOMENDED
Haddock	LE153		Object to the development of this site. The land mainly comprises mixed deciduous woodland populated by mature trees, mostly consisting of Silver Birch, English Oak, Scots Pine, Ash and understory shrubs. The wood is at least 137 years old and appears on the Ordnance Survey 1st Edition Map dating back to 1878. The site is ecologically important, both in its own right and as part of a linking network of woods in the area, which collectively provide a corridor for local wildlife. The wood supports well-established badger and fox populations with numerous badger sets over the site. It is important woodland for many species of birds in terms of providing nesting sites, food resources and a roosting site. The site steeply slopes from north-west to south-east with an approximate difference in height of 20+ metres which will be a major obstacle to designing a viable	The site is classified as a C in the SHLAA (i.e. undeliverable) and recommended to remain so. Therefore it is not proposed to include it in the Local Plan as a preferred development site. NO CHANGE TO PLAN RECOMMENDED

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			housing layout which is both visually acceptable, technically possible and protects the privacy of the 66 existing homes which surround the site.	
Sammons on behalf of Booth and Neive	LE224		SHLAA form received for eastern part of site. Two dwellings and garden area. Although close to Abbey Green which is a sensitive area the site is in a sustainable location close to the town centre and the town park and range of leisure facilities. Whole site classed as a C.	The site currently lies outside the Leek development boundary. Site is currently categorised as a 'C' deliverability in the SHLAA for the reasons set out in the record. Further, it is not considered appropriate to amend the development boundary in this location owing to visual/landscape impacts associated with development. NO CHANGE TO PLAN.
Hooley	LE233A		Site put forward by owner for consideration for housing. It is on the edge of a residential area – has a new access road.	The site is adjacent to Churnet View Middle School. Staffordshire County Council has indicated that expansion of this school may be necessary to accommodate new development. This site may be needed for that purpose. The site is well related to the existing settlement boundary and could be suitable for a small housing scheme to facilitate expansion of the school. AMEND PLAN TO INCLUDE SITE FOR SCHOOL EXPANSION / HOUSING
Barnes / Tyrill	LE233A		Object to the inclusion of this site.	The site is adjacent to Churnet View Middle School. Staffordshire County Council has indicated that expansion of this school may be necessary to accommodate new development. This site may be needed for that purpose. The site is well related to the existing settlement boundary and could be suitable for a small housing scheme to facilitate expansion of the school. AMEND PLAN TO INCLUDE SITE FOR SCHOOL

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				EXPANSION / HOUSING
G L Hearn on behalf of Capita	LE235		Site is situated within the Leek Development Boundary, comprises of agricultural land and forms part of the Cornhill Regeneration Area. Request that the land is allocated alongside the adjacent Council owned land for commercial / residential development in the Preferred Options Plan.	The Council agrees that it would be appropriate to allocate this site for mixed commercial/residential development in Preferred Options, given the residual requirements for both land uses across the town. AMEND PLAN
WYG on behalf of Key Plant Automation Ltd	LE243		The SHLAA scores the site as 1 for 'achievable' but only '2' for 'suitable' and 'available'. It is recommended that the site should score higher in each of these 2 categories. The owner is currently looking to relocate as the site is too small to meet the company's current needs. Sub-division of the site to a number of businesses would not work due to fire safety. The aging buildings are not fit for purpose and the location of the site is constrained. Access is inadequate for HGVs. Similar sites on Leek (e.g. Adams Foods) are not currently being well received by the market. This is an opportunity to create a sustainable residential development in an attractive location.	Given existing use of site for employment purposes, and the policy imperative to protect existing employment sites under Policy E2 Core Strategy, SHLAA suitability to be amended to '3', therefore deliverability amended to 'C'. However availability to be updated to '1'. NO CHANGE TO PLAN RECOMMENDED
1 x	LE276		Site should be confirmed for housing within town development boundary.	This site is categorised as 'undeliverable' in the SHLAA as it is separated from the town by agricultural fields and a cricket ground. Due to this separation it is not considered appropriate to include the land within the Leek Town Development Boundary. NO CHANGE TO PLAN RECOMMENDED

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Public	Land off Buxton Road	Housing	No comments	Sites along Buxton Road that are well related to the development boundary have been assessed as part of the SHLAA and formed part of the site options consultation. NO CHANGE TO PLAN RECOMMENDED
Public	London Mill, Ashbourne Road	Housing	No comments	As this site lies in the Leek development boundary it is not considered necessary to allocate as residential proposals could arise at any time. If site subsequently receives residential planning permission this will be taken off Leek's residual housing requirement. Note current application on site for employment purposes SMD/2016/0113. AMEND PLAN
Public	Big Mill, Macclesfield Road	Housing	No comments	Site already has permission for conversion to residential and counts towards Leek's housing provision. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land next to Abbey Fields	Housing	Agricultural Land. Access could be achieved via Bridge End.	Note existing SHLAA sites LE071B, LE221, and LE222 all attract a '3' suitability/'C' deliverability classification for the reasons set out in those records. Site does not relate well to the existing settlement; may be affected by flood risk according to the Council's SFRA; and is more elevated than surrounding land. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land off Macclesfield Road	Housing	Land fronts Macclesfield Road so access is available. There is already a cluster of houses. Site is available.	Create SHLAA record Site does not relate well to the existing settlement. The site is also in Green Belt. The Green Belt Review

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				recommends that this area is retained as Green Belt. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land at Highfield, Macclesfield Road	Housing	House with garden and orchard. May require highway improvements. Utilities available (0.6 ha)	Create SHLAA record Site does not relate well to the existing settlement. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land off Mount Road	Housing	Suitable for housing development in conjunction with adjoining land off Mount Road. (1.2ha)	Create SHLAA record Part of LE128 but separate ownership so needs another record. Area of mature trees now designated as Area- and individual- TPOs. Consider that would make the site very difficult to develop. New SHLAA record to attract '3' suitability/'C' deliverability classification. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner (Rob Duncan for N. Chattaway)	Land at Mollatts Wood Road	Housing	Site capable of accommodating 3-4 dwellings and is available within 5 years. In a residential area, site is well enclosed and screened, not important to landscape setting of Leek, reasonably good access to facilities, scope for vehicular access, does not lie within a known flood risk area, no known constraints which would make development of the site unviable.	Create SHLAA record Site does not relate well to the existing settlement and is also in Green Belt. The Green Belt Review recommends that this area is retained as Green Belt. New SHLAA record to attract '3' suitability/'C' deliverability classification. The Council would also take into account the built up nature (or otherwise) of sites when considering development boundary modifications. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner (HOW Planning on behalf of Co-operative Bank PLC)	Newton House, Cheddleton Road, Leek		SHLAA site LE150 should be expanded to include Newton House itself and all the surrounding land within the client's ownership. Highly sustainable location, owner supports whole area for a mixed use development for employment and residential. Site is in the development	Agreed. It is considered appropriate to allocate the whole site for mixed use development and update the SHLAA record accordingly. AMEND PLAN

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			boundary and a logical infill site, good access to public transport. Newton House will be vacated within next 2 years, client's property agent has advised that there is no prospect of the building being occupied by a single user and any lettings would be small scale and short term which would be unviable. Initial technical work has been undertaken in respect of potential development constraints and none have been identified that would prevent development coming forward in the near future. The site is therefore available, suitable and achievable in the terms identified by the NPPF. In the context of the above it is evident, in accordance with the Council's methodology, that the site assessment for LE150 should be updated as follows. Availability: The land owner has confirmed that they would bring the site forward for development within 5 years and therefore the site should score 1 (available now) in this regard. Suitability: The land owner has confirmed that the site boundary should be extended to include the existing Newton House site, which is now surplus to operational requirements due to be vacated within 2 years. With the incorporation of the wider site under LE150, the site would represent	

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			a highly sustainable (part brownfield) redevelopment opportunity within the settlement boundary. There are no known significant policy restrictions or site constraints and therefore the site should score 1 (suitable) in this regard. In fact the allocation of this site for development is entirely consistent with local and national policy and there are major planning benefits which would flow from it. Consequently, extending the allocation will reduce the requirement for greenfield allocations outside of current settlement boundaries whilst redevelopment of this site will see the efficient reutilisation of previously developed land. Classification: In the context of the above amendments to the availability and suitability scores, the site should be reclassified as a deliverable site (Category A) as it scores 1 for availability, suitability and achievability.	
Agent / Landowner (Sammonds Architectural for Booth / Neive)	Land off Park Road (Britton House and Birchfields)	Housing	The site measures about 1ha and is in a sustainable location. It sits within a popular housing area on the northern outskirts of the town. All utilities are available and there are many options for vehicular access off Park Road.	Site LE224 attracted a C deliverability rating in the SHLAA, owing to access, TPO, and visual impact concerns. Was therefore not mapped as an option. The site falls outside the current/draft proposed development boundary. The Council will publish its Preferred Options Local Plan for public response in April/May 2016. NO CHANGE TO PLAN RECOMMENDED
Biddulph				

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
Gaskin	BD061		Consider that the wooded part of the site should be excluded from the SHLAA site and that the remainder should be considered for housing.	Amend SHLAA record to exclude the wooded part of the site. The site is not considered to be suitable for residential development due to its elevated nature and subsequent visual impact as well as the impact on the character of the town at this key entry point. NO CHANGE TO PLAN RECOMMENDED
Nixon	BD063a		Note the SHLAA record for this site gives it a suitability score of 2 yet under the councils own criteria the site should be designated as a 3, being within greenbelt, and therefore should be removed from the sites identified for development.	The site concerned has been assessed under record BD063a, rather than BD063 (a much larger area of land). BD063a has a suitability score of '2' i.e. 'potentially suitable' whereas the larger neighbouring area has a score of '3' 'unsuitable'. The fact that both areas are Green Belt has been considered as part of the assessment but the smaller area of land is not considered to undermine the wider purposes of the Green Belt and this view is supported by the Council's Green Belt Review. NO CHANGE TO PLAN RECOMMENDED
16 x public	BD067a		Flooding / drainage problems, noise, highway safety, education infrastructure, attract commuters, lack of jobs, loss of green belt land, trees and wildlife, loss of agricultural land, land instability.	Amend SHLAA record to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. AMEND PLAN
14 x public	BD067b		Flooding / drainage problems, noise, highway safety, education infrastructure, attract commuters, lack of jobs, loss of green belt land, trees and wildlife, loss of agricultural land, land instability.	Amend SHLAA record to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. AMEND PLAN
11 x public	BD067c		Flooding / drainage problems, noise, highway safety, education infrastructure,	Amend SHLAA record to reflect the results of the Green Belt Review, which concludes that this area is

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			attract commuters, lack of jobs, loss of green belt land, trees and wildlife, loss of agricultural land, land instability.	unsuitable for development. AMEND PLAN
Jacobs	BD068		Requests the following changes to the SHLAA record: Site Features: states that 'Heavily screened from neighbouring sewage works (west)'. This is not accurate and is only for a maximum of 5 months when the trees are in leaf. Indeed, during late Autumn, Winter and early Spring there is very little if NO screening. Strengths: - states that ' low impact on openness of greenbelt'. – Many people use Marsh Green Road as an access point to the Biddulph Bridle Path for health and recreation. BD068 and BD083 provide the beginning of the greenbelt area and the only sizeable appearance of nature within the area. It also forms a distinction between the development of Biddulph North and Gillow Heath. This is the only area where a distinction is apparent and should therefore be considered in the same way that the Biddulph North/Biddulph Moor separation is considered. Weakness:- Capacity and danger of increased traffic to narrow access road, plus the narrow bend leading to a poor visibility junction with the	Amend SHLAA record to reflect that the screening is not evergreen. The Green Belt Review recommends that this area can be considered for release from the Green Belt. County Highways has not raised any highway safety issue which would render the site undevelopable. Not aware of any issues raised relating to noise at the neighbouring United Utilities facility which would render this land undevelopable. At the time of writing there is no record of a planning approval for a telecommunications tower on this particular land. The land owner considers that the site is deliverable. NO CHANGE TO PLAN RECOMMENDED

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			main road. This would cause a danger to motorists and pedestrians. Amenity to residents is questionable as the sewage works is a 24/7 facility with noise and associated issues. Also a large telecommunications tower received approval on this site. Achievability: – Considering the infrastructural changes required to make the land developable, there are other sites with potential to develop which would have less impact on council budgets.	
Lunt & Worthington	BD069		Additional comments - should point out that the land is in a greenbelt area that has been classified as historic parks and gardens in the HEA and HLC. Strengths / opportunities - should say that this is one option for tidying up a derelict site but that all other options should be explored rather than lose a piece of local history that is of national importance due to its close links to the Grange and one of few surviving Victorian walled gardens in the country. Weaknesses / Constraints - should say that the council commissioned Historic Sites Assessment report recommended that development in this area is not appropriate.	The SHLAA record for this site will be amended where appropriate. The Council is commissioning a heritage impact assessment for all the sites selected by the Council as Preferred Options for development and this work will be done under the guidance of Heritage England. The work is expected to be completed this summer and will inform the Council as to which sites are appropriate to take forward into its final draft of the plan the 'Submission Version'. (Also refer to the officer comments made on this specific site in response to the consultation). NO CHANGE TO PLAN RECOMMENDED

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			As the site is next to a lake, has an abundance of wells, naturally occurring springs and a very high water table I think the SCC should have some specific concerns re: flooding. Suitability – This section should point out all the above comments as each one provides insight into the unsuitability of this site.	
1 x public	BD075 (Albion Mill)		No comments.	Albion Mill has a recent planning consent for conversion to housing and is included in Biddulph's housing figures. As it is within the existing Biddulph Town Development Boundary it could come forward for development without the need for an allocation. NO CHANGE TO PLAN RECOMMENDED
2 x public	BD109 / BD118		Access to either Brook Street or Tower Hill Road makes this site totally unsuitable, and therefore not deliverable.	The Highway Authority has not stated that this site is undeliverable. However the site is not recommended for taking forward as a Preferred Option for other reasons. Refer to site record for full details. AMEND PLAN
12 x public	BD110		Flooding, highway safety, position in relation to town centre, lack of infrastructure – schools, overlooking, loss of light and privacy.	Amend SHLAA record to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. AMEND PLAN
5 x public	BD116		Question Biddulph's housing requirement, object to Green Belt development, new development should be adjacent to the bypass. Support the development of	This site has been classified as a 'C' in the SHLAA and its development is not supported in the Council's Green Belt Review. However, an adjacent area which is recommended for consideration for release from the

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			BD116.	Green Belt is under consideration. NO CHANGE TO PLAN RECOMMENDED
X 5	BD117		Consider that: Site should be used for residential not employment	This area is considered highly suitable to meet the town's employment land needs and potentially offers co-location benefits with the neighbouring Victoria Business Park. However, not all of the land is needed for employment purposes within the plan period. The land adjacent to the A527 is needed for employment purposes but land to the east can be considered for residential purposes. The Green Belt Review considers that the land is potentially suitable for release from the Green Belt for development. CONSIDER AMENDING PLAN
Redfern	BD117		The site lies within the green belt. It is owned by multiple people, some who bought land to prevent development other for stables. Access to the site is impossible for this reason from the main A527 access from Mill Hayes Road would be difficult and expensive. It would be far better to develop south and West of the existing site on the opposite side this would keep a well defined area . Another possibility would be land south of the existing proposals along the left hand side of Childerplay Road going down as far as Bemersley recycling centre. This land is easy to access there have been past submissions for expansion of existing businesses here.	The Highways Officer raised no objection in relation to accessing this site from the A527 and would be potentially agreeable to a smaller proportion being accessed from Harlech Drive subject to a Transport Assessment. There is very little suitable land south of the Victoria Business Park for employment or housing purposes (within the District), given landform, tree cover and site size. Note site BD078 attracted a 'C' deliverability rating in the SHLAA (for housing) for a number of reasons including coal mining legacy, access; and as it represents a very limited stretch of Green Belt before the conurbation. The Council's recently published Green Belt Review did not identify this stretch of land as suitable for release from Green Belt. It is also not considered to relate as well to the urban form of the

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				town as BD117. Similarly land east of Childerplay Road is not considered to relate as well to the urban form of the town as BD117; and has a more open rural character. It was also not recommended for release from Green Belt in Green Belt Review. This area is considered highly suitable to meet the town's employment land needs and potentially offers co-location benefits with the neighbouring Victoria Business Park. However, not all of the land is needed for employment purposes within the plan period. The land adjacent to the A527 is needed for employment purposes but land to the east can be considered for residential purposes. The Green Belt Review considers that the land is potentially suitable for release from the Green Belt for development. CONSIDER AMENDING PLAN
14 x public	BD134		Flooding / drainage problems, noise, highway safety, education infrastructure, attract commuters, lack of jobs, loss of green belt land, trees and wildlife, loss of agricultural land, land instability.	Amend SHLAA record to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. AMEND PLAN
Knights / Axson	BD136		Would not support development of this land. It is not available and unsuitable due to its steeply sloping nature, its function as a landscape drainage system, the location of the Bateman Bridge (which is Grade II listed) and because it is situated in both Green Belt and SMDC-	The site is classified as a C in the SHLAA and recommended to remain so. NO CHANGE TO PLAN RECOMMENDED

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			designated Special Landscape Area.	
Baker/Neumann/Brown	BD137		The owners of the field would like it to be considered for development. Strengths are that Biddulph Valley Way is on the field boundary to the West with gate access. This provides for very good amenity facilities for dwellings. The main road (A527) from Congleton to Biddulph is on the field boundary to the East with main road frontage and gate access. The main road provides good communication which is sustainable including regular public transport to both towns of Congleton and Biddulph and within 2.5 miles connects to Congleton train station going to Manchester and London. Utilities are conveniently located:- Gas main on main road close to gate way Sewage works across the main road in the direction of Biddulph Mains electricity at adjacent homes Not sure if Bailey's Wood should be included in BD137 as this is a woodland which is managed by Woodland Trust, we don't know who owns the woodland.	The area is currently classified as a 'C' i.e. an undeliverable site in the SHLAA. The northern and eastern parts of the site are affected by Flood Zones 2 and 3 due to stream. Blanket TPOs exist to the northern part of site (Baileys Wood). This is also identified in PPG17 audit as natural and semi natural open space. Also records suggest that historic earthwork has taken place in this area. The land is considered to be unsuitable for development due to these constraints. Also, the land is considered to be part of the open countryside beyond a defensible development boundary. Housing here could potentially affect the setting of the heritage assets at Biddulph Grange. NO CHANGE TO PLAN RECOMMENDED
Willard on behalf of clients	BD138 a + b		Support inclusion of these sites in the Local Plan.	The Council has recently published a Green Belt Review which identifies land which can be released from the Green Belt without causing harm. The document does not recommend that these sites should be considered for release from the Green Belt.

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				AMEND PLAN
4 x public	BD140		Question Biddulph's housing requirement, object to Green Belt development, new development should be adjacent to the bypass. Support the development of BD140.	The Council has recently published a Green Belt Review which has identified that part of this area is potentially suitable for release from the Green Belt without harming it. In light of this, the SHLAA record which currently categorises this site as undeliverable will be reconsidered. Further investigation of this area is currently underway. CONSIDER AMENDING PLAN
Nicklin	BD144		BD144 these sites should remain as greenbelt areas. The proposed development will have an adverse effect on conservation. The current road infrastructure is insufficient and congested. I disagree with the assessment regarding 'good access' and 'not identified as being significant in landscape terms'. Access onto Tower Hill Road would create congestion with Brook Street/ Brown Lees Road junction and from Tower Hill Road down to Newpool Road a bottleneck occurs at the narrow bridge. The views to Mow Cop are a feature of village life and an essential amenity for all residents.	The site is not recommended for taking forward as a Preferred Option, primarily due to the impact of development on the Green Belt, detailed in the Council's recently published Green Belt Review. Refer to site record for full details. AMEND PLAN
2 x public	BD144		We believe these sites should stay as greenbelt area as the scale of this development will have an adverse effect on nature conservation and will also increase traffic congestion and in turn increase pollution within a greenbelt area. I believe the existing infrastructure is	The site is not recommended for taking forward as a Preferred Option, primarily due to the impact of development on the Green Belt, detailed in the Council's recently published Green Belt Review. Refer to site record for full details. AMEND PLAN

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			already strained and will not cope with the proposed expansion. The assessment states that there is 'good access' and 'not identified as being significant in landscape terms'. Both these statements are wrong. Access onto Tower Hill Road would be a nightmare, as this road leads directly to two major bottle necks – one at Brook Street / Brown Lees Road junction in Brown Lees village, where residents parking and a blind bend leading to dangerous access and restricted driving - down to one lane only in Brook Street, with traffic coming from Harriseahead increasing in recent years. When the two way flow is restricted to one lane in Brook Street this causes and impasse, with resultant congestion. The other major bottle neck from Tower Hill Road is down to Newpool Road where bottleneck occurs at the narrow bridge adjacent to the school. This bridge is regularly grid locked as buses use it, and the school parking results in a regular impasse here too, with traffic chaos ensuing. As for the landscape the views to Mow Cop are a feature of village life and an essential amenity for all residents.	
Public	Former Chapel on Station Road	Housing	No comments.	The chapel has planning permission for a residential conversion and as it is within the existing Biddulph Town Development Boundary could come forward for development without the need for an allocation.

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				NO CHANGE TO PLAN RECOMMENDED
Public	Sites along Tunstall Road	Housing	Brownfield land unmaintained & scruffy	Though no map has been provided to clarify precisely which areas of land are being referred to, it is assumed that these are already within the existing Biddulph Town Development Boundary and could come forward for development without the need for an allocation provided they meet planning criteria relating to site design, highway safety and residential amenity. NO CHANGE TO PLAN RECOMMENDED
Public	Land off Childerplay Road	Housing	No comments.	A new SHLAA record will be created to cover this area. Initial assessment suggests that this area would not be suitable for housing. The recently published Green Belt Review does not support its removal from the Green Belt. Also, in sustainability terms, the land is far removed from the main facilities and services of the town centre and development in this location would elongate the town and spread development further towards the District boundary. Other options are available which relate better to the town. NO CHANGE TO PLAN RECOMMENDED
Public	Land to the east and west of the A527 (Biddulph to Congleton) (no map)	Housing	There is already existing housing in the Whitemoor Area and good access exists.	A new SHLAA record will be created to cover this area. Initial assessment suggests that this area would not be suitable for housing. The recently published Green Belt Review does not support its removal from the Green Belt. Also, in sustainability terms, the land does not relate well to Biddulph. Other options are available which relate better to the town. NO CHANGE TO PLAN RECOMMENDED
Public	Adjacent to Victoria Business Park, Brown Lees	Housing	No comments.	Though no map has been provided to clarify precisely which area of land is being referred to, it is assumed that the land concerned is BD143. Development of

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				this area would mean building up to the District boundary in this significant area of green belt which maintains the separation of Biddulph from Stoke on Trent. NO CHANGE TO PLAN RECOMMENDED
Green Belt Review and 1 x public	West of Biddulph Valley Way, off Akemoor Lane (ADD03)	Housing	Potentially suitable from GB point of view.	This area has undergone Sustainability Appraisal as follows: "The proposed delivery of up to 300 dwellings is considered to have a significant positive effect. The site's location away from designated assets is likely to have a positive effect, as could the site's accessibility to services, facilities and areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield Grade 4 ALC land is considered to have a negative effect." From a highways point of view, a Transport Assessment (TA) would be required. Junctions on the route to the bypass, on the bypass and beyond would need to be considered in the TA and likely improved. Akemoor Lane would need to be improved along its entire length (or at least towards Biddulph) – widen, reconstruct, drainage, road lighting etc. Third party Land may be required. Two access points on to Akemoor Lane to serve the development would suffice. The land is in more than one ownership and owners have been contacted. Responses are awaited from most parties. Part of the land is unregistered. CONSIDER AMENDING PLAN

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Green Belt Review	North of Mill Hayes Road / ADD04	Housing	Potentially suitable from GB point of view.	This area has undergone Sustainability Appraisal as follows: "The proposed delivery of up to 250 dwellings is considered to have a significant positive effect as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative impact. The development of greenfield Grade 4 ALC land is assessed to have a negative effect." From a highways point of view, a Transport Assessment (TA) would be required. Creation of an access directly onto the A527 is preferred. Query whether a suitable point could be created at the southern end (e.g. through the SMDC car park?). The land is in more than one ownership and owners have been contacted. Responses are awaited from most parties. CONSIDER AMENDING PLAN
Agent / Landowner	Hursts Quarry	Housing	Site is in active use in the Green Belt. Site would contribute a significant amount of housing and provide environmental benefits on a brownfield site. Local residents are in support but the owner is pursuing residential development on the site.	The County Minerals Team have the following comments; "The site is subject to a current mineral permission <u>SM.EA/4</u> that is subject to conditions requiring restoration and aftercare of the quarry to an agricultural after use. There is a current requirement for this permission to be reviewed under the Environment Act which provides an opportunity to update the conditions associated with the current permission. National and local policy (refer to saved policy 5 of the MLP and draft policy 3 of the emerging MLP) seeks to safeguard important mineral resources and advise that to inform any housing suitability assessment it would

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				be necessary for the prospective developers to carry out a mineral site assessment to demonstrate the quantity, the quality and the value of the remaining resource and the potential impact of the housing proposals on adjacent mineral resource”. The site is not recommended for development in the Green Belt Review and it is considered that the sites selected as Preferred Options for housing all relate better to Biddulph town than this site which is divorced from the facilities and services that the town has to offer. NO CHANGE TO PLAN RECOMMENDED
Mr Bostock	Land at Bostocks Beacon House Farm	Housing	Brownfield redundant mill and surrounding agricultural land. Close to Gillow Heath. Land is available.	A new SHLAA record will be created to cover this area. Initial assessment suggests that this area would not be suitable for housing. The recently published Green Belt Review does not support its removal from the Green Belt and the land is not well related to the existing settlement. NO CHANGE TO PLAN RECOMMENDED
Ms Ross	Land adj to BD131b, Harlech Drive	Housing	Good access off Harlech Drive. Site is available.	This area (as a whole) has undergone Sustainability Appraisal as follows: “The proposed delivery of up to 250 dwellings is considered to have a significant positive effect as could the site’s proximity to areas of existing employment. However, the site’s proximity to historic assets is likely to have a significant negative impact. The development of greenfield Grade 4 ALC land is assessed to have a negative effect.” County Highways consider that a suitable access may be able to be created off Harlech Drive to serve this

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				development but this is subject to the results of a Transport Assessment. Junction capacity and junction improvements would need to be assessed to determine if they are necessary and if so if they are possible. If a larger part of the area is to be developed the highway authority would prefer an access off the A527. CONSIDER AMENDING PLAN
Biddulph Councillors	Land within SMDC, north of Brindley Ford			A new SHLAA record will be created to cover this area. Initial assessment suggests that this area would not be suitable for housing. The recently published Green Belt Review does not support its removal from the Green Belt. Also, in sustainability terms, the land is far removed from the main facilities and services of the town centre and development in this location would elongate the town and spread development further towards the District boundary. Other options are available which relate better to the town. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Newpool Farm, Knypersley	Housing	Extension of existing site (BD063a). Supporting Information - Extended Phase 1 Habitat Survey, Access Report.	The Council's recently published Green Belt Review recommends that a small portion of this site may be acceptable for release from the Green Belt but not a large scale area as this is considered to be an illogical site with no clear external boundaries. NO CHANGE TO PLAN RECOMMENDED
Cheadle				
1 x public	CH001		This should not be classified as Urban Extension, but should be reclassified as Open Space. Developing this area would seem contrary to the Core Strategy. CH001 is a green open space that many	The Council has already committed to pursuing the residential development/allocation upon this site under Pol SS5C(1) adopted Core Strategy. New development will need to incorporate areas of open space and landscaping as part of the scheme and will

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			residents make use of on a daily basis. Using this as Urban Extension will result in a solid block of development, with no Green space. This area will not be easy to develop as it floods in the winter months, so may as well remain as Open Space.	also be required to contribute to other types of open space such as play areas and playing fields where a deficiency has been identified. The Council consults with its Open Space Officer and Sport England; and reviews its own evidence (PPG17 Audit) when considering the need to allocate areas of public access open space. NO CHANGE TO PLAN RECOMMENDED
1 x public	CH001		Query the classification of sites CH085a-d with regard to the settlement boundary. In the 'Strengths / Opportunities' box, the site is described as being 'within the settlement boundary' but then in the policy box it is marked as a 3 which I understand from page 11 of the SHLAA to mean in open countryside, shouldn't these sites be classified as a '1' i.e. within the settlement boundary.	These sites are located within the settlement boundary and therefore the SHLAA policy box should be amended to reflect this. NO CHANGE TO PLAN RECOMMENDED
1 x	CH015		Brownfield sites should be identified and developed ahead of any greenfield sites in line with government policy.	Brownfield sites have been identified within the SHLAA and those which are considered to accommodate over 10 dwellings have been included as a preferred option allocation. NO CHANGE TO PLAN RECOMMENDED
Owner / Agent	CH087 & CH074		Land at Eaves Lane (CH087) would be accessed easily from the lane. All services are in place. Lane on Ashbourne Road (CH074) is directly opposite the Thorley Drive site which may be approved at appeal in the near future. Development of the site would not affect many people and all services	CH087 is designated as Visual Open Space and is considered unsuitable for development because of role in separating developed areas, ecological value and recreational importance. CH074 is not adjacent to the existing development boundary and not well related to the settlement.

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			including buses etc are nearby. Both areas of land are available for development.	NO CHANGE TO PLAN RECOMMENDED
Landowner / Agent	CH083		Land is available for development. It has direct access with Cherry Lane and there is only Woodheadhall Farm between it and the CH080 and CH081 'potentially suitable sites'.	Outside settlement boundary and remote from main urban area. Identified in Landscape & Settlement Character Assessment as forming part of remnant historic landscape. Impact on setting of adjoining Hales Hall (Listed Building) NO CHANGE TO PLAN RECOMMENDED
Landowner / Agent	CH084		Disagree with the SHLAA categorisation for this site – consider that the C classification is incorrect and should be revised upwards. Disputed points on the SHLAA record are: - It currently says that the site has nature conservation value, but it is considered that the site is poor semi improved grassland with little ecological value. - It currently states that the site is Green Belt and it is not. - It currently states that the site is visually prominent and it is considered that although a small percentage of the site may be visually prominent, the specific development area suggested is concealed behind mature hedgerows and trees. - It currently states that the site is subject to flood risk but the majority of the site is unaffected.	Agree that the classification could be revised to a B based on the additional information submitted. Revise SHLAA record and reduce the size of the site and the capacity to reflect this. NO CHANGE TO PLAN RECOMMENDED
1 x	CH085a		Large site assessment forms states it is in the settlement boundary in policy box it is marked 3 which is open countryside in the	These sites are located within the settlement boundary and therefore the SHLAA policy box should be amended to reflect this.

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			SHLAA.	NO CHANGE TO PLAN RECOMMENDED
Pyatt	CH092 & CH096		Should be included for housing, as part of one site is brown field formally a tip.	CH092 is considered unsuitable for development because of landscape quality, intrusion into open countryside and adjacent to SBI. CH096 is considered unsuitable for development because of landscape quality and intrusion into open countryside. NO CHANGE TO PLAN RECOMMENDED
1 x public	CH093		The above sites would add approx 700 houses to this area of Cheadle which already has a very large estate with one single access onto the main Cheadle-Teian road. This road is already probably the busiest road in and out of Cheadle giving access for HGV's onto the A50/M6 complex.	The Council seeks advice from the Highways Authority regarding access and capacity. A Traffic Assessment would be necessary to determine the potential impact arising from new development and the highway infrastructure improvements that would be necessary to mitigate any negative impacts. NO CHANGE TO PLAN RECOMMENDED
Wright-Bevans	CH148		Would like to release land for development.	Development of CH148 would create significant intrusion into open countryside. The Green Belt Review has indicated that this area makes a significant contribution towards the purposes of Green Belt and is not recommended for release. NO CHANGE TO PLAN RECOMMENDED
Public	Cheadle North adj to CH134A	Housing		Area does not relate well to the settlement and is located within Green Belt. The Green Belt Review recommends that this area is retained as it makes a significant contribution to the Green Belt. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	CH165	Housing	This site is proposed in the SHLAA for up to 26 houses. Site ought not to be	The Green Belt Review has indicated that this area makes a significant contribution towards the purposes

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			proposed as a large housing site. If only partially developed for dormer bungalows no more than 4 or 6 units would be likely to be achievable on the site.	of Green Belt and is not recommended for release. NO CHANGE TO PLAN RECOMMENDED
Public	Opposite JCB (CH168)	Housing / Retail	Minimal impact on existing housing. Could provide space for development of schools and other amenities.	See SHLAA site CH168. The area does not relate well to the settlement and is also in Green Belt. The Green Belt Review recommends that this area makes a contribution towards the purposes of the Green Belt. and is retained. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land at Friars Close	Housing	Site is outside development boundary and in the Green Belt. Site is within walking distance of the town centre. Land is in agricultural use. Semi-mature trees on site and wood to the west. Area naturally hilly and characterised by narrow roads. (0.73 ha)	Create SHLAA record Site relates relatively well to the existing settlement however is located in Green Belt and important landscape to the setting of the settlement. Green Belt Review recommends that this area makes a contribution towards the purposes of the Green Belt and is retained. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land at Harewood Grange Farm	Mixed use – residential and employment	Site would constitute infill development, brownfield land, access available, site available immediately.	Create SHLAA record. The area does not relate well to the settlement and is also in Green Belt. The Green Belt Review recommends that this area makes a contribution towards the purposes of the Green Belt. and is retained. NO CHANGE TO PLAN RECOMMENDED
Alton				
	AL024		Reconsider SHLAA B classification on this site. The land at the rear of the cottage is covered by a T.P.O. and is a designated priority habitat as a Traditional Orchard in accordance with the Habitats Directive Section 41 .It is listed on the national	Amend SHLAA record to reflect comments submitted. The site is not recommended as a Preferred Option Site. NO CHANGE TO PLAN RECOMMENDED

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			database Ref (STAF0666) There is also an example of a historic Staffordshire, also known as Irish, stone walling on the site. This type of walling is recognised as a feature to be conserved in the context of the Churnet Valley Master Plan. These features and its habitat status suggest you should consider the site as a Heritage Asset and re classify it . Our view is it should be removed completely from the Site Allocations list in Alton currently being consulted on.	
Agent / Landowner	Land at The Stone House, Malthouse Road	Housing	Large garden to The Stone House in a sustainable location close to the village centre.	Create SHLAA record Site is located outside the development boundary but is well related to the settlement. However the site is located in a sensitive location within the Conservation Area. Not considered appropriate to allocate the site as a preferred option for housing. NO CHANGE TO PLAN RECOMMENDED
Public			Area to the east of Nabb Lane and to the south of Denstone Lane could be an area for development. (No map supplied)	Nabb Lane and Denstone Lane form a clear edge to the Alton village development boundary. Not considered to be an appropriate location to extend the boundary as it is not an area currently developed and is dissected from the main village by Denstone Lane which has high levels of traffic. NO CHANGE TO PLAN RECOMMENDED
Biddulph Moor				
Agent – Fisher German, Owner - Lichfield Diocesan Board	(Small Part of) BM012, Church Lane		Would like to see land identified as a housing site. It comprises a small part of BM012 in the Green Belt, and 2 other parcels of land in the existing settlement boundary. Together the parcels of land	The site is too small for a housing allocation. The part of the site within the existing development boundary could come forward for development at any time as it is within the existing settlement boundary.

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			would form a contiguous development site that would be served by a cul-de-sac off Church Lane at or close to the existing access point. The development of this predominantly brownfield site would provide 3 units for local needs. The site is owned by the Church of England and available and deliverable immediately. Support removal of the triangle of land from the Green Belt as it would allow for a more rational and defensible boundary with a well defined line running between the rear boundaries of two existing dwellings 'Conifers' and 'The Laurals'. This area suffers from Japanese Knotweed and its inclusion within a development site would ensure safe eradication.	In terms of adjusting the settlement boundary to include the part of the site which is located in the Green Belt, the Green Belt Review identifies areas of land which can be considered for release from the Green Belt and these will meet the anticipated housing requirements for Biddulph Moor without the need to adjust the Green Belt boundary anywhere else in the village. NO CHANGE TO PLAN RECOMMENDED
x 1	BM014a		Should remain green belt. Not suitable for housing, Biddulph Moor is already under stress from additional traffic. Road access is not good to the Moor, and has been under more strain recently. Housing brings even more problems, road junctions are not safe as there are many parked cars blocking views, the listed area would greatly increase this as this point is the worst bottleneck in the village more so than any other.	The Council's Green Belt Review which has recently been published, recommends that this area could be considered for release from the Green Belt. It is recommended that this site could be suitable as a preferred options site. AMEND PLAN
x 1	BM035		Should remain green belt - not suitable for housing. Objection due to road access. The Biddulph Moor community is subjected to increasing vehicles on the road, but junctions and access are not suitable.	The Council's Green Belt Review which has recently been published, does not recommend that this area could be considered for release from the Green Belt. AMEND PLAN

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Agent / Landowner	Adj to 310 New Street	Housing	Vacant buildings and land. Access directly off New Street. Site available.	A SHLAA record will be created to cover this area. However, initial investigations show that the site is located in Green Belt and is part of important landscape to the setting of the settlement. The Council's Green Belt Review which has recently been published, does not recommend that this area should be considered for release from the Green Belt. The Green Belt Review identifies areas of land which can be considered for release from the Green Belt and these will meet the anticipated housing requirements for Biddulph Moor without the need to adjust the Green Belt boundary anywhere else in the village. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	MCL, New Street	Employment	Consider that the land should be released from the Green Belt and allocated as an employment site. Existing business occupies 1 ha. Proposed area for expansion is 3.4 ha. MCL is a significant employer in the area and needs space to expand and create new employment. There are no other sites in Biddulph. Expansion would enable goods vehicles to be able to circulate safely and enable further buildings to be constructed for manufacture and indoor storage which would support improved productivity and be more visually appealing.	Create SHLAA record. The site is located in Green Belt. The Council's recently published Green Belt Review has assessed areas around Biddulph Moor for potential development in the context of not causing harm to the Green Belt. The study recommends that this area is retained as Green Belt. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land at Trent Head Farm	Housing	Land is suitable for a residential development open market/affordable or for elderly persons accommodation (1.1ha)	A SHLAA record will be created to cover this area. The site is located in the Green Belt. The recently published Green Belt Review recommends that this area is retained as Green Belt. The land is separated from the existing built up area of Biddulph Moor and

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				there are sites available to meet Biddulph Moor's anticipated housing needs which would have less impact on the Green Belt and relate better to the existing settlement. NO CHANGE TO PLAN RECOMMENDED
Public x 2	Old disused workings at the junctions of 'Under the Hill' and 'Over the Hill'	Housing	No map supplied so exact location of site is unknown.	A SHLAA record will be created for this area. This area is located in the Green Belt. The recently published Green Belt Review recommends that this area is retained as Green Belt. The land is separated from the existing built up area of Biddulph Moor and there are sites available to meet Biddulph Moor's anticipated housing needs which would have less impact on the Green Belt and relate better to the existing settlement. If the site is brownfield and / or contains existing buildings, some development may be permitted if it is in line with national planning policy set out in the NPPF. NO CHANGE TO PLAN RECOMMENDED
Public	Site on Church Lane where abandoned old cars have been left to rot.	Housing	No map supplied so exact location of site is unknown.	The whole of Church Lane is in the existing settlement boundary so development on this land could come forward independently of the Local Plan process so no allocation is needed. NO CHANGE TO PLAN RECOMMENDED
Public	Infill along New St, Spode Farm	Housing		This area is too small for an allocation. In terms of adjusting the settlement boundary to include this area, the Green Belt Review identifies areas of land which can be considered for release

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				from the Green Belt and these will meet the anticipated housing requirements for Biddulph Moor without the need to adjust the Green Belt boundary anywhere else in the village. NO CHANGE TO PLAN RECOMMENDED
Public	Infill at the top of Woodhouse Lane between 'Over the Hill' and Church Lane	Housing		This area (SHLAA ref BM012) has previously been assessed as a 'C' Class and recent information from the Council's Green Belt Review confirms this position. The land is not recommended for release from the Green Belt. NO CHANGE TO PLAN RECOMMENDED
Resident in Response to Housing Needs Survey	Barrage Road	Housing	No map supplied so exact location of site is unknown.	A SHLAA record will be created for this area. This area is located in the Green Belt. The recently published Green Belt Review recommends that this area is retained as Green Belt. The land is separated from the existing built up area of Biddulph Moor and there are sites available to meet Biddulph Moor's anticipated housing needs which would have less impact on the Green Belt and relate better to the existing settlement. NO CHANGE TO PLAN RECOMMENDED
Resident in Response to Housing Needs Survey	Old derelict cottage, Barrage Road	Housing		A SHLAA record will be created for this area. This area is located in the Green Belt. The recently published Green Belt Review recommends that this area is retained as Green Belt. The land is separated from the existing built up area of Biddulph Moor and there are sites available to meet Biddulph Moor's anticipated housing needs which would have less impact on the Green Belt and relate better to the existing settlement.

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				Improvements to / conversion of the building could be acceptable (subject to planning policy). NO CHANGE TO PLAN RECOMMENDED
Resident in Response to Housing Needs Survey	Derelict Cottage and outbuildings, Crowborough Road	Housing		A SHLAA record will be created for this area. This area is located in the Green Belt. The recently published Green Belt Review recommends that this area is retained as Green Belt. The land is separated from the existing built up area of Biddulph Moor and there are sites available to meet Biddulph Moor's anticipated housing needs which would have less impact on the Green Belt and relate better to the existing settlement. Improvements to / conversion of the building could be acceptable (subject to planning policy). NO CHANGE TO PLAN RECOMMENDED
Blythe Bridge and Forsbrook				
Owner / Agent	BB027		Close to railway station and bus stop, good transport links and local facilities, site is occasionally used for grazing – but have had problems with crime and vandalism including fly tipping. Site is ideal for dwellings due to its positioning, outlook of existing properties will be maintained.	This site was included as a residential option during the options consultation. The SHLAA record attracts a 'B' classification (also BB028). Sites BB027/BB028 were not recommended for release from the Green Belt in the Council's Green Belt Review. Amend SHLAA record suitability to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. AMEND PLAN
Mr Sammons	BB050		Site seems like a logical extension to	(see SHLAA form – site is within flood risk). Note the

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			BB054 as it is almost surrounded by housing. Would need open space along brook and housing to face brook.	Council's SFRA identifies flood risk issues across the entire site. Site does not abut BB054. Both sites appear to be in separate ownership. BB050 is now 'landlocked' given approval SMD/2014/0016. NO CHANGE TO PLAN
Planning Together Group (Mrs McManus)	Uttoxeter Road, Forsbrook	Housing	Access off Uttoxeter Road. Would include DC027, BB002 and BB087 SHLAA sites. Well screened sustainable location. Part brownfield. Areas outside Floodzone 1 would be utilised for Suds, landscaping and open space. Would significantly boost housing supply. Site could accommodate up to 750 dwellings. Owners have signed agreement to move the site forward. (62 hectares)	Create new single SHLAA record for areas proposed not covered by sites DC027/BB002/BB087. This single site would not be suitable owing to scale (landscape/greenbelt impacts). Although part of this area is recommended for release from Green Belt in Green Belt Review, given the much smaller scale of residual housing requirement for village, the whole of this area theoretically recommended for release, would not warrant release. New SHLAA site record could be considered as sub-plots – SHLAA suitability of these would have to consider landscape and Green Belt evidence etc. Sites abutting or closer to existing built up areas would attract a higher suitability rating. NO CHANGE TO PLAN
Brown Edge				
Walchester	(various)		There are a number of significant failings in the SHLAA process that has been undertaken and its findings. As the SHLAA has been used to identify the potential development sites in the Options consultation this has caused a major failing in the validity of that document. Key matters are:	Where land is within the Green Belt it has been recorded as such on the SHLAA record. The SHLAA examined the built up area of Brown Edge and assessed some areas to consider their potential for housing development. These areas were either suggested by landowners / agents or identified by Council planning officers. Proposals for sites to be assessed can be sent to the Council at any time.

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			1 The Green belt status of some of the sites has not been fully acknowledged. The SHLAA did not consider non Green belt sites in built up areas. There should have been an intermediate stage between the SHLAA and the production of the Options Consultation that discounted Green belt sites unless there were in sufficient non-greenbelt sites. The greenbelt sites located south-west of Brown Edge (such as BE028, BE044, BE045, BE045, BE060, BE060a) need to be considered and preserved as an important and key separation between Brown Edge and Stoke –on Trent Boundary . 2. Inconsistency - There is an inconsistency between individual assessments. Some sites are considered in Greenbelt but not others .Some considered unsuitable being outside settlement boundary BE048 but similar sites such as BE044 -45 are classed differently. “Potentially suitable with careful design to reflect landscape setting”, numerous other examples of this exist. 3. Character – Assessments refer to the ‘rural character ‘as being undermined by residential development. There is no evidence of a character assessment of the village only a landscape assessment of	There is a presumption in favour of development for sites outside of the Green Belt and within the built up area (subject to amenity and design being satisfactory as well as the land not being designated for any other purpose). Any planning consents which are awarded within the built up area will count towards the housing requirements for that settlement. The Council has recently published its Green Belt Review which considers the overall impact of development on all Green Belt sites included in the Options Consultation and this information has been used to inform the Preferred Options – only BE032 and BE041 have been recommended for consideration for release from the Green Belt in this study. Further assessment of the Council’s old ‘visual open space’ designations from the previous Local Plan will take place in the form of a study the Council will shortly commission covering landscape impact, historic impact and visual open space. The results of this study will be available in time to inform the content of the submission version of the Local Plan. The land is also designated as public open space. There is a shortage of public open space in the District and there are other sites available to meet Brown Edge’s needs without adversely impacting upon the Green Belt so it is not considered necessary to allocate Public Open Space for Development. Also, allocating public open space for housing does not comply with national policy set out in NPPF paragraph 74 which protects existing open space from redevelopment unless it is surplus to requirements or

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			the district and villages within. Residential development should not undermine the character of the village, with careful design to respect the existing character. These sites should have been included in the SHLAA. Developing smaller sites in the village would fit in with the character of the village . 4 Location in sustainability terms – in Brown Edge the sites to the South of the village are closer to shops etc, but the main services like the schools, playing fields and church are located in the northern part of the village , therefore any housing development would benefit from being centrally located. 5. With reference to Open Space /PPG17 audit and Local Plan and landscape assessment –Brown Edge site BE037 has been termed as ‘visual open space’ and a “natural and semi natural open space” deemed unsuitable for development. However it is not identified as recreational land. It is described as unused land which is overgrown. The audit is therefore incorrect and this site has been dismissed without proper consideration. Consequently, the SHLAA that underpins the consideration of options needs to be redone more robustly and consistently. To discount them at the SHLAA stage is	could be replaced in a sustainable location or the development is for alternative sports and recreational provision the need for which outweighs the loss of the land. NO CHANGE TO PLAN RECOMMENDED

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			preventing a proper consideration of the merits and disadvantages of the sites, and a comparison between them.	
1 x public	BE041, BE044, BE045		Green Belt farming land should not be used.	The Council has recently published its Green Belt Review which considers the overall impact of development on all Green Belt sites included in the Options Consultation and this information has been used to inform the Preferred Options – only BE032 and BE041 have been recommended for consideration for release from the Green Belt in this study and of those, only BE041 is recommended as a preferred option. AMEND PLAN
Public	Open space Sytch Road	Housing	No comments	This is identified as public open space on the proposals map. Further details can be found in the PPG17 AUDIT on the Council's website. There is generally a shortage of public open space in the area so the Council would not look to allocate it for development unless there are exceptional circumstances. There are other sites in the village which could meet Brown Edge's housing requirements without the need to use Public Open Space. NO CHANGE TO PLAN RECOMMENDED
Public	Site next to BE003a	Housing	No comments	This site is in the settlement boundary so could come forward independently of the Local Plan. The land is considered to be too small for an allocation. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land adj to BE032 / ADD06	Housing	In same ownership and could be extension to BE032	This area has been the subject of a Sustainability Appraisal with the results as follows: the proposed delivery of circa 18 dwellings is considered to have a significant positive effect. Similarly, the site's low

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				ecological value is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets. The Council's Green Belt Review which has recently been published, recommends that this area could be considered for release from the Green Belt. However, only BE041 is recommended as a preferred option as that site alone could potentially accommodate all of Brown Edge's anticipated housing requirements and development at this key entrance point to the village (i.e. BE032) would potentially have a greater visual impact. AMEND PLAN
Cheddleton				
7 x public	CD002		The suitability of this site should be changed to 3 - unsuitable as it is a Greenfield site due to its location and scale and is not in line with Government policy. Does not align with Government Policy to protect Green Belt land. Does not align with the National Planning Policy Framework regarding Green Belt in that this proposal will effectively join Cheddleton to Wetley Rocks and encroaches onto the countryside. Site does not meet the sustainability objectives as detailed in the National Policy Planning	SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making. As set out in the Spatial Strategy of the adopted Core Strategy, in order to meet its objectively assessed

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			Framework. No consideration has been given to the accessibility to and from this site by foot or cycle. Site has an infrequent bus service to other parts of North Staffordshire. 'Available access' should provide details of the significant history or road accidents in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area. We consider that the current provision could not cope with the capacity of development on this scale. All wildlife should be considered as important. 'Additional comments' should be amended to reflect this.	housing needs, the Council recognises the need to identify allocations around certain settlements which wholly or partly lie within the Green Belt. Therefore in some cases Green Belt sites have been suggested (although the preference is to allocate non-Green Belt land, all else being equal). The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that site CD002 was 'recommended for release under exceptional circumstances'. Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments. The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process. The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation. Only where deemed relevant would ecological issues be referenced in the site summaries. NO CHANGE TO PLAN RECOMMENDED

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16 x public	CD003		The suitability of this site should be changed to '3' Unsuitable as it is a greenfield site due to its location and scale and is not in line with Government policy to protect greenbelt land. Does not align with the National Planning Policy Framework regarding GreenBelt in that this proposal will effectively join Cheddleton to Wetley Rocks and encroaches onto the countryside. Site does not meet the sustainability objectives as detailed in the National Planning Policy Framework. No consideration has been given to the accessibility to and from this site by foot or cycle. Site has an infrequent bus service to other parts of North Staffordshire. 'Available access' should provide details of the significant history or road accidents in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area. We consider that the current provision could not cope with the capacity of development on this scale. All wildlife should be considered as important. 'Additional comments' should be amended to reflect this.	SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making. As set out in the Spatial Strategy of the adopted Core Strategy, in order to meet its objectively assessed housing needs, the Council recognises the need to identify allocations around certain settlements which wholly or partly lie within the Green Belt. Therefore in some cases Green Belt sites have been suggested (although the preference is to allocate non-Green Belt land, all else being equal). The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that site CD003 was 'recommended for release under exceptional circumstances'. Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments.

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				The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process. The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation. Only where deemed relevant would ecological issues be referenced in the site summaries. NO CHANGE TO PLAN RECOMMENDED.
2 x public	CD004		The suitability of this site should be changed to 3 - unsuitable as it is a Greenfield site due to its location and scale and is not in line with Government policy. Does not align with Government Policy to protect Green Belt land. Does not align with the National Planning Policy Framework regarding Green Belt in that this proposal will effectively join Cheddleton to Wetley Rocks and encroaches onto the countryside. Site does not meet the sustainability objectives as detailed in the National Policy Planning Framework. No consideration has been given to the accessibility to and from this site by foot or cycle. Site has an infrequent bus service to other parts of North Staffordshire. 'Available access' should provide details of the significant history or road accidents	SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making. As set out in the Spatial Strategy of the adopted Core Strategy, in order to meet its objectively assessed housing needs, the Council recognises the need to identify allocations around certain settlements which wholly or partly lie within the Green Belt. Therefore in some cases Green Belt sites have been suggested (although the preference is to allocate non-Green Belt land, all else being equal). The Council recently published a Green Belt Review

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			in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area. We consider that the current provision could not cope with the capacity of development on this scale. All wildlife should be considered as important. 'Additional comments' should be amended to reflect this.	for the District, the results of which will be fed into decision-making. Note that site CD004 was 'not recommended for release' from the Green Belt. Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments. The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process. The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation. Only where deemed relevant would ecological issues be referenced in the site summaries. Amend SHLAA record suitability to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. AMEND PLAN
2 x public	CD007		The suitability of this site should be changed to 3 - unsuitable as it is a Greenfield site due to its location and scale and is not in line with Government	SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3

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			policy. Does not align with Government Policy to protect Green Belt land. Does not align with the National Planning Policy Framework regarding Green Belt in that this proposal will effectively join Cheddleton to Wetley Rocks and encroaches onto the countryside. Site does not meet the sustainability objectives as detailed in the National Policy Planning Framework. No consideration has been given to the accessibility to and from this site by foot or cycle. Site has an infrequent bus service to other parts of North Staffordshire. 'Available access' should provide details of the significant history or road accidents in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area. We consider that the current provision could not cope with the capacity of development on this scale. All wildlife should be considered as important. 'Additional comments' should be amended to reflect this.	SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making. As set out in the Spatial Strategy of the adopted Core Strategy, in order to meet its objectively assessed housing needs, the Council recognises the need to identify allocations around certain settlements which wholly or partly lie within the Green Belt. Therefore in some cases Green Belt sites have been suggested (although the preference is to allocate non-Green Belt land, all else being equal). The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that site CD007 was 'not recommended for release' from the Green Belt. Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments. The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options

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				process. The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation. Only where deemed relevant would ecological issues be referenced in the site summaries. Amend SHLAA record suitability to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. AMEND PLAN
1 x public	CD008		The suitability of this site should be changed to 3 - unsuitable as it is a Greenfield site due to its location and scale and is not in line with Government policy. Does not align with Government Policy to protect Green Belt land. Does not align with the National Planning Policy Framework regarding Green Belt in that this proposal will effectively join Cheddleton to Wetley Rocks and encroaches onto the countryside. Site does not meet the sustainability objectives as detailed in the National Policy Planning Framework. No consideration has been given to the accessibility to and from this site by foot or cycle. Site has an infrequent bus service to other parts of North Staffordshire. 'Available access' should provide details of the significant history or road accidents	SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making. As set out in the Spatial Strategy of the adopted Core Strategy, in order to meet its objectively assessed housing needs, the Council recognises the need to identify allocations around certain settlements which wholly or partly lie within the Green Belt. Therefore in some cases Green Belt sites have been suggested (although the preference is to allocate non-Green Belt land, all else being equal). The Council recently published a Green Belt Review

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			in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area. We consider that the current provision could not cope with the capacity of development on this scale. All wildlife should be considered as important. 'Additional comments' should be amended to reflect this.	for the District, the results of which will be fed into decision-making. Note that site CD008 was 'not recommended for release' from the Green Belt. Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments. The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process. The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation. Only where deemed relevant would ecological issues be referenced in the site summaries. Amend SHLAA record suitability to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. AMEND PLAN
Mr and Mrs Unstead	CD030		Good use of brownfield land with direct access onto main road.	Site currently in SHLAA as a 'C' This site was classified as a C in the SHLAA owing to the requirement to clear this site to agricultural land as

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				part of legal agreement to consent 08/01715 on the Pointons complex. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that land at CD030 was not recommended for release from the Green Belt. NO CHANGE TO PLAN
1 x public	CD030		The suitability of this site should be changed to 3 - unsuitable as it is a Greenfield site due to its location and scale and is not in line with Government policy. Does not align with Government Policy to protect Green Belt land. Does not align with the National Planning Policy Framework regarding Green Belt in that this proposal will effectively join Cheddleton to Wetley Rocks and encroaches onto the countryside. Site does not meet the sustainability objectives as detailed in the National Policy Planning Framework. No consideration has been given to the accessibility to and from this site by foot or cycle. Site has an infrequent bus service to other parts of North Staffordshire. 'Available access' should provide details of the significant history or road accidents in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area. We consider that the current provision	The site already attracts a '3' suitability score in the SHLAA and was therefore not included as an 'option'. SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making. As set out in the Spatial Strategy of the adopted Core Strategy, in order to meet its objectively assessed housing needs, the Council recognises the need to identify allocations around certain settlements which wholly or partly lie within the Green Belt. Therefore in some cases Green Belt sites have been suggested (although the preference is to allocate non-Green Belt land, all else being equal). The Council recently published a Green Belt Review for the District, the results of which will be fed into

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			could not cope with the capacity of development on this scale. All wildlife should be considered as important. 'Additional comments' should be amended to reflect this.	decision-making. Note that land at CD030 was not recommended for release from the Green Belt. Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments. The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process. The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation. Only where deemed relevant would ecological issues be referenced in the site summaries. NO CHANGE TO PLAN
4 x public	CD060		The suitability of this site should be changed to 3 - unsuitable as it is a Greenfield site due to its location and scale and is not in line with Government policy. Does not align with Government Policy to protect Green Belt land. Does not align with the National Planning Policy Framework regarding Green Belt in that this proposal will effectively join Cheddleton to Wetley Rocks and	SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making.

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			encroaches onto the countryside. Site does not meet the sustainability objectives as detailed in the National Policy Planning Framework. No consideration has been given to the accessibility to and from this site by foot or cycle. Site has an infrequent bus service to other parts of North Staffordshire. 'Available access' should provide details of the significant history or road accidents in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area. We consider that the current provision could not cope with the capacity of development on this scale. All wildlife should be considered as important. 'Additional comments' should be amended to reflect this. There appears to be a certain inconsistency in the site assessment forms. For example CD060 - under strengths / opportunities quotes this site has 'large, relatively flat' and at the same time talks about the site 'slopes down to the valley to the east'. This site is not flat at all and any housing would be very visible not just as quoted 'may be more visible from the north'. Forms CD007/008/015 talk of important landscape setting to settlement. No mention of this for CD060.	As set out in the Spatial Strategy of the adopted Core Strategy, in order to meet its objectively assessed housing needs, the Council recognises the need to identify allocations around certain settlements which wholly or partly lie within the Green Belt. Therefore in some cases Green Belt sites have been suggested (although the preference is to allocate non-Green Belt land, all else being equal). The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that site CD060 was 'not recommended for release' from the Green Belt. Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments. The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process. The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation. Only where deemed relevant would ecological issues be referenced in the site summaries.

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				The description is not considered inconsistent as the field is not described as totally flat; only relatively flat, and it does slope in places, as described in the text. The summary text quoted has been taken out of context and is not considered incorrect. Obviously there is no reference to important landscape setting at this location because it was not identified as such in the 2008 LSCA (unlike the other sites quoted). Amend SHLAA record suitability to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. AMEND PLAN
Carey Kent	CD060		The land is C classification as is not flat and has undulations. The field at the uppermost part of the proposals is Heritage land, known as Carnival Field and is historically used for Villagers.	Land is currently B class in SHLAA and was one of consultation sites. See paras 2.6 – 2.25 in the accompanying “STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY” document. Suitable sites can include greenfield sites in the Green Belt. The site description is not considered inconsistent as the field is not described as totally flat; only relatively flat, and it does slope in places, as described in the text. The site is not covered by any heritage designations (although the western part is described as ‘remnant historic landscape’ in the 2008 LSCA). (With regards listed Ashcombe Park) the Council also consults with its conservation officer as part of the Local Plan preparation process. The Council will be

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				commissioning further evidence regarding heritage and landscape impact as part of its emerging Local Plan work. Amend SHLAA record suitability to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. NO CHANGE TO PLAN RECOMMENDED
2 x public	CD069		The deliverability assessment for site CD069 appears to be incorrect for the following reasons. Suitability The site has been scored as 2 for Suitability on the basis that it is allegedly a greenfield site, despite also being described as a 'Vale View leftover'. Under Weaknesses/Constraints, the greenfield designation is acknowledged to be nominal and is further undermined by the inclusion of CD069A as a site option. Suitability for CD069 should therefore be scored as 1. Summary CD069 is scored on both Availability and Achievability as 1 and, for the reasons stated above, should also be scored as 1 on Suitability. Accordingly CD069 should be classified as a 3.	The assessment of the site's greenfield status is based on the definition contained in NPPF glossary. The site's '2' suitability does not solely relate to this factor. Refer to paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document. CD069A was the 'net' area of the wider CD069, taking into account topography and how this would affect suitability (deliverability). However site record requires slight amendments to text to reflect conservation officer (and other statutory consultee) comments. However as site already lies within the village development boundary it is not considered necessary to allocate this site as residential proposals could arise at any time. AMEND PLAN
2 x public	CD074		Availability of CD074 should be graded 3 not 2 for Availability given the operational constraints associated with the site. Physical access onto Hollow Lane is	The availability/suitability/achievability ratings in the SHLAA are based on paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3

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			opposite the school, a busy and sometimes dangerous thoroughfare in the centre of the old part of the village. Access onto Park Lane is completely impractical given it is a single track lane and at its junction with Hollow Lane passes through a deep cutting with limited visibility. Achievability CD074 should be graded 3 not 1 for Achievability. The site is in the Cheddleton conservation area, posing planning obligations that are unlikely, indeed should not be, overcome.	SUMMARY" document. Operational constraints (such as a site's access arrangements) would not impinge upon a site's <i>availability</i>, although are relevant to the <i>suitability</i> rating. The site is already given a '3' suitability rating owing to access issues. The NPPF does not rule out the making of allocations within conservation areas; and it is not agreed that this factor alone would make a scheme unviable. NO CHANGE TO PLAN
Wainman on behalf of Arnold	CD082		CD082 the site is outside the current and proposed development/settlement boundary and is in the Green Belt and Village Conservation Area. Located at Northern entrance to village residential development on this site would not be incongruous and would have less impact On the Green Belt than the other proposed sites. None of the trees around the site would be affected. The proposed development on the site would in effect be infill development between the properties on Cheadle Road and those on Hollow Lane. The site would be easily accessed from Cheadle Road; the current public footpath could be integrated with the proposed layout of 5 detached houses. Developing smaller sites, like this, in the village would have less impact on the Green Belt and character of the village.	Site currently in SHLAA as a 'C' owing to a number of factors as set out in the site assessment summary. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that land at CD082 was not recommended for release from the Green Belt. NO CHANGE TO PLAN

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
Docksey	CD095		Appropriate for additional employment land. Not enough land in Leekbrook has been identified for employment purposes.	Site currently in SHLAA as a C. Not that this suitability rating relates to potential <i>housing</i> (not employment). The Council also has a strategic employment land database which also considers issues of suitability and availability of potential employment sites. The Council has also carried out a sustainability appraisal of employment site options. Note that for the purposes of Spatial Policy SS3, Leekbrook falls within the Leek area [see also Pol SS5A]. Consider that it is appropriate to allocate this site for employment use in Preferred Options, given the residual requirements for industrial land for Leek, and given the industrial nature of adjacent uses; and proximity to the Core Strategy 'broad location for employment' (off Brooklands Way). AMEND PLAN TO INCLUDE AS PREFERRED OPTION SITE
2 x public	CD098		The deliverability assessment for site CD099 appears to be incorrect. The Availability score of 2 is questionable as the site is accessible from Grange Farm and CD098 /CD069. Given previous development of the Grange Banks, these sites can be developed and scored 1 for Availability. The suitability score of 3 if based on Visual Open Space of a formal assessment by SMDC using the guidelines Review of Landscape and Settlement Character Assessment of the	A site's availability is not related to its accessibility. VOS designation is not the only determinant of suitability. The LSCA VOS assessments clearly list 'character' as a criterion. There is no requirement that VOS be publically accessible either, to be considered suitable as VOS. Existing VOS designations will be reviewed in Summer 2016 once results of the Council's Landscape, Local Greenspace and Heritage Impact Study are known.

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			Staffordshire Moorlands. More accurately the assessment could identify Character, which this site lacks and does not contribute to the neighborhood. The site, includes CD099, contains 3 nondescript fields one is unkempt and unsightly, beyond this is the cauldron canal and Churnetside Business park. It is not a public amenity, there are no visible public footpaths and no access to VOS, to the north of the site is an industrial site for which such views serve no purpose. There are no meaningful views internally or externally. The site does not form a significant break between developments within a settlement due to its location behind Grange Farm. For these reasons the VOS designation is inappropriate. This is one of the few sites proposed for development in Cheddleton that is within the existing village boundary and would not require encroachment on to the Green Belt. Therefore the site is already scored as 1 for Achievability, its Availability score should be 1, its Suitability score should be 1 or 2. The site's overall classification should be re-classified.	The LSCA map identifies 'significant views' out of sites CD098/CD099 to the north. Site CD098 will be amended to refer to '1' availability, given owner has signified interest through submission of a SHLAA rep. Site CD099 cannot realistically be rated availability '1' because there is no owner approach; and no recent planning history for residential use. Both sites would appear dependent upon the single width sloping access track serving the Grange Farm; and the Council would also have to consider potential heritage issues of this arrangement given its listed status. For this reason CD099's achievability will be amended to '2' in line with CD098. Both sites deliverability will remain as 'C' given suitability scores. NO CHANGE TO PLAN
2 x public	CD099		The deliverability assessment for site CD099 appears to be incorrect. The Availability score of 2 is questionable as the site is accessible from Grange Farm and CD098 /CD069. Given previous development of the Grange Banks, these	A site's availability is not related to it's accessibility. VOS designation is not the only determinant of suitability. The LSCA VOS assessments clearly list 'character' as

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			sites can be developed and scored 1 for Availability. The suitability score of 3 if based on Visual Open Space of a formal assessment by SMDC using the guidelines Review of Landscape and Settlement Character Assessment of the Staffordshire Moorlands. More accurately the assessment could identify Character, which this site lacks and does not contribute to the neighborhood. The site, includes CD099, contains 3 nondescript fields one is unkempt and unsightly, beyond this is the cauldron canal and Churnetside Business park. It is not a public amenity, there are no visible public footpaths and no access to VOS, to the north of the site is an industrial site for which such views serve no purpose. There are no meaningful views internally or externally. The site does not form a significant break between developments within a settlement due to its location behind Grange Farm. For these reasons the VOS designation is inappropriate. This is one of the few sites proposed for development in Cheddleton that is within the existing village boundary and would not require encroachment on to the Green Belt. Therefore the site is already scored as 1 for Achievability, its Availability score should be 1, its Suitability score should be 1 or 2. The site's overall classification should be re-classified.	a criterion. There is no requirement that VOS be publically accessible either, to be considered suitable as VOS. Existing VOS designations will be reviewed in Summer 2016 once results of the Council's Landscape, Local Greenspace and Heritage Impact Study are known. The LSCA map identifies 'significant views' out of sites CD098/CD099 to the north. Site CD098 will be amended to refer to '1' availability, given owner has signified interest through submission of a SHLAA rep. Site CD099 cannot realistically be rated availability '1' because there is no owner approach; and no recent planning history for residential use. Both sites would appear dependent upon the single width sloping access track serving the Grange Farm; and the Council would also have to consider potential heritage issues of this arrangement given its listed status. For this reason CD099's achievability will be amended to '2' in line with CD098. Both sites deliverability will remain as 'C' given suitability scores. NO CHANGE TO PLAN

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2 x public	CD101		Availability CD101 should be graded 3 not 1 for Availability. The considerations for Availability include 'operational issues' and vehicular access to the site is either dangerous or impractical. Access at its eastern perimeter is onto Cheadle Road at a point where it bends, dangerously limiting visibility to those leaving the site, accessing the site or simply passing along Cheadle Road. The only other access is on its northern edge onto Fold Terrace, an unadopted track wholly unsuited to use by more vehicles, and then onto Hollow Lane, a largely single track lane already busy with traffic, especially during term time as Cheddleton school is located on it.	The availability/suitability/achievability ratings in the SHLAA are based on paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document. Operational constraints (such as a site's access arrangements) would not impinge upon a site's <i>availability</i>, although are relevant to the suitability rating. The site was rated availability '1' given the owner's recent approach. The suitability rating (3) takes into account access limitations, and other factors. The site is currently identified in the LSCA as VOS suitable for retention. Existing VOS designations will be reviewed in Summer 2016 once results of the Council's Landscape, Local Greenspace and Heritage Impact Study are known. NO CHANGE TO PLAN RECOMMENDED.
Agent / Landowner (Rob Duncan for Sugden Homes Ltd.)	Land off Ox Pasture, Cheddleton	Housing	Site has been identified as Visual Open Space in Local Plan Options Consultation. The site is available, suitable and deliverable for residential development, and the proposed visual open space (VOS) designation should be removed. The site as a whole extends to approximately 0.8 hectares and is capable of accommodating up to a maximum of 20-25 dwellings. The site is available to be brought forward for residential development within 5 years. Site located	The site is currently identified in the LSCA as VOS suitable for retention. Existing VOS designations will be reviewed in Summer 2016 once results of the Council's Landscape, Local Greenspace and Heritage Impact Study are known. NO CHANGE TO PLAN RECOMMENDED.

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			within the settlement boundary, is well enclosed, in a residential area, not located within a known flood risk area, disagree with assessment in the Council's Landscape and Settlement Character Study that the land should be retained as VOS. Client would be willing to part develop the site and leave a significant amount undeveloped as Public Open Space.	
3 x public	CD115		The suitability of this site should be changed to 3. It is a Greenfield site and should fall in line with Government Green Belt Policy. This proposal will effectively join Cheddleton to Wetley Rocks and does not meet the sustainability objectives as detailed in the National Policy Planning Framework. 'Available access' should provide details of the significant history of road accidents in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area. "Site features" should include reference to the north side of the site where development will impact on the amenity value to existing households. "Strengths/Opportunities" listed are not strengths: proposed access is inappropriate and unsafe on to Boucher and Ostlers due to narrow and congested lanes.	SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that site CD115 was 'not recommended for release' from the Green Belt. Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal,

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
				and been subject to Highways Officer comments. The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process. Site's proximity to housing estate is already referenced under Strengths/Opportunities. It is not agreed that this is not a strength (in terms of access potential and built form impacts). The summary information highlights a number of potential access arrangements onto this site: the acceptability of all of these will be assessed following consideration of detailed Highways Officer representations. Suitability to be changed to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. AMEND PLAN.
5 x public	CD118		The suitability of this site should be changed to 3. It is a Greenfield site and should fall in line with Government Green Belt Policy. This proposal will effectively join Cheddleton to Wetley Rocks and does not meet the sustainability objectives as detailed in the National Policy Planning Framework. Site has difficult and limited access. The site is too near the cricket field and access road to the sewage works used by Severn Trent. 'Available access' should provide details of the significant history of road accidents in this area. 'Additional comments' should	SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that site CD118 was 'not

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			provide a statement regarding the capacity of existing utilities in this area.	recommended for release' from the Green Belt. Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments. The Council consults with statutory consultees including internal Environmental Health Officers, and the Environment Agency, in its consideration of potential site allocations. The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process. Suitability to be changed to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. AMEND PLAN
Agent / Landowner	333 Cheadle Road	Housing	Access available through front cottage area or adjacent sites CD017 or CD019. Site is available and supported by owners.	Create SHLAA record The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land suggested was 'not recommended for release' from the Green Belt.

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				Record to be given suitability '3' and classification 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. NO CHANGE TO PLAN
Cheddleton PC & Public	Site between CD030 and CD008 Staffordshire Farmers Haulage Yard	Housing	Brownfield and suitable for redevelopment. Site is available and owners supportive of development	This is site CD012 in SHLAA database – although attracting a 'B' deliverability rating, as its anticipated yield was below 5x dwellings, it was not included as an option in the 2015 options consultation. Site is greenfield (residential gardens) aside from dwelling itself). Draft settlement boundary includes this property within it. Suitability to be changed to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. NO CHANGE TO PLAN
Agent / Landowner	Land adj to Caudon Canal	Housing	Site is within village development boundary and contiguous with other sites already in the SHLAA. Natural continuation of the Cheddleton park Avenue development. Could be appropriate as social housing. Site is available. (1.3 ha)	Create SHLAA record Note that site identified as visual open space in the 1998 Local Plan; and Landscape and Settlement Character Study considered this designation should be retained. Existing VOS designations will be reviewed in Summer 2016 once results of the Council's Landscape, Local Greenspace and Heritage Impact Study are known. Site appears to be affected by Floodzones 2/3. Close to Caudon Canal conservation area. Given the above issues record to be given suitability '3' and classification 'C'.

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				NO CHANGE TO PLAN
Endon				
EN007	2 x public		The potential plan, which includes location EN007, is based on incorrect information. The Plan states this is a flat over grown field. This is incorrect as the field slopes significantly from a high point at Endon Bank farm. The fields are not overgrown and are currently leased to another farm for cattle grazing and growth of grass for animal feed. The Plan states multiple access points. Incorrect there is one access point to EN007. The Plan states semi-rural views. Incorrect: there are completely undisturbed rural views to Lask Edge, Biddulph Moor and Brown Edge. The Plan states no flooding. This is incorrect as it is a well-documented fact that there are issues with drainage and floodwater emanating from these fields. Highway safety is also an issue as well as impact on wildlife and lack of infrastructure in the village.	The SHLAA summary does not state the site is flat, rather 'relatively flat..slopes up to West'. The reference to being overgrown was correct at the time of visit. The SHLAA record makes no reference to 'multiple access points', stating only that access is 'Via Mayfair Grove turning head'. However it is clear reading this record alongside adjacent site records (EN012/EN019/EN101) that were two or more of these sites proposed together, there would be multiple accessing options. The record does not state 'semi-rural views', stating '(Some) loss of open views'. The Council will consider the findings of its landscape evidence including the LSCA as part of the site allocations decision-making process. The record does not state there is no flooding. The record would however refer to the presence of EA flood risk zones across/near a site, where this is the case. However there are none affecting this site. The Council fully considers the views of statutory consultees the Environment Agency and County Lead Local Flood Risk Officer (in relation to flood risk); and also with County Highways Officer and infrastructure providers as part of the site allocations decision-making process. The Council recently completed a Phase I Ecology study for the District the results of which will also be

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				taken into account. It also consults with internal Countryside- and Trees Officers, and external organisations such as Natural England and Staffordshire Wildlife Trust. Minor amendment to 'available access' text in SHLAA record will be made to reflect that multiple accesses may be available (as part of wider scheme). NO CHANGE TO PLAN
EN012	3 x public		The potential plan, which includes location EN007, is based on incorrect information. The Plan states this is a flat over grown field. This is incorrect as the field slopes significantly from a high point at Endon Bank farm. The fields are not overgrown and are currently leased to another farm for cattle grazing and growth of grass for animal feed. The Plan states multiple access points. Incorrect there is one access point to EN007. The Plan states semi-rural views. Incorrect: there are completely undisturbed rural views to Lask Edge, Biddulph Moor and Brown Edge. The Plan states no flooding. This is incorrect as it is a well-documented fact that there are issues with drainage and floodwater emanating from these fields. Highway safety is also an issue as well as impact on wildlife and lack of infrastructure in the village.	Reference to 'flat' in Site Features and Strengths/Opportunities will be amended to 'relatively flat'. The record makes no reference to being overgrown. The SHLAA record makes no reference to 'multiple access points', stating only that access is 'turning head at end Hillswood Drive'. However it is clear reading this record alongside adjacent site records (EN007/EN019/EN101) that were two or more of these sites proposed together, there would be multiple accessing options. The record does not state 'semi-rural views', stating 'some loss of views'. The Council will consider the findings of its landscape evidence including the LSCA as part of the site allocations decision-making process. The record does not state there is no flooding. The record would however refer to the presence of EA flood risk zones across/near a site, where this is the case. However there are none affecting this site. The Council fully considers the views of statutory consultees the Environment Agency and County Lead

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
				Local Flood Risk Officer (in relation to flood risk); and also with County Highways Officer and infrastructure providers as part of the site allocations decision-making process. The Council recently completed a Phase I Ecology study for the District the results of which will also be taken into account. It also consults with internal Countryside- and Trees Officers, and external organisations such as Natural England and Staffordshire Wildlife Trust. Minor amendments will be made to 'site features' and 'Strengths/Opportunities' text as described above; and to 'available access' text to reflect that multiple accesses may be available (as part of wider scheme). NO CHANGE TO PLAN
2 x public	EN019		The potential plan, which includes location EN007, is based on incorrect information. The Plan states this is a flat over grown field. This is incorrect as the field slopes significantly from a high point at Endon Bank farm. The fields are not overgrown and are currently leased to another farm for cattle grazing and growth of grass for animal feed. The Plan states multiple access points. Incorrect there is one access point to EN007. The Plan states semi-rural views. Incorrect: there are completely undisturbed rural views to Lask Edge, Biddulph Moor and Brown Edge. The Plan states no flooding. This is incorrect as it is a well-documented fact	Reference to 'flat' in Site Features and Strengths/Opportunities will be amended to 'relatively flat' for the avoidance of doubt. The record makes no reference to being overgrown. The SHLAA record makes no reference to 'multiple access points', stating only that access is 'turning head at end Mayfair Grove (alternatively at 45 High View Road for EN101)'. However it is clear reading this record alongside adjacent site records (EN007/EN019/EN101) that were two or more of these sites proposed together, there would be multiple accessing options. The record does not state 'semi-rural views', stating 'Loss of some open views'. The Council will consider

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			that there are issues with drainage and floodwater emanating from these fields. Highway safety is also an issue as well as impact on wildlife and lack of infrastructure in the village.	the findings of its landscape evidence including the LSCA as part of the site allocations decision-making process. The record does not state there is no flooding. The record would however refer to the presence of EA flood risk zones across/near a site, where this is the case. However there are none affecting this site. The Council fully considers the views of statutory consultees the Environment Agency and County Lead Local Flood Risk Officer (in relation to flood risk); and also with County Highways Officer and infrastructure providers as part of the site allocations decision-making process. The Council recently completed a Phase I Ecology study for the District the results of which will also be taken into account. It also consults with internal Countryside- and Trees Officers, and external organisations such as Natural England and Staffordshire Wildlife Trust. Minor amendments to 'site features' and 'strengths/opportunities' text in SHLAA record as described above; and to 'available access' text to reflect that multiple accesses may be available (as part of wider scheme). NO CHANGE TO PLAN.
3 x public	EN101		The potential plan, which includes location EN007, is based on incorrect information. The Plan states this is a flat over grown field. This is incorrect as the field slopes significantly from a high point at Endon	Reference to 'flat' in Site Features and Strengths/Opportunities will be amended to 'relatively flat, sloping up to NE and NW' for the avoidance of doubt. The reference to being overgrown was correct at the time of visit.

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			Bank farm. The fields are not overgrown and are currently leased to another farm for cattle grazing and growth of grass for animal feed. The Plan states multiple access points. Incorrect there is one access point to EN007. The Plan states semi-rural views. Incorrect: there are completely undisturbed rural views to Lask Edge, Biddulph Moor and Brown Edge. The Plan states no flooding. This is incorrect as it is a well-documented fact that there are issues with drainage and floodwater emanating from these fields. Highway safety is also an issue as well as impact on wildlife and lack of infrastructure in the village.	The 'Available Access' and 'Additional Comments' text clearly discuss how the site may benefit from two access arrangements on its own; and considering adjacent site records (EN007/EN012/EN019) that were two or more of these sites proposed together, there would be multiple accessing options. The reference to 'semi-open views' in the summary text account of site topography and perimeter foliage [at the time of visit]. The Council will consider the findings of its landscape evidence including the LSCA as part of the site allocations decision-making process. The record does not state there is no flooding. The record would however refer to the presence of EA flood risk zones across/near a site, where this is the case. However there are none affecting this site. The Council fully considers the views of statutory consultees the Environment Agency and County Lead Local Flood Risk Officer (in relation to flood risk); and also with County Highways Officer and infrastructure providers as part of the site allocations decision-making process. The Council recently completed a Phase I Ecology study for the District the results of which will also be taken into account. It also consults with internal Countryside- and Trees Officers, and external organisations such as Natural England and Staffordshire Wildlife Trust. Minor amendments to 'site features' and 'strengths/opportunities' text in SHLAA record will be

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				made as described above. NO CHANGE TO PLAN
1 x	EN137		Site EN137 was originally part of the SHLAA site proposals. it should be reconsidered as a site suitable for approximately 10 dwellings. The site is clearly not in the Greenbelt and is currently within the village development boundary.	The site is currently identified in the LSCA as VOS but unsuitable for retention. Existing VOS designations will be reviewed in Summer 2016 once results of the Council's Landscape, Local Greenspace and Heritage Impact Study are known. The site lies within the village development boundary, so residential proposals could come forward at any time, subject to wider planning considerations NO CHANGE TO PLAN
1 x public	EN137		Small site suitable for a few houses. It has access to road (Clay Lake). Also easy access for all utilities and drainage. Other houses on Clay Lake have added extra houses in their gardens.	The site is currently identified in the LSCA as VOS but unsuitable for retention. Existing VOS designations will be reviewed in Summer 2016 once results of the Council's Landscape, Local Greenspace and Heritage Impact Study are known. The site lies within the village development boundary, so residential proposals could come forward at any time, subject to wider planning considerations. . NO CHANGE TO PLAN
	EN092 & EN108		Sites EN092 and EN108, which were originally SHLAA site proposals, should be re-considered (approximately 20-30 houses).	Both sites were given 'C' deliverability classifications for the reasons in the summary records, and therefore not mapped as an option in the consultation. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that neither site was recommended for release from the Green Belt. Both SHLAA records to retain '3' suitability/'C'

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
				deliverability classification; with reference to GB Review results added. NO CHANGE TO PLAN
Landowner	Adjacent to Hallwater Barn [EN108]	Housing	Support the inclusion of land adjacent to Hallwater Barn, accessed off Leek Main Rd using existing access. The proposal would be for 2 x 3 bed houses. Use existing access -Very low impact to neighbours / surrounding properties.	Site record EN108 currently has a 'C' classification for the reasons set out in the record. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt. SHLAA record to be updated to reflect Green Belt Review findings; to retain 'C' deliverability classification. NO CHANGE TO PLAN
1 x public	EN092		Large site unsuitable for small housing development, easy access to A53 and convenient availability for all utilities and drainage.	EN092 was given 'C' rating for the reasons in the summary record, and therefore not mapped as an option in the consultation. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt. SHLAA record to retain '3' suitability/'C' deliverability classification; with reference to GB Review results added. NO CHANGE TO PLAN
Sellers	EN024		As landowner, our original proposal was to include all the land between 150-210 Leek Road, Endon. However, only EN024 has	The site firstly excludes the area given permission for community garden use [SMD/2011/0873].

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			been included – query why this is the case?	Secondly most of the land suggested is affected by floodzones 2 and/or 3. The 0.43ha net area to <i>housing</i> site EN024 excludes this (as per NPPF policy on floodrisk): however commercial/industrial uses might be appropriate on that adjacent land affected by flood risk. The 2015 options consultation notionally showed the southern half of the total land suggested as potentially suitable for employment. In theory the employment element could be extended northeastward to include all the land suggested as far as 210 Leek Rd (aside from SMD/2011/0873 area). However the Council recently published a Green Belt Review for the District, which only recommended for release from the Green Belt, the southern half of this area (ie south of Platts Avenue): ie not the northern half. None of the site is proposed to be allocated for any use given results of the SFRA which identify flood risk issues in this area (and related Environment Agency comments); also the site falls within 'important landscape setting' to Endon according to LSCA. AMEND PLAN
Public	Land adj to EN024	Not specified	Ask why all the land between 150 – 210 Leek Road, Endon has not been included?	The site firstly excludes the area given permission for community garden use [SMD/2011/0873]. Secondly most of the land suggested is affected by floodzones 2 and/or 3. The 0.43ha net area to <i>housing</i> site EN024 excludes this (as per NPPF policy on floodrisk): however commercial/industrial uses might be appropriate on that adjacent land affected by flood risk. The 2015 options consultation notionally showed

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				the southern half of the total land suggested as potentially suitable for employment. In theory the employment element could be extended northeastward to include all the land suggested as far as 210 Leek Rd (aside from SMD/2011/0873 area). However the Council recently published a Green Belt Review for the District, which only recommended for release from the Green Belt, the southern half of this area (ie south of Platts Avenue): ie not the northern half. None of the site is proposed to be allocated for any use given results of the SFRA which identify flood risk issues in this area (and related Environment Agency comments); also the site falls within 'important landscape setting' to Endon according to LSCA. AMEND PLAN
Public	Opposite Endon High School	Housing	Could continue housing but it is in Green Belt.	The site firstly excludes the area given permission for community garden use [SMD/2011/0873]. Secondly most of the land suggested is affected by floodzones 2 and/or 3. The 0.43ha net area to <i>housing</i> site EN024 excludes this (as per NPPF policy on floodrisk): however commercial/industrial uses might be appropriate on that adjacent land affected by flood risk. The 2015 options consultation notionally showed the southern half of the total land suggested as potentially suitable for employment. In theory the employment element could be extended northeastward to include all the land suggested as far as 210 Leek Rd (aside from SMD/2011/0873 area).

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				However the Council recently published a Green Belt Review for the District, which only recommended for release from the Green Belt, the southern half of this area (ie south of Platts Avenue): ie not the northern half. None of the site is proposed to be allocated for any use given results of the SFRA which identify flood risk issues in this area (and related Environment Agency comments); also the site falls within 'important landscape setting' to Endon according to LSCA. AMEND PLAN
Public	Layby opposite EN130	Housing	Minimal impact on residents, direct access onto the A53, not impact on the Green Belt vistas. Large enough to meet all needs.	Area does not relate well to the settlement and is located within Green Belt. The Green Belt Review recommends that this area is not released from the Green Belt. NO CHANGE TO PLAN
Willard on behalf of Client	Land at Briar Clough, Clay Lake	Housing	Include a SHLAA record for this site. It is considered to be suitable for 1 or 2 self build housing units. It is within the proposed new development boundary for Endon (but not the existing boundary).	Existing SHLAA record EN124 to be extended to include all land suggested. Net area to be reduced to reflect presence of Area TPO/tree cover on site. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt. Note that the 2008 LSCA identifies this area as falling within 'remnant historic landscape'. The Council will set out proposed development boundaries for settlements in the Preferred Options Local Plan public consultation.

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				Existing EN124 SHLAA record to be given suitability '3' and classification 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. NO CHANGE TO PLAN
Housing Needs Survey	Fields off Leek Road, opposite Blackhorse Pub	Housing		Create new SHLAA record. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt. Record to be given suitability '3' and classification 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development; and also as most of this land is affected by flood risk zones 2 and/or 3. Accessibility/sustainability of the site with respect to proximity to facilities/services would also be less favourable than other more central Endon sites. NO CHANGE TO PLAN
Housing Needs Survey	Moss Hall Farm adjoining Basnetts Wood	Housing		EN011 current notional area too small to be included as allocation 'option'. But record discusses how area could in theory be extended. An Area TPO affects Basnetts Wood Rd end. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt.

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				Note that the 2008 LSCA identifies this area as 'important landscape setting to settlement' and a 'strong edge' Record to be given suitability '3' and classification 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development; and also LSCA findings. NO CHANGE TO PLAN
Ipstones				
IP017	Wilbraham		Object to SHLAA site IP017.	Site is currently C Class in the SHLAA NO CHANGE TO PLAN RECOMMENDED
IP027/IP028/IP029/IP030 (part)	Mel Morris	Housing	Alternative sites supported. Consider that these sites offer the best sustainable opportunities and with sufficient mitigation they will not harm the character of the conservation area. However, mitigation is essential and certainly a proportion of the frontage of allocation site IP030 will need to be protected as open space. Sites IP027 & IP030 - Disagree that "the site makes an important contribution to the Conservation Area". Whilst the Ipstones Conservation Area Appraisal identifies the open space to the south of Hawes Farm and Daisy Bank Farm as important, in my professional opinion, it is overstated to then conclude that the site makes an important contribution to the conservation area.	Advice has been sought from the Conservation Officer. The Council has also commissioned a Landscape, Local Greenspace and Heritage Impact Study to support the preferred option sites and identify mitigation required. NO CHANGE TO PLAN RECOMMENDED

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			Consider that development within IP027 and part of IP030, with sufficient mitigation, need not harm the special character or appearance of the conservation area, and with sufficient safeguards will not harm the setting of Hawes Farm.	
4 x public	IP011		IP011 should be classified as open space and be included in an extended conservation area as identified in 'Historic Environment Character Assessment: Staffordshire Moorlands August 2010' IHECZ 1 includes sites IP011 and IP012a .This includes : proposed as a multi-focal medieval settlement, areas of medieval occupation and the 18th century church forms the focus of the existing settlement, several historic buildings and the historic field pattern associated with Stocks Green within IHECZ 1 is well preserved.	The site is in private ownership and therefore cannot be identified as public open space. Amendments to the conservation area are dealt with by a separate process to the Local Plan. The Council has commissioned a Landscape, Local Greenspace and Heritage Impact Study to support the preferred option sites and review areas of visual open space. NO CHANGE TO PLAN RECOMMENDED
4 x public	IP012a		This site should be re classified as unsuitable, 3. It is a Greenfield site outside the development/settlement boundary , not easily accessible , contains mature trees subject to TPO's. 'Historic Environment Character Assessment: Staffordshire Moorlands August 2010' identifies an area labelled IHECZ1 includes this site. Both IHECZ 1 and IHECZ 4' comprise the historic cores of what has been proposed as a multi-focal medieval settlement . Archaeological	Reflect the historic environment character assessment in the constraints section of the SHLAA. NO CHANGE TO PLAN RECOMMENDED

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			investigation could provide the answers to the history of the development of Ipstones from the medieval period onwards. Stocks Green (IHECZ 1) is likely to represent one of these areas of medieval occupation and the 18th century church forms the focus of the existing settlement. Greenfield land ,open spaces and access to the countryside via a network of public footpaths provide a community with a sense of wellbeing.	
Mel Morris	IP017		Agree that this site is unsuitable for development.	Site is currently C Class in the SHLAA NO CHANGE TO PLAN RECOMMENDED
Mel Morris	IP026		Agree that this site is unsuitable for development.	Site is currently C Class in the SHLAA NO CHANGE TO PLAN RECOMMENDED
Mel Morris	IP031		Agree that this site is unsuitable for development due to volumes of traffic, narrow local roads with reduced visibility which would not support additional vehicles including construction traffic. There are also issues around flood risk and surface water flooding in the area.	Site is currently C Class in the SHLAA NO CHANGE TO PLAN RECOMMENDED
Mel Morris	IP032		Agree that this site is unsuitable for development.	Site is currently C Class in the SHLAA NO CHANGE TO PLAN RECOMMENDED
Ken Wainman on behalf of Mr Leeson	Land between 59 High Street and Hawes Farm	Housing	The development boundary omits this field. The site is within the Conservation Area and Hawes Farm is listed however it is considered that housing could be suitable. There is a need for new housing in the village and with careful design and	Not considered appropriate to extend the development boundary to include this area. The site is considered to be a sensitive location within the Conservation Area and adjacent to a listed building. NO CHANGE TO PLAN RECOMMENDED

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			siting the site could accommodate one or two dwellings. This would be in keeping with the local character.	
Kingsley				
Mr & Mrs Cartwright	KG024		Not appropriate to develop due to impact on Listed Building.	The Council has been advised that the land is not available for development so, notwithstanding any other issues, it is not considered appropriate to include it as a Preferred Option in the Local Plan. AMEND PLAN
Dean Lewis on behalf of Mr and Mrs Harrison	KG032		Detailed material including landscape and visual impact assessment, environmental constraints assessment and delivery report. KG032 recommended as a 'Preferred Option' for the community consultation in the Local Plan. A housing allocation for 50 new homes will include a provision for affordable housing. SUMMARY OF THE KEY BENEFITS – KG032 Deliverable Housing Site- contributing to the 5 year housing supply of Staffordshire Moorlands. Affordable Housing- will deliver 33% affordable homes. The provision of high quality market family housing, which identifies the need in Kingsley and in the surrounding rural settlements.	The site is currently included in the SHLAA (KG032) and has been categorised as 'C' class due to its poor relationship to existing residential development and the visual prominence of parts of the site. It is considered that other sites are available that relate better to the existing settlement and are smaller with a defensible boundary. The issue of the impact of the watercourse on development is also raised. Further evidence has recently been produced by the Council, the Green Belt Review, which does not identify this area of land as being suitable for release from the Green Belt. The Green Belt Review identifies areas of land which can be considered for release from the Green Belt and these will meet the anticipated housing requirements for Kingsley without the need for any more sites elsewhere in the village. NO CHANGE TO PLAN RECOMMENDED

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			Mixed and Balanced Community-affordable housing will assist in enabling younger people to live in the villages thus also helping to maintain the viability and vitality of the local school. Primary School- The development of this site will help to attract new families to Kingsley thereby helping to sustain the long term future of the school. Access to Community Clubs, Youth and all age Sports organisations – clubs and societies existing in Kingsley, Cheadle and surrounding villages will be enhanced. The Bus Service will be maintained and improved with additional customers contributing to sustainability. Potential for Village shop- The site could provide a small village store thus reducing the need to travel to nearby Cheadle for everyday provisions. Public Open Space – this site will deliver over half of the formal and informal public open space including a children's play area benefiting new and existing tenants. New Pedestrian Links- New routes within the site will incorporate a linear park .The existing public rights of way to the north	

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			will become integrated into the site encouraging greater and safe and accessible routes into the surrounding countryside, thus encouraging walking, helping to reduce car usage. Archaeology - The Funding of an archaeological programme of investigation will be provided by the development. Travel Plan – the new development will assist in travel plan measures concentrating on reducing reliance on the private car. Population Growth-population increase in Kingsley will add sustainability to its businesses, services and facilities. Labour Force Supply – Circa 30 - 40 additional working age and economically active residents. 15 Full Time Equivalent (FTE) employment opportunities will be created directly from construction. Resident Expenditure – Residents would generate additional annual household expenditure. The Council would benefit from the New Homes Bonus. Ecological benefits - through the protection and enhancement of existing	

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			wildlife corridors, provision of new green infrastructure, and potential for an 'Outdoor Classroom' for St Werburghs Primary School on a supervised basis. Biodiversity - greatly enhance Flora and Fauna by way of introduction of gardens Flooding Betterment – The development proposals will discharge surface water from the site into a sustainable drainage system at less than Greenfield run-off rates therefore helping to reduce flood risk.	
Owner / Agent	KG033 & KG034		Owner is happy for the site to be delivered as early as possible and owns additional land to frontage for full access.	Update SHLAA record to reflect owner intentions. These sites have been categorised as undeliverable in the SHLAA as they are not considered to relate well to existing development and it is considered that any development in this location would be visually prominent. The recently published Green Belt Review does not recommend that these sites are considered for release from the Green Belt. NO CHANGE TO PLAN RECOMMENDED
Public	North of Kingsley around Hazlescros Road	Housing	Out of Kingsley centre, easier access but road may not be wide enough. (No maps have been provided so exact location being referred to is unknown).	Sites that are well related to the development boundary have been assessed as part of the SHLAA. Two sites were assessed in this area KG035 and KG051 and these are considered to be unsuitable due to landscape impact. The view that land in this area is unsuitable for development is supported by the

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				recently published Green Belt Review which does not recommend that land in this area is considered for release from the Green Belt. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land at Swiss Cottage, Sunnyside	Housing	Would allow access to KG033 and KG034. Site is available and within settlement boundary. (0.182ha)	This site is in the existing settlement boundary so could come forward independently of the Local Plan process – no allocation is needed. However, sites KG033 and KG034 have been categorised as undeliverable in the SHLAA as they are not considered to relate well to existing development and it is considered that any development in this location would be visually prominent. The recently published Green Belt Review does not recommend that these sites are considered for release from the Green Belt. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Farm buildings at the Church Farm, Holt Lane, Kingsley	Housing	Brownfield sites opposite village school therefore ideal site for family homes	In terms of adjusting the settlement boundary to include this site which is located in the Green Belt, the Green Belt Review identifies areas of land which can be considered for release from the Green Belt and these will meet the anticipated housing requirements for Kingsley without the need to adjust the Green Belt boundary anywhere else in the village. NO CHANGE TO PLAN RECOMMENDED
Upper Tean				
Housing Needs Survey	Disused garage / bike shop next to the 'Blacks Head' PH.	Housing	Has been empty for over 14 years. Could knock it down to provide 2 affordable houses.	The site is within the existing settlement boundary so could come forward at any time independently of the Local Plan Process. The site is too small for a specific housing allocation.

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				NO CHANGE TO PLAN RECOMMENDED
Waterhouses				
Housing Needs Survey	Redundant playing field off Waterfall Lane and part allotment field.	Housing		Existing playing field. NO CHANGE TO PLAN RECOMMENDED
Housing Needs Survey	WA003	Housing		Assessed as a C class – in flood zone 3. NO CHANGE TO PLAN RECOMMENDED
Housing Needs Survey	WA014	Housing		Assessed as a C class – impact on landscape. Leek Road forms an important break between the settlement and the open countryside. NO CHANGE TO PLAN RECOMMENDED
Werrington and Cellarhead				
Knights on behalf of Mrs H Brereton & Others	WE003		Support the inclusion of this site in the Council's Site Options Consultation Booklet. Owns part of the land put forward to the far west.	The relevant SHLAA record will be updated to reflect the ownership details. NO CHANGE TO PLAN RECOMMENDED
Jack & Harding	WE003		Land should be reclassified as 'C' - undeliverable, ecological, environmental and infrastructure make this land unsuitable. Access available - Track is for prison use and is private, this track does not access the field. Additional comments - Modern development 97% of properties on Salters Close are 1950's Cornish Style houses, land is elevated meaning lack of privacy to the residents. Strengths / opportunities - Visual intrusion is massive, this is not a	The Council has been approached by a prospective developer in relation to this site so it is considered available at the time of writing (2016). The SHLAA record will be amended to remove the reference to housing on Salters Close being described as modern. Since the Site Options consultation took place the Council has undertaken a Green Belt Review to look at (amongst other things) which parts of the Green Belt are suitable for development. This site has been identified in the study as an area to consider for

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			strength. Screening is to the North and Salters Close residents will be in full view of any development. Availability - Land owner contacted 15/07/15 land is not for sale. Suitability - Site screened from Ashbank Road but not from the south meaning residents will directly be overlooked by any new settlement. Services and facilities within the area are running at maximum capacity and would need updating and regenerating before a project like this is considered in Werrington.	release from the Green Belt. There is a caveat on this recommendation in that the study considers that the top third of the site should be retained as open space to protect the long distance view from Ash Bank Road as it is one of the few remaining gaps along this road. Issues such as residential amenity would be considered at the planning application stage, though there are minimum standards for 'Space about Dwellings' which a developer would need to adhere to. Any infrastructure requirements created by development in this location would need to be addressed as part of a development scheme. NO CHANGE TO PLAN RECOMMENDED
Hewitt	WE019		WE019 is shown as a single plot belonging to Brookfield Farm. This is incorrect as the area marked on the map is partly owned by myself.	Amend SHLAA record to reflect ownership details. AMEND PLAN
1 x public	WE019		Land is rural Green Belt.	The Council's recently published Green Belt Review does not support the release of this land for development. AMEND PLAN
Knights on behalf of Mrs H Brereton & Others	WE021		Consider that this site would be suitable for inclusion as a preferred option. Would like to put forward part of it for consideration. The site measures approximately 4.6 ha (11.04 acres) and is located on Salters Lane. It has a road frontage onto Salters Lane for a length of approximately 164m.	The existing SHLAA record assesses the site as being undeliverable due to intrusion into the open countryside. The Council's recently published Green Belt Review does not support the release of this land for development. NO CHANGE TO PLAN RECOMMENDED

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			It comprises greenfield land which is designated as Green Belt. The site is situated directly to the southeast of the village boundary with the nearest residential properties falling within the settlement boundary accessed via Chatsworth Drive. It is also located directly to the north of a small residential estate positioned around Salters Close and a small agricultural holding which are presently washed over by Green Belt. The site comprises of two agricultural fields which are bounded by hedgerows as well as a number of mature trees positioned along the north and east boundaries. Part of the eastern portion of the site is eliminated from the proposed development area. It is envisaged that the site could come forward in three phases of development, with the third phase providing an opportunity to tie in with Site WE003 located to the north of the site. Both sites are therefore potentially very good housing sites that could meet future needs by providing a mix of open market and affordable housing. The sites are considered to represent a sustainable location as both Werrington and the neighbouring village of Cellarhead benefit from their close proximity to a significant abundance of local services and facilities including shops, public houses and a primary school and a comprehensive	

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			school within walking distance. They have a 'poor' agricultural land classification and there is no known flood risk. Similarly, there are no protected trees or known contamination.	
1 x public	WE030, WE033, WE034		Extremely waterlogged throughout the year, damp issues for housing on current cellarhead developments, traffic problems, housing next to the prison is not suitable due to the behaviour and language that can already be heard/seen in the village of Werrington by local residents.	The Council's recently published Green Belt Review does not support the release of any of these sites for development. AMEND PLAN
Mr Berrisford	WE032		Considers that the Cherry Gardens development has improved the area. Site WE032 adjacent to this site is available for housing development. Access is considered to be adequate and service infrastructure is available.	The site is currently assessed as a 'C' class (i.e. undeliverable) in the SHLAA. It is located in the open countryside and Green Belt and does not relate well to the existing settlement. It is some distance from the village's services and facilities and separated by a road. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. NO CHANGE TO PLAN RECOMMENDED
X 2 responses	WE051		Consider the site is not suitable for residential development as it is in Green Belt, would result in loss of amenity, impact on the landscape, lack of infrastructure including schools. Other infill options in the village.	The site is currently assessed as a 'C' class (i.e. undeliverable) in the SHLAA. The existing residential development is considered to form a strong edge to the settlement. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.

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				NO CHANGE TO PLAN RECOMMENDED
Knights on behalf of Mrs S Wilkinson	WE064		Put forward the site as a potential allocation for 100% affordable housing provision to meet identified affordable housing needs. This site would represent a suitable and sustainable location to provide affordable housing for both the Werrington and Cheddleton Parishes and accords with the guidance set out in Policy SS6 of the Core Strategy. The site measures approximately 0.66 ha (1.62 acres) and is located off Leek Road, Cellarhead, a village located to the east of the district, to the northwest of Cheadle. The site has a road frontage onto Leek Road for a length of approximately 83m. The site comprises greenfield land within the Green Belt. The site is situated directly to the east of the village boundary with the nearest residential properties falling within the settlement boundary located on the opposite side of Leek Road to the west. The site comprises a paddock, which is bounded by hedgerows as well as a number of mature trees positioned along the southern and eastern boundaries. The site has a relatively flat topography. The allocation of the site solely for affordable housing would provide an opportunity to develop land within an envelope bounded by a large domestic dwelling to the east, existing housing development to the west, and the Sub 4 site to the south. The site represents a sustainable location as both	The site is currently assessed as a 'C' class (i.e. undeliverable) in the SHLAA. It is located in the open countryside and Green Belt and does not relate well to the existing settlement. It is some distance from the village's services and facilities and separated by a road. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. If the site is being proposed as a rural exceptions site it could possibly come forward without an allocation if it qualifies against requirements set out in the NPPF. NO CHANGE TO PLAN RECOMMENDED

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			Werrington and the neighbouring village of Cellarhead benefit from their close proximity to a range of local services and facilities. A bus stop is located in close proximity to the site which provides frequent public transport services between Leek, Cheddleton, Wetley Rocks, Werrington and Stoke-on-Trent. With regard to need, the client has commissioned an additional housing need survey for the Parish of Cheddleton, given the fact that whilst the site is closely associated with Werrington and Cellarhead, being located adjacent to the settlement, the site is located within the Cheddleton Parish Boundary. As such, some of the identified need for the Cheddleton Parish may also need to be met in this location. As such, this site could be key to meeting the severe need for affordable housing in this area.	
Paul Sharp Associates for Fradley Estates	Land off Tregaron Court / Langton Court (SHLAA re WE042, WE043)	Housing	The likely actual and perceived impact on the Green Belt will be less than those for the other site options. Site has strong defensible boundaries. Site has relatively low ecological value. Appropriate site access is available from Tregaron Court and / or Langton Court. Utilities and services are available. Site available immediately and has no major issues which would prevent its development.	The site is currently assessed as a 'C' class (i.e. undeliverable) in the SHLAA. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. The sites are also relatively close to Wetley Moor. NO CHANGE TO PLAN RECOMMENDED
Paul Sharpe Associates for Fradley Estates	Land off Hillside Road /	Housing	Land is available, suitable and not in the Green Belt. It is unused, vacant land.	The site is designated as 'Visual Open Space in the previous Staffordshire Moorlands Local Plan. A review

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	Lansdowne Crescent		Grassland and scrub, generally unkempt, adjacent to houses, 2 points of access available – from Hillside Road and Lansdowne Crescent. 8-10 dwellings possible using both access points. All necessary utilities are available and the site is available immediately.	of Visual Open Space designations is taking place and will be completed in time to inform the content of the Submission Version of the Local Plan. NO CHANGE TO PLAN RECOMMENDED
Werrington PC plus Public	Open space off Washerwall Road / Stonehouse Road	Housing	Site is classed as open space but unkempt and believed to be owned by the District Council.	The site is designated as 'Visual Open Space' in the previous Staffordshire Moorlands Local Plan. A review of Visual Open Space designations is taking place and will be completed in time to inform the content of the Submission Version of the Local Plan. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Chapel Gasworks, Cellarhead	Housing	The site is adjacent to Cherry Gardens and has main facilities available. Reasonable access to local amenities such as shops, school, doctors surgery etc. Good road links to the Potteries. Site is available.	A SHLAA record will be created to cover this area. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. NO CHANGE TO PLAN RECOMMENDED
Werrington PC	Open space off Whitmore Avenue & Lansdowne Crescent	Housing	Site is classed as open space. Part in ownership by the parish council (and maintained) rest is unkempt.	The site is designated as 'Visual Open Space' in the previous Staffordshire Moorlands Local Plan. A review of Visual Open Space designations is taking place and will be completed in time to inform the content of the Submission Version of the Local Plan. The land is also designated as public open space. There is a shortage of public open space in the District and there are other sites available to meet Werrington's needs without adversely impacting upon the Green Belt so it is not considered necessary to allocate Public Open Space for Development. Also, allocating public open space for housing does not

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				comply with national policy set out in NPPF paragraph 74 which protects existing open space from redevelopment unless it is surplus to requirements or could be replaced in a sustainable location or the development is for alternative sports and recreational provision the need for which outweighs the loss of the land. NO CHANGE TO PLAN RECOMMENDED
Werrington PC	Field in Ash Bank Road	Housing	No map supplied.	It is unclear as to which area of land is being referred to. NO CHANGE TO PLAN RECOMMENDED
Werrington PC	Field in Clough Lane (WE048 & WE049)	Housing	No map supplied.	SHLAA records WE048 and WE049 cover this area. Both are classified as 'C' (i.e. undeliverable). The land is considered to have a poor relationship to the existing linear residential development along Clough Lane. The site slopes heavily down in a north westerly direction. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. NO CHANGE TO PLAN RECOMMENDED
Werrington PC	Meigh Road Playing Fields	Housing		The playing fields are protected public open space. There is a shortage of public open space in the District and there are other sites available to meet Werrington's needs without adversely impacting upon the Green Belt so it is not considered necessary to allocate Public Open Space for Development. Also, allocating public open space for housing does not comply with national policy set out in NPPF paragraph

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				74 which protects existing open space from redevelopment unless it is surplus to requirements or could be replaced in a sustainable location or the development is for alternative sports and recreational provision the need for which outweighs the loss of the land. NO CHANGE TO PLAN RECOMMENDED
Werrington PC	Land adj to Village Hall car park	Housing		This site is within the existing settlement boundary so could come forward as a small site – no allocation needed. NO CHANGE TO PLAN RECOMMENDED
Housing Needs Survey	Red Cow PH Site, Ash Bank Road	Housing		A SHLAA record will be created for this site. The land is Green Belt and the Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. If the land is brownfield or a conversion is proposed then consent may be possible independently of the Local Plan process subject to the proposal being compliant with NPPF criteria. NO CHANGE TO PLAN RECOMMENDED
Wetley Rocks				
1 x public	WR023, WR031		All sites are waterlogged throughout the year, All houses on the leek road will cause significant traffic problems.	WR023 – Note that as this site already has an extant housing consent, it attracted an 'A' deliverability rating, therefore was not included as a site option. WR031 – This site attracted a 'C' deliverability rating, therefore was not included as a site option. Note that EA flood risk mapping does not identify either site as falling within a flood risk zone.

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
				NO CHANGE TO PLAN
Public	Mill Street (opposite primary school) and between housing to east and west (in-fill site)	Housing		Create new SHLAA record Area does not relate well to the settlement. Site has rural feel and is not an obvious infill site given sporadic nature of housing to west. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt. Note that the 2008 LSCA identifies this area as 'important landscape setting to settlement'. Given the above reasons, site to attract '3' suitability rating/ 'C' deliverability rating. NO CHANGE TO PLAN
Agent / Landowner	Land which is currently proposed as 'open space' which is to east of Leek road & adjacent from Randles lane.	Housing	Site is flat/developable, is reasonable extension close to the village centre (not ribbon development) – could be accessed from Randles Lane – and development could help improve & retain 'play facilities'.	WR024 attracts a 'C' rating given the existing public open space on this site (and also access concerns). Therefore site was not included in options consultation. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt. Note that the 2008 LSCA identifies this area as 'important landscape setting to settlement'. The existing SHLAA record to retain existing 'C'

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
				deliverability classification; with reference to Green Belt review results added. NO CHANGE TO PLAN
Bagnall				
1 x public	BG008		This site is greenbelt and extends behind existing properties. It should be removed from consideration for housing development as It could only economically be developed as mini estate which would destroy the historic character of Bagnall Village The site is landlocked having no existing access to the public highway drains or sewers. A co owner of this land at a public meeting has indicated that he does not consider this land to be available for housing.	The land is Green Belt and the Council's recently published Green Belt Review concludes that this site is suitable for consideration for release from the Green Belt. However, access is an issue which may be difficult to overcome, so removal of the site as an allocation is recommended. Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Bagnall. AMEND PLAN
4 x public	BG014		The suitability criteria of the above site should be downgraded to 3 'Unsuitable'. This site is greenbelt and extends behind existing properties. It should be removed from consideration for housing development as: it would be economically developable only as a mini-estate that would destroy the historic character of Bagnall village it includes a habitat for protected wildlife : newts, bats, badgers, herons, swifts, hares, raptors that could not otherwise be maintained. drainage and sewerage will be problematic due to its slope and protracted and difficult connection to existing main drains and sewers. it would devalue all the properties	The land is Green Belt and the Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. The SHLAA record will be updated to reflect this. Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Bagnall. AMEND PLAN

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			it would lie behind.	
4 x public	BG015		This site is greenbelt and extends behind existing properties. It should be removed from consideration for housing development as: it would be economically developable only as a mini-estate that would destroy the historic character of Bagnall village there is no existing access to a public road necessitating a road through site BG014 which includes a habitat for protected wildlife : newts, bats, badgers, herons, swifts, hares, raptors that could not thereafter be maintained. drainage and sewerage will be problematic due to its slope and protracted and difficult connection to existing main drains and sewers. it would devalue all the properties it would lie behind.	The land is Green Belt and the Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. The SHLAA record will be updated to reflect this. Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Bagnall. AMEND PLAN
Agent / Landowner	Land off School Lane, Bagnall	Housing	The site has good road frontage and would not affect other properties in the village. Site available.	A SHLAA record will be created for this land. The land is Green Belt and the Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Bagnall. NO CHANGE TO PLAN RECOMMENDED
Housing Needs Survey	Land on east side of Clewllows Bank	Housing		A SHLAA record will be created for this land.

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				The land is Green Belt and the Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Bagnall. NO CHANGE TO PLAN RECOMMENDED
Blackshaw Moor				
Landowner / Agent	BL006 & BL007		Identified areas of land on a map which are and are not available for development.	The map clarifies that the western half of BL006 is available for residential allocation; whereas none of the remainder of this site, and none of BL007, are available for residential development. SHLAA records BL006 & BL007 'availability' text to be amended accordingly. BL006 net area to be reduced with '1' 'availability' retained. BL007 'availability' to be amended to '3' – therefore deliverability amended to 'C'. AMEND TO REDUCE AREA OF BL006; AND REMOVE BL007 FROM CONSIDERATION.
Kenneth Phillips	Land at Thorncroft Farm, Blackshaw Moor	Housing	The site is available and access is obtainable from Blackshaw Lane, Blackshaw Moor.	Create new SHLAA record. Site likely to have greater landscape impact; and closer proximity to Peak Park boundary (deliverability 'C'). NO CHANGE TO PLAN
Boundary				
Agent / Landowner and Public	Land adjacent to Thornley, Daisy Bank, Boundary			Council agree that modifying the current draft boundary to accommodate this plot could accommodate a single dwelling. The owner has

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
				previously applied for residential permission on this plot. However amendment should only extend as far south as the existing tree line opposite 'The Cottage' (not including the access point further south). AMEND PLAN
Public	Disused scrapyard on Commonside, Boundary			Area is located in Green Belt and not well related to existing services and facilities; nor Boundary village. Green Belt Review recommends that this area is retained as Green Belt. NO CHANGE TO PLAN
Agent / Landowner	Red Lion Inn at Boundary	Housing	Half the site is a car park so access is already established. Owners support housing on the site.	Create SHLAA record Site is 50+m from proposed infill boundary and located within Green Belt. Site is not recommended for release from the Green Belt in the Green Belt Review. Would not constitute infill development. Do not consider a site is suitable in this location where there are few facilities and services. For the reasons set out above, SHLAA record to attract 'C' deliverability classification. NO CHANGE TO PLAN
Checkley				
National Federation of Gypsy Liaison Groups	Uttoxeter Road, Checkley (TR005)	Traveller site	Site is already in use as a traveller site but only has temporary permission. Owner is in agreement. (0.1ha)	Create SHLAA record This site has been considered as a potential Traveller Site Option and has undergone a full sustainability appraisal alongside other traveller options. Although this site (TR005) is potentially available, site TR002 (Blythe Bridge) is scored more highly in terms of suitability.

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				NO CHANGE TO PLAN RECOMMENDED
Dilhorne				
Planning Design Practice Ltd on behalf of Michael Coburn	DH001 - Land to east of Mill Birch, off Godley Lane, Dilhorne		Consider that this site is suitable for residential development. It is available, has a previous planning approval for affordable housing, is within close proximity to a primary school and in a residential area, access is available and the site is not conspicuous in the landscape when seen within the context of housing fronting Godley Lane and School Close.	Site currently included in the SHLAA as a 'C' (i.e. undeliverable). It is considered that development here would extend the village into the open countryside. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Dilhorne. NO CHANGE TO PLAN RECOMMENDED
1 x public	DH003		Cartrights Drumble is a small valley, that was infilled over 100 years ago with mining waste, no services or access to this exist.	Agreed. It is classified as a 'C' (i.e. undeliverable) in the SHLAA for these and other reasons. NO CHANGE TO THE PLAN RECOMMENDED
1 x public	DH004		DH004 should be reclassified as "C" - undeliverable. Any development on this site would have an adverse affect on the setting of a Grade 2 listed building (Day House Farm). 2. There is not acceptable access onto the Highway from either side of the proposed site. 3. The presence of bats roosting - a protected species (alongside 8 trees within the proposed development covered by TPO SM 273), potential for mine workings and lack of infrastructure (no gas main, sewer running	This site has been considered as part of the Council's recently published Green Belt Review. It is recommended as being suitable for consideration for release from the Green Belt. However, it is not considered that further development of this scale is needed in Dilhorne during the plan period so it is not proposed for inclusion in the plan but the B classification in the SHLAA is considered suitable for retention. NO CHANGE TO PLAN RECOMMENDED

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			at capacity). Whilst it may be possible to deal with such matters in technical terms, it is likely to be prohibitively expensive to do so with resultant harm to the viability of any proposed housing development and its ability to deliver any community infrastructure. 4. Any development within DH004 would be inappropriate in the Green Belt. 5. The outlook from properties (including Grade 2 listed Day House Farm, The Byeways and several on High Street) would be adversely affected.	
Brendan Turner	Land adjacent to 1 Godley Lane, Dilhorne	Housing	Site contains a disused poultry farm and has main road frontage. Would enable infill development between 4 houses.	A SHLAA record will be created for this site. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development as an allocation. If brownfield, the site may be able to be developed without a Local Plan allocation if it meets the criteria set out in the NPPF. Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Bagnall. NO CHANGE TO PLAN RECOMMENDED
Reg Moss	Land on west side of Godley Lane, Dilhorne	Housing	Site has access to Godley Lane, utilities are available, near to school, possibility of shops to main road frontage, infill building.	A SHLAA record exists for this site (DH006). It is classified as a 'C' (i.e. undeliverable) due to visual prominence and intrusion into the open countryside. Also, it is not considered that further development of this scale is needed in Dilhorne during the plan period.

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				Additionally, the Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. NO CHANGE TO PLAN RECOMMENDED
Wainman on behalf of Mr A Wheat	Land adjacent to 'Williamrose', Godley Lane	Housing	Site suitable for affordable or starter homes as a rural exception site. Appeal lost on Green Belt grounds in 2013 but Government has recently announced its intention to allow starter homes to be built on rural exception sites. Development on this site would be in keeping with the character of the village and reduce the need for larger housing sites in the village. Object to proposed infill boundary around Dilhorne as it allows little room for infill. Consider that limited infilling throughout the village would be more appropriate than a single development.	A SHLAA record will be created for this site. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. The site is considered to be too small for an allocation and it is not considered necessary for the infill boundary to stretch this far along Godley Lane. Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Bagnall. The revised NPPF may allow for such development to take place independently from the Local Plan process once it is published. NO CHANGE TO PLAN RECOMMENDED
Froghall				
Public – several comments	Boltons Copperworks Site	Housing / leisure /recreation/ retail/ employment / gypsy and traveller site	Redevelop the existing brownfield site for housing. This is an eyesore and would improve the local area. It would bring benefits to the local community.	The site is identified in the Churnet Valley Masterplan as an opportunity site and identified in the Core Strategy as a major developed area in the countryside. Potentially suitable uses include housing (alongside employment, tourist-related retail/accommodation; and leisure purposes). This site will be included as a preferred option for these uses (as set out in Pol

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				SS6C(4) Core Strategy). Any subsequent applications will be expected to meet the land use expectations set out in the Churnet Valley Masterplan. NO CHANGE TO PLAN
Foxt				
	Rock House Farm	Holiday	3 barns with approval for holiday let	Applications for change of use would be determined against the National Planning Policy Framework and policies in the adopted Core Strategy. NO CHANGE TO PLAN RECOMMENDED
Hollington				
Checkley PC and others	Land at Quarry Yard	Housing	Brownfield site – owners could be approached (map supplied).	Broadmoor Side Quarry is believed to be an active quarry. Quarries in operation would require SCC consent for other uses. Greenfield sites in the countryside are covered by Core Strategy rural protection policies (also NPPF minerals policies). Broadmoor Side Quarry lies over 200m beyond the draft Hollington boundary NO CHANGE TO PLAN
Mr Allen	Land at the Common Piece	Housing	Greenfield site. Suitable location for new housing with minimal impact. Overhead lines cross site (0.19 ha)	The site is not well related to the infill boundary. Do not consider a site is suitable in this location. NO CHANGE TO PLAN
Agent / Landowner	Land north of Hollington	Housing	Greenfield site near to infill boundary. Access considered to be more acceptable than the proposed sites.	Create SHLAA record Site is over 250m from proposed infill boundary and does not relate well to existing built form. Site is very large and scale of development would dominate village. Do not consider a site is suitable in this

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				location where there are few facilities and services. SHLAA record to attract '3' suitability and 'C' deliverability classification for reasons set out above. NO CHANGE TO PLAN RECOMMENDED
Kingsley Holt				
Agent / Landowner	Land south east of Kingsley Holt	Housing	Site is available and the owners are supportive. Good access and adjoins existing village boundary. Utilities available.	A SHLAA record will be created for this site. Initial Sustainability Assessment has also taken place as follows: "The proposed delivery of circa 52 dwellings is considered to have a significant positive effect. The site's accessibility to areas of existing employment is considered to have a positive effect. However, the site's inaccessibility to services and facilities is likely to have a significant negative effect. Similarly, the site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC, land." The implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing development in Kingsley Holt. An infill boundary will allow for small scale housing development only. NO CHANGE TO THE PLAN RECOMMENDED
Public	On the left side of Churnet Valley Road (as one travels towards Froghall),	Housing	There is an area here which would easily accommodate 17 dwellings. While admittedly on 'Green Belt' it would 'even up' Churnet Valley Road. Houses could be built along this stretch, away from any 'on	The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. NO CHANGE TO PLAN RECOMMENDED

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			road parking', making it a far safer site all round. It would not detract from the beauty of the village, in fact would probably enhance it.	
Leekbrook				
Moorlands & City Railways	LB002		The site should be reclassified as suitable for residential development and is currently the subject of a planning application for 37 residential units which the site owners expect to be approved. Positive reasons for reclassification and approval of the application include :- 1) Makes a meaningful contribution to the Council's housing land shortage. 2) Is available for immediate development. 3) Has identified access, water management and servicing solutions. 4) Has major District wide infrastructure benefits in that part of the sale proceeds will assist in funding the reinstatement of the Churnet Valley Railway into Leek. 5) Has no visual impact on existing development.	Reasons for '3' suitability rating/ C deliverability rating in SHLAA record still considered to apply. Note that the 2008 LSCA also identifies this area as 'important landscape setting to settlement'. Although CVR re-instatement is an aspiration in the Core Strategy (and CVMP) it would not over-ride other spatial policies to the extent that the site could on balance be considered a 'B'. Were the current (or a subsequent) housing application on this site approved, the overall rating would be changed to 'A' (and the site would not need to be identified at all). NO CHANGE TO PLAN RECOMMENDED
Sedgwick Associates – Agent	LB003		Support the development of this site for housing. The proposals will result in numerous economic, social and environmental benefits which are not significantly and demonstrably outweighed by the loss of land that is both previously developed and greenfield and lies within the development boundary of Leekbrook. The enhanced presumption in favour of sustainable development should therefore be applied and planning permission should be forthcoming. Site is well	Classified as a C in the SHLAA therefore not identified as a site option. Reasons for '3' suitability rating/ C deliverability rating still considered to apply. Site considered to be greenfield. Note that the 2008 LSCA also identifies this area as 'important landscape setting to settlement'. Council would follow sequential principles in the NPPF with respect to plan-making and flood risk. NO CHANGE TO PLAN

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			contained, strong relationship with existing built development, close to local facilities, easy walking distance to bus stops, ecological assessment of site has taken place along with a Phase 1 FRA and a tree survey, utilities are available to serve the site.	
Longsdon				
Agent / Landowner	Land at High View, Micklea Lane	Housing	Consider that the garden area is suitable for infill. This is no longer required.	Create SHLAA record Area does not relate well to the settlement. Site is not obvious infill given sporadic nature of nearby housing. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt. Given the above reasons, site to attract '3' suitability rating/ 'C' deliverability rating.
David Breakwell on behalf of Client	Land opposite New Inn, Denford Road, Longsdon (OC066)	Housing	The site is in the junction of Denford Road and the A53 and is opposite the New Inn. The Council has accepted that The New Inn is redundant as a public house and has granted planning permission for its conversion to two dwellings and for the erection of two further dwellings on the former car park. The site therefore has gained a "built" character beyond its original level. The proposal is merely to take advantage of this by the development of a cluster of dwellings around the junction of Denford Road and the A53.	OC066 has a 'C' rating. Area does not relate well to the settlement and has a rural feel. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt. NO CHANGE TO PLAN
Knights on behalf of	3 x sites off	Housing	Consider that the infill boundary should be	Create SHLAA Records

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Tomlinson Family	Denford Road, Longsdon		amended to incorporate the 2 infill plots along Denford Road. There are a substantial number of existing dwellings and these sites constitute limited gaps within this built up area. Also would like to see infill plots identified allocated for housing in the plan. Would like to see larger site included as a housing allocation. Site is close to the junction of the A53 with its bus route. Site could help to meet Longsdon's needs and include affordable housing as well as additional community facilities if required.	The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt. Records to be given suitability '3' and classification 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development; and also given the distance of these sites to the village centre/draft village infill boundary. NO CHANGE TO PLAN
Lower Tean				
1 x public	LT001	Housing	The site at LT001 should not be included into the Strategic Housing Land Availability Assessment Plan. The site at LT001 has no suitable traffic access point. There are no facilities in Lower Tean (Schools, shops, employment opportunities), and a poor/limited bus service. There are a number of houses in Tean that have been for sale for a long time, there does not seem to be the demand for additional new housing in this area. Also lack of infrastructure (e.g. schools and doctors).	Comments noted. The SHLAA has a significant number of sites across the district and assesses their deliverability. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	LT009	Housing	Suggest that site is reconsidered for housing development. As the landowner, can confirm availability.	The site has a 'C' rating as it does not relate well to main settlement pattern. Extensive open views across site. NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land adj to	Housing	Access available from Uttoxeter Road.	Create SHLAA record

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	Westbourne, Uttoxeter Rd			Site is not located between Upper and Lower Tean. Not well related to either settlement NO CHANGE TO PLAN RECOMMENDED
Oakamoor				
Mr & Mrs Cresswell	Land at Stoney Dale near Oakamoor			Create SHLAA record. Area does not relate well to the settlement (located over 700m from draft infill boundary/over 900m from village centre). Site is not obvious infill given sporadic nature of nearby housing. Given the above reasons, site to attract '3' suitability rating/ 'C' deliverability rating. NO CHANGE TO PLAN
Rudyard				
Agent / Landowner	Land adj to RU016	Housing	Site can be accessed from the Drive without obstruction.	Amend existing record RU016 to reflect all land as far south as 'The Drive', demonstrated as being within RU016 landowner's ownership. Area may be extended further if adjacent landowners confirm interest. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that this site was recommended for consideration for release from the Green Belt. Existing SHLAA record to be amended to include SCC Highways Officer comments, with suitability amended to '3' /deliverability 'C'. Also reference to GB Review added. NO CHANGE TO PLAN RECOMMENDED
2 x public	RU020		A site of natural conservation, should be a	The Council is currently consulting over proposals for a

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			Conservation Area.	new (heritage) conservation area covering the Rudyard area. The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation as part of the Plan-making process. Notwithstanding this, the Council must address housing requirements for this 'smaller village' as part of the emerging Local Plan. Conservation area status would not prevent the allocation of sites. Refer to paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3 SUMMARY" document. NO CHANGE TO PLAN
Rushton Spencer				
4 x public	RS005		Outline planning permission on opposite side of road for 9 houses. Danger to school children from traffic. Issues with drainage on to Sugar Street already. Not suitable for houses. Planning permission already refused. Steepness and potential flooding mine.	The Council consults with statutory consultees including County Highways; and utilities providers as part of the Plan-making process. Highways officer considers development of site would be acceptable subject to access design and visibility; and provision of footway. Severn Trent did not raise objections. Coal Authority raised no objection and site not recorded as being of mine risk. Site not within EA flood risk zones; and EA/LLFA raised no objections. Not considered necessary to allocate site as it is within draft infill boundary.

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				NO CHANGE TO PLAN RECOMMENDED
Landowner / Agent	RS006		Consider that this site should be re-classified as suitable for development. Support the site being used for housing and / or commercial. Village is in need of social amenities such as shops, cottage industries. Access could be provided via the existing access to Danehurst (within the same ownership). Site has good main road frontage and access to utilities. Site has pedestrian access to other parts of the village which not all of the sites have.	RS006 currently classified as a 'C'. Area does not relate well to the settlement. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt. Note that given the amount of post-2011 residential commitments in this village it is not considered necessary to pursue residential allocations in Rushton Spencer up to 2031. Given the above reasons, site to retain '3' suitability rating/ 'C' deliverability rating. NO CHANGE TO PLAN
4 x public	RS007		This land has got significant sewerage problems from building the recent affordable houses. There is no solution to this and therefore additional houses could not be built. The site is also contaminated and too prominent in the village.	Severn Trent did not raise objections in relation to this site. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. SMDC EH raised no objections to development of this site. It is not considered that development of the site would be too prominent, given the relatively central location within this smaller village.

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				Affordable housing requirements would be dictated by Policies in the Local Plan/NPPF. However, given the amount of post-2011 residential commitments in this village it is not considered necessary to pursue residential allocations in Rushton Spencer up to 2031. NO CHANGE TO PLAN RECOMMENDED
4 x public	RS009		Access is a difficulty. The land is in the green belt which needs to be retained but in any event is subject to agricultural tenancy. Tenant and land owner want to keep it farmed so it is not available for development.	Landowner has confirmed interest in residential allocation. The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that site RU009 was 'not recommended for release' from the Green Belt. Amend SHLAA record suitability to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development. However, given the amount of post-2011 residential commitments in this village it is not considered necessary to pursue residential allocations in Rushton Spencer up to 2031. NO CHANGE TO PLAN RECOMMENDED
2 x public	RS015		RS015 - access problems - either on to main road of minor road that is currently single track. This could potentially be good	County Highways advise that visibility to site is severely restricted but development may be acceptable if access is provided directly onto

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			as open space.	A523. The Council does not generally have resources to purchase private land to create public access open space, unless this is linked to planning contributions from developers, or CIL funding. In these circumstances there would generally be reasons to justify this, ie a local shortage of public open space. Note that given the amount of post-2011 residential commitments in this village it is not considered necessary to pursue residential allocations in Rushton Spencer up to 2031 NO CHANGE TO PLAN RECOMMENDED
1 x public	RS030 & RS031		These fields have not been offered by the landowner and the are in the curtilage of a Grade 2 listed building. In addition, RS031 is a steep hillside very visible from the A523 carrying much private, commercial and tourist traffic into Staffs Moorlands. It should be removed for visual impact, amenity (several public footpaths affected, wild flower meadows) and outside village boundary reasons.	Both sites were suggested by the owner in 2014. Note that neither site was suggested by the Council in the options consultation, as they both attract 'C' classification. The Council takes into account its landscape character evidence and the views of statutory consultees (including Conservation Officer) as part of the Planmaking process. NO CHANGE TO PLAN
2 x responses	Land behind Station Lane	Housing	Access to the site is excellent. There may be TPOs on the site and it is in Green Belt. Consider it possible to build without affecting the trees.	The Council are proposing that the area around Station Lane/Macclesfield Rd junction also forms part of the draft infill boundary for Rushton Spencer (alongside the existing defined built up area around Sugar Street). This was based on what the Council considers to be a reasonable built up area.

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
				However this area falls within the Green Belt and the Council's recently published Green Belt Review for the District did not recommending release of any of the land around the Station Lane junction from the Green Belt. NO CHANGE TO PLAN RECOMMENDED
Public	Land at Rushton Inn (no map)	Housing	Could be suitable for a small of row of cottages or infill.	Area does not relate well to the settlement. Some tree cover. Narrow developable strip. Public right of way crosses area. NO CHANGE TO PLAN
Stanley				
Rob Ford on behalf of Demon Pension Fund	Land at Stanley Moor - off Stanley Road	Housing		Create SHLAA record for this area. The implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing development in Stanley. An infill boundary will allow for small scale housing development only. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. NO CHANGE TO PLAN RECOMMENDED
Rob Ford on behalf of Demon Pension Fund	Land at Stanley Moor - off Clewloes Bank	Housing		Create SHLAA record for this area. The implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing development in Stanley. An infill boundary will allow for small scale housing development only.

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
				The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. NO CHANGE TO PLAN RECOMMENDED
Stockton Brook				
Nick Mountford	Land at Quarry House, Stockton Brook	Housing	Owners support the development of the site and access is available. (1.4 hectares)	Create SHLAA record for this area. See schedule for Stockton Brook (ADD08) Initial investigations reveal that there may be some access difficulties with this site. It is also highly visible from the main road. In any case, the Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. NO CHANGE TO PLAN RECOMMENDED
Rob Duncan on behalf of client	Land off Edgefield Lane and Willfield Lane	Housing	Site is available and could accommodate 10 dwellings. Site is located in Green Belt but within recognised residential area. Located within easy walking distance of existing services and facilities. Regular buses. One way system would not preclude development. Significant number of trees on the site so a tree survey would be required. Does not lie in known flood risk area. (1.1ha)	Create SHLAA record for this area. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. NO CHANGE TO PLAN RECOMMENDED
Teian				
1 x public	Old Crown public house on the A522 Cheadle Road just outside	Housing	Pub is now derelict and an eyesore to all. It has repeatedly been refused planning.	Applications for change of use would be determined against the National Planning Policy Framework and policies in the adopted Core Strategy.

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
	Tean			NO CHANGE TO PLAN RECOMMENDED
1 x public	Site between Cattle breeding station/bank view & the junction of Breech Lane, Tean – close to A50		(No plan submitted)	The site is not well related to the infill boundary. Do not consider a site is suitable in this location. NO CHANGE TO PLAN
Whiston				
Mr P Johnson	Site adj to WH002	Housing	Would like this land including within the development boundary. Site is available for housing.	Whiston has had a number of recent planning applications approved for housing. Not considered necessary to extend the boundary to allow for additional infill plots. NO CHANGE TO PLAN RECOMMENDED
Other Areas				
Tyler Parkes on behalf of Enhanced Developments Limited	Anzio Camp		Request the following amendments: Comments box The document lists both Anzio Camp and Bolton Copperworks. The comments box for Anzio says: 'Former MOD training camp. Most recent app SMD/2012/0817 REFUSED. Bldngs (sinc.) from former use may be possible for reuse/redevelopment - Core Strategy identifies as a major developed area in countryside for empl/extra care housing/tourism. SBI to NE of site.' By contrast the 'comments' section of the Bolton Copperworks states: 'Major developed area identified in the Core Strategy & key opportunity site in the Churnet Valley Masterplan'.	Comments noted. The site now has planning permission for 'erection of extra care housing, live work units, ancillary social centre and facilities building and change of use to holiday park' and will be reflected in the emerging Local Plan Policy SS6C and supporting text. Note that the forthcoming Preferred Options consultation focuses on site allocations, development boundaries and the broad direction of policy. Detailed policy amendments will be consulted on later. Site does not need to be allocated due to permission but plan can recognise the extent consent. It is agreed that the existing SHLAA record and its map relating to Anzio Camp should be updated to reflect the recent permission. For clarity the (net) site area should reflect the extent of the recent permission. SHLAA RECORD & MAP TO BE UPDATED TO

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			We request that as well as reference to the 2012 application, the Anzio assessment should refer to the latest planning application which is SMDC 2014/0683 for 'Erection of extra care housing, Holiday Park. Live/work units, social building and ancillary facilities building'. This was submitted to the council on 10th November 2014. Additionally it is requested the comment section should refer, as is the case for Bolton Copperworks, to the fact that Anzio Camp is a major developed area identified in the Core Strategy and subject to Policy SS6c. Site area This is given as 9.6ha, but the site is in fact 10.78ha. Strengths/Opportunities Additionally, for Anzio, at 'Strengths/Opportunities' it suggests the buildings may be suitable for re-use which is not in fact possible. When determining the refused planning application SMD/2012/0817 (alternative ref no. 12/00625/FUL_MJ) which was subject to appeal the council and inspector were satisfied that the existing buildings on site were not capable of sustainable re-use (other than the armoury building which is to be used for a bat roost).	REFLECT RECENT PERMISSION. NO CHANGE TO PLAN RECOMMENDED

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			SHLAA Maps July 2015. The area identified on the SHLAA map OC050 does not accurately correspond with the area of the former army camp site and thus the current planning application. In particular the north-eastern boundary of site is not accurately plotted. We attach a correct plan for your records and request that the council's SHLAA site plan is amended accordingly. The land edged in red is the planning application site area and land in blue other land within the same ownership. We believe the proposed Site Allocations document should include this land accurately.	
Public	Anzio Camp	Housing	The site has received approval at planning committee 22/10/15 for an extra care facility.	Comments noted. The site now has planning permission UPDATE CORE STRATEGY POLICY SS6c AND SUPPORTING TEXT TO REFLECT RECENT PLANNING PERMISSION
2 x public	Cresswell		Nothing about the proposed development at Cresswell in the Local Plan.	Sites with planning permission will not need to be allocated in the Local Plan however they can be counted as a commitment and contribute towards the overall housing requirement. NO CHANGE TO PLAN RECOMMENDED
Robert Whitehurst	Land to west of Huntley Lane, Huntley	Housing		Site is located within Green Belt and not well related to the settlement. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. NO CHANGE TO PLAN RECOMMENDED
Andrew Mathews	Land adj to	Housing	Access available. Site is available and	Site is located within Green Belt and not well related to

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
	Weston Coyney		owner supportive. (3.23 ha)	the settlement. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. NO CHANGE TO PLAN RECOMMENDED
Werrington Parish Council	Former Builders Yard, Winterfield Lane	Housing	Consider it could accommodate around 15 dwellings.	OC003 was included as an open countryside housing option in the options consultation; given its 'B' deliverability rating. The Council has to consider the appropriateness of allocating this site, taking into account sustainability considerations, its Green Belt location; existing employment use etc. Note that application SMD/2014/0230 was refused on appeal after consideration of issues such as Green Belt impact; highways access; and loss of an employment site. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. Land parcel S2 was deemed to make a 'contribution' to Green Belt purposes. Therefore, it is considered appropriate to amend the deliverability rating of this site on the SHLAA record from 'B' to 'C'. AMEND PLAN
Checkley PC & public	Fole Dairy	Housing		The site already has permission for housing and has been included in the housing commitments figure. NO CHANGE TO PLAN RECOMMENDED
Turley on behalf of Scentarea Limited	Blythe Park, Cresswell	Housing / Employment	Would like to see the Site Allocations in the Local Plan reflect the Blythe Park	Sites with planning permission will not need to be allocated in the Local Plan.

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			planning permission and include the residential element.	NO CHANGE TO PLAN RECOMMENDED

Comments objecting to specific sites are covered in the relevant site and settlement table.

Draft - Alton

Question 4a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Alton Parish Council Supported AL025, AL012, AL024, AL026 (but all houses on one site not scattered) Object to development on the eastern side of the village. Strong objections to AL022 & AL023 (highways, encroachment towards Denstone, character of village).							
Site within development boundary - only small part of AL024 site is within development boundary							
AL024	12		0.40	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and provision of appropriate visibility splay. Footway should be provided on frontage. Leek and Moorlands Historic Buildings Trust - AL024 has a good historic frontage building (currently unlisted but possibly Listable). Any development should be set well back from frontage to retain building, walling and open break. We hope the current application to demolish the cottage will not be supported. Developer/Agent – land is available Public response: 2 comments – 2 objections Issues raised: Objections • Infrastructure – traffic /transport • Infrastructure – drainage • Infrastructure - school • Landscape – within Churnet Valley • Loss of amenity – against policy SS6, site has TPO (temporary) • Scale of development • Nature Conservation • Flood risk • Government Policy – UK Biodiversity Action Plan, NPPF sequential test • Other - Biodiversity – site is classified as a Traditional Orchard • Other – contrary to Core Strategy policies: SS6, SS7, NE1, DC2, DC3	The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and district ecological importance is likely to have a negative effect.	• The Highway Authority has not raised any issues which would prevent the development of this site. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area, • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. • It is not considered that the scale of development is inappropriate and the site is well related to the existing settlement. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • Good historic frontage building. The building is not listed but analysis of significance required. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. The recent planning application SMD/2015/0151 has	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						identified issues relating to TPOs on the site and a non-designated heritage asset which would need to be resolved.	
Sites outside development boundary							
AL012	18		0.60	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and provision of appropriate visibility splay. Visibility from Alotment Lane should be provided across frontage. Developer/Agent – site is available Public response : 2 comments – 2 objections Issues raised: Planning consent for 13 dwellings already granted; should not be included Objections • Infrastructure – transport • Infrastructure – school, services • Landscape – within Chumet Valley, urban sprawl • Loss of amenity • Nature Conservation • Flood Risk	The proposed delivery of circa 18 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and district ecological importance is likely to have a negative effect.	OUTLINE PLANNING PERMISSION PENDING (13 DWELLINGS). SMD/2014/0824	SITE HAS PLANNING PERMISSION (Decision not yet issued Mar 2106)
AL019	43		1.44	Statutory bodies/stakeholders SCC Highways: Current planning application SMD/2015/0435 combined with AL022 Acceptable access off Uttoxeter Road, subject to detailed design. Developer/Agent – land is available Public response : 5 comments – 4 objections and 1 support Issues raised: Objections • Infrastructure - utilities, transport - congested road, poor access • Infrastructure – school, services • Landscape • Nature conservation • Floodrisk • Amenity • Scale of development • Listed building/CA	The proposed delivery of circa 43 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to services and facilities, albeit limited, is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and a SSSI.	• The Highway Authority has not raised any issues which would prevent the development of this site. • The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area, • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					- The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. - It is not considered that the scale of development is inappropriate and the site is well related to the existing settlement. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - Core Strategy Policy DC2 safeguards the historic environment. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward.	
AL022	20	0.66	Statutory bodies/stakeholders SCC Highways - How is it proposed to access the development? Saltersford Lane at this point is a bridleway. Access would need to be gained through AL018 or discussions with SCC Rights of Way would be required. Junction of Saltersford Lane with Denstone Road/Utttoxeter Road is an unusual layout. Developer/Agent – Land is available Public response 4 comments – 3 objections and 1 support Issues raised: Objections - Infrastructure - utilities, traffic/transport - congested road, poor access - Infrastructure - schools - Landscape - Flood risk - Amenity - Scale of development - Listed building/CA	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to services and facilities, albeit limited, is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could the proximity of the site to a SSSI. The site's proximity to historic assets is likely to have a negative effect.	- There are issues surrounding access to the site. If these can be resolved to an acceptable standard then development could take place. - The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area, - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. - It is not considered that the scale of	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					development is inappropriate and the site is well related to the existing settlement. Core Strategy Policy DC2 safeguards the historic environment. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward.	
AL025	60	2.00	Statutory bodies/stakeholders SCC Highways – Land is on embankment above B5032, sloping to approximately level at eastern end. Visibility splays of 2.4m x 43m in each direction will be required. Access will require careful positioning to achieve this without major engineering works. There are no footways on Gallows Green and little room to provide any on the adjacent frontage (towards Alton). There are two public rights of way, Alton 19 and Alton 20 which may be of use in this respect. For 60 dwellings, a Transport Statement would be required. Leek and Moorlands Historic Buildings Trust - The development of AL025 would mean the loss of a large block of open countryside with fine views of the top of Alton Castle (Listed Grade I) and the Flag Tower of Alton Towers (Listed Grade II). May be visible from street level from the Conservation Area in winter but this seems unlikely. Developer/Agent – landowner unknown Public response : 8 comments – 7 objections and 1 general comment Issues raised: Objections - Infrastructure - schools - Infrastructure – traffic amount & speed, utilities - Infrastructure - drainage - Landscape - Nature conservation - Flood risk – steep slope causing run-off effect on adj.development - Amenity - Scale of development – proximity to ex.dev - Other – sufficient housing already	The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to health care services and facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and district ecological importance.	- There are issues surrounding access to the site. If these can be resolved to an acceptable standard then development could take place - The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area, - The site is identified as being important landscape setting to the settlement in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Any application would be accompanied by a FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - Scale of development is in excess of estimated village requirement and a more limited portion of the site could be identified. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	
AL026	43	1.44	Statutory bodies/stakeholders SCC Highways - Between Ivy Cottage and the adjacent private access is a frontage of approx. 11.8m. There is adequate width to provide access. It would be preferable for the adjacent access to be incorporated into this, providing additional space and avoiding having two accesses very close together. Visibility splays of 2.4mx43m will be required in both directions. The Access would be on the inside of a bend which would help, though the access would need to be	The proposed delivery of circa 43 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to health care services and facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as	- There is currently no direct access point into the site. Access would have to be via the demolition of a dwelling to the north or through adjacent site AL024. If these can be resolved to an acceptable standard then development could take place. - The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area,	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				shown on a plan in order to check visibility (due to the wall and vegetation it is not possible to stand 2.4m back from the edge of the carriageway). There is a wide highway verge available which would permit a limited carriageway realignment should this be necessary to meet visibility requirements, though visibility at Shirley Drive junction must not be compromised. Provision for pedestrians would also need to be considered and a TA likely to be required. Developer/Agent – land is available Public response : 2 comments – 2 objections Issues raised: Objections • Infrastructure – school, services • Infrastructure – traffic/transport • Landscape – within Churnet Valley, urban sprawl • Loss of amenity	having a negative effect, as could the site's proximity to historic assets and a SSSI.	• The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	
AL027	45		1.50	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and provision of visibility splay. Leek and Moorlands Historic Buildings Trust - AL027 adjoins the Conservation Area at Back Lane. A very disjointed site in relation to the form of the ancient settlement. It currently provides direct access from the town to the countryside over the well-preserved remains of Alton's medieval field system. Inappropriate for development Developer/Agent – Landowner intentions unknown Public response: 3 comments – 1 objection, 1 support and 1 general comment Objections • Infrastructure – school, services • Infrastructure – traffic/transport • Landscape – within Churnet Valley, urban sprawl • Loss of amenity	The proposed delivery of circa 45 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to services and facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and a SSSI.	• The Highway Authority has not raised any issues which would prevent the development of this site. • The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area, • The site is identified as being important landscape setting to the settlement in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The site is not as well related to the settlement as other sites and It is also considered to be in a sensitive location adjacent to the Conservation Area. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	

Draft - Biddulph Moor

Question 4a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Site within development boundary							
None							
General Comments							
				United Utilities - United Utilities have advised that surface water flows are very large compared with foul flows and as a result they use up a lot of capacity in their sewers, pumping stations and treatment works. Therefore, proposals that include alternative methods of surface water disposal (i.e. SUDS) rather than via the combine sewerage are more sustainable and help to best manage the impact on the infrastructure. If appropriate measures are included in planning policies and reflected in any future planning permissions then there should be no detrimental impact on the capacity of United Utilities infrastructure. District Councillor's resident's survey received comprising 48 anonymous comments and 84 comments with contact details. Issues raised from forms with contact details: Object to: • From North of Rudyard Road to south of Hot Lane and adjacent to Parklands 51 • To the south of Rudyard Road adjacent to the corner of Farmside Lane 56 • To the east of Farmside Lane behind Dales Close to Leek Lane 59 • To the west of Chapel Lane from New Street to Broughs Farm 51 Issues Raised: • Extra traffic with cause problems, existing problems with speeding, narrow roads in poor condition, lack of parking, lack of pavements, pedestrian safety – junction of Barrage Road with Leek Lane particularly hazardous; • Lack of infrastructure – school places, bus service, no gas supply, lack of police presence, lack of shops and doctors so residents have to travel; • Coalescence with Biddulph; • Amenity – Loss of view, privacy and peace and quiet; • In Green Belt, build on brown field sites instead; • Problems with access; • Flooding issues in village – capacity of sewers, inadequate drainage – especially behind Dales Close;	N/A	REFER TO RESPONSES TO INDIVIDUAL SITES BELOW.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Any housing built should be infill along roads, not large scale but do not object to new development in principle; - New houses not needed – plenty for sale; - Loss of agricultural land; - Affordable housing occupants will not be from the village; - Extra pollution and health risks; - Loss of wildlife; - Loss of village character – do not want to be a town; - Need details of the type of housing – more in favour of starter homes or single storey dwellings; - Build housing near employment.			
Sites within the Green Belt							
BM008	18	0.57	Statutory bodies/stakeholders: SCC Highways – Acceptable subject to access design and provision of adequate visibility splays. Extension of footway on Rudyard Road from Farmside Lane required. Developer/Agent/Owner - Land available Public response 16 comments – all objections. Issues raised: - Infrastructure – Schools – village school is over capacity + lack of places at Biddulph schools. - Infrastructure - Traffic / Transport – inadequate access – narrow junction between Rudyard Road and New St, additional traffic joining Rudyard Road at this point – road has frequent problems with speeding, danger to pedestrians – lack of footpaths, Woodhouse Lane is a dangerous road with steep inclines and sharp bends, HGV's cannot easily utilise without causing blockages, roads are very busy, very narrow, in a poor state of repair, increased commuters - Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, no paths or public transport links to middle and high schools in Biddulph, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present. - Landscape - Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. - Flood Risk - concern about surface water run off as the water table is high in this area, the fields are waterlogged and tarmac is already being eroded during wet weather. There are many underwater	The proposed delivery of circa 18 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and low ecological value is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of mixed brownfield and greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority does not raise any difficulties in relation to development of this site – footpaths can be provided as part of a development scheme. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - Land is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed		

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				springs. • Amenity (e.g. noise, privacy, loss of light) - Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. • Scale of development – out of proportion with the size of the existing village. Loss of village identity. • Government Policy – Land is greenbelt so should be protected, acts as a buffer to prevent merging of settlements, plenty of brown field sites exist in Staffs Moorlands which could be developed. • Other – concern about light pollution due to need for more street lighting as a result of new development, over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village – people have to commute, new people do not involve themselves in village life, site is not infill as there is only property on one side, loss of agricultural land.		sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						function of the Green Belt as a whole (as defined in government planning guidance). This study does not recommend taking site BM008 forward as a development option. Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph.	
BM013	UP TO 65		2.20	Statutory bodies/stakeholders: SCC Highways – May be acceptable depending on access location and design and provision of visibility splays. Possibly some frontage development to Parklands. Hot Lane would need to be widened on the frontage. Pedestrian links will be required. Developer/Agent/Owner – Land available Public response 32 comments – all objections. Issues raised: - Infrastructure – Schools – village school is over-capacity and so are schools in Biddulph. - Infrastructure - Traffic / Transport – traffic from site cannot exit onto Hot Lane as this is single track so would have to access onto Rudyard Road which is very busy – could not cope with additional traffic, very narrow, in a poor state of repair, problems with speeding traffic, Woodhouse Lane is a dangerous road with steep inclines and sharp bends. HGV's cannot easily utilise without causing blockages, increased commuters, site fronts a single carriageway without footpaths – concerned about safety of pedestrians, new development needs sufficient off-road parking - Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, lack of parks, childrens services, childcare, doctors etc., no transport funding to transport children to middle and high school in Biddulph, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present. - Landscape – Properties on Rudyard Road currently have outstanding views of the Cheshire plains. - Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. - Flood Risk – there is a pool on the site and there is already a problem with flooding on Rudyard Road and on the site BM013. When it rains there is a	The proposed delivery of circa 65 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and the district ecological importance of the site.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority does not raise any insurmountable issues in relation to development of this site – footpaths can be provided as part of a development scheme. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. Views from individual properties are not protected in planning law. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed.	Include section of site adjacent to Parklands / Hot Lane only (18 dwellings)

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				torrent which runs from the farm above Farmside Lane down to Parklands because the drains cannot cope with the current surface runoff. An increase in development would make this problem even worse. • Amenity (e.g. noise, privacy, loss of light) – query what type of housing is proposed – single storey, 2 storey, 3 storey as this needs to be in line with demand particularly for affordable housing, the roofline of any development housing should be seriously considered. Obscuring the view of long established residents must be avoided. Many house owners have chosen to live here for the view, the landscape greenness, the sense of space, increased noise levels. Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings, adverse impact on tourism. • Scale of development - Loss of village identity. • Government Policy – Land is greenbelt so should be protected. Plenty of brown field land in Staffs Moorlands to develop. • Other - over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village, new people do not involve themselves in village life, concern about light pollution – new development will mean more street lights, suggest allowing road infill: e.g. parts of New Street, Spode Farm and the top of Woodhouse Lane between Over the Hill and Church Lane, why are 327 houses being proposed in Biddulph Moor? BMO13 would make an ideal village green with community access to the Village Hall, the recreational, sports and play facilities. These need to be updated and enlarged. The building of a few houses encircling this (perhaps with a safe ornamental pond) and additional sensitively-arranged car-parking would make a feature ensuring its aesthetically-welcoming identity rather than being a group of faceless buildings, loss of agricultural land, confusion over consultation maps and difference between SHLAA maps and Site Options maps and consider online portal is difficult to use.		• The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. • Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BM013 for release from the Green Belt. • Housing requirements in the Staffordshire	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph. The consultation is on site options so 327 houses are not being proposed they are just options. A village green in this location is unlikely to be deliverable as the land is privately owned.	
BM014a	15	0.52	Statutory bodies/stakeholders: SCC Highways – Acceptable subject to access design and adequate visibility. May require part of BM014b to provide visibility. Developer/Agent/Owner – Land available. Public response 24 comments – all objections. Issues raised: - Infrastructure – School in the village and Biddulph schools do not have adequate places. - Infrastructure - Traffic / Transport – roads are very busy, very narrow, in a poor state of repair, Woodhouse Lane is a dangerous road with steep inclines and sharp bends, HGV's cannot easily utilise without causing blockages, increased commuters, area is between the main road in the village and an unadopted road. - Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present. - Landscape – would spoil the approach to the village. - Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. - Flood Risk - concern about surface water run off as the water table is high in this area, the fields are waterlogged and tarmac is already being eroded during wet weather. There are many underwater springs. - Amenity (e.g. noise, privacy, loss of light) – loss of open views to Mow Cop and across the Cheshire Plain, increase noise levels, Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8.	The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and the district ecological importance of the site.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority does not raise any difficulties in relation to development of this site – footpaths can be provided as part of a development scheme and roads can be adopted, subject to required improvements if necessary. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. Views from individual properties are not protected in planning law. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1	Include small part of site along New Street as an allocation (6 dwellings)

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Private and family life therefore encompasses not only the home but also the surroundings. • Scale of development - Loss of village identity. • Government Policy – Land is greenbelt so should be protected – would reduce gap between Biddulph and Biddulph Moor, plenty of brown field sites to develop in Staffs Moorlands instead, this is the only green space left in the village. • Other – area appears to be garden of adjoining property, over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village, new people do not involve themselves in village life, loss of agricultural land, online portal is not very user friendly. • Residential development could affect nearby business (MCL Ltd) and result in pressure to restrict business use.		Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. • Amenity – issues such as overlooking, particular house types, off-road parking and proximity to other uses will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BM014a and neighbouring BM014b for release from the Green Belt. • Housing requirements in the Staffordshire	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph.	
BM014b	25	0.81	Statutory bodies/stakeholders: SCC Highways – Acceptable subject to access design and provision of adequate visibility splays and pedestrian facilities. Widening of Chapel Lane will be appropriate, which may need land from Gun Battery Lane. Developer/Agent/Owner – Land available. Public response 26 comments – all objections Issues raised: - Infrastructure – Schools – query whether village school could handle additional pupils, schools in Biddulph do not have capacity. - Infrastructure - Traffic / Transport – access onto New Street from Chapel Lane and Cottage Lane is difficult, roads are very busy, very narrow, in a poor state of repair, increased commuters, site is between main road through the village and an unadopted road, issues with HGV access, pedestrian safety, speeding traffic, Woodhouse Lane is a dangerous road with steep inclines and sharp bends - HGV's cannot easily utilise without causing blockages. - Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, problems with existing sewer, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present. - Landscape – would spoil the approach to the village and its natural beauty, impact on the skyline from Biddulph Valley. - Nature Conservation – these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. - Flood Risk – Concern about surface water run off as the water table is high in this area, the fields are waterlogged and tarmac is already being eroded during wet weather. There are many underwater springs. - Amenity (e.g. noise, privacy, loss of light) – construction work will disturb existing residents. Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the	The proposed delivery of circa 25 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could its location away from historic assets and designated assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority does not raise any insurmountable issues in relation to development of this site – footpaths can be provided as part of a development scheme if necessary. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. Views from individual properties are not protected in planning law. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. - Amenity – issues such as overlooking, particular	Include small part of site along Chapel Lane as an allocation (9 dwellings)

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. • Scale of development - Loss of village identity. • Government Policy – Land is greenbelt so should be protected, would significantly reduce the gap between Biddulph and Biddulph Moor, plenty of brown field sites in Staffs Moorlands to develop instead, this is the only green space left in the village. • Other – only green space left in the village – concerned that if this is developed the village will become part of a town, over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, houses already available to buy in all price brackets so no need for any more, no jobs in village, new people do not involve themselves in village life, loss of public rights of way, Chapel Lane forms a clear visual boundary to the village, housing target could be achieved by infill, loss of agricultural land, online portal is not very user friendly. • Residential development could affect nearby business (MCL Ltd) and result in pressure to restrict business use.		house types, off-road parking and proximity to other uses will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BM014a and neighbouring BM014b for release from the Green Belt. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph.	
BM021	7		0.23	Statutory bodies/stakeholders:	The proposed delivery of circa 7	• The District Council is working with the County	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				SCC Highways – Acceptable subject to access design, provision of adequate visibility splays and pedestrian facilities. Developer/Agent/Owner – Land available. Public response 17 comments – all objections. Issues raised: - Infrastructure – Schools – Lack of places at village school and schools in Biddulph. - Infrastructure - Traffic / Transport – village has existing traffic problems - roads are very busy, very narrow, in a poor state of repair, parking is limited, increased commuters, Woodhouse Lane is a dangerous road with steep inclines and sharp bends - HGV's cannot easily utilise without causing blockages. - Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, no GPs in village and only 3 shops, inadequate internet speed, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present. - Landscape – affect views from Top Road of open Moorside scenery, site is viewed from a Public Right of Way. - Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. - Flood Risk – Concern about surface water run off as the water table is high in this area, the fields are waterlogged and tarmac is already being eroded during wet weather. There are many underwater springs. - Amenity (e.g. noise, privacy, loss of light) – overlooking of existing properties as the land rises towards Top Road, Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. - Scale of development – Loss of village identity. - Government Policy – Land is greenbelt so should be protected, plenty of brown field sites in Staffs Moorlands to develop. - Other - over 25 houses for sale in village which	dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could its location away from designated assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could its location near to historic assets.	Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority does not raise any difficulties in relation to development of this site. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. - Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is)	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village, new people do not involve themselves in village life, will significantly increase village population, SCC's Historic Environment Character Assessment advised the planning system should "conserve the historic character of the settlement areas of both Biddulph and Biddulph Moor" and included this parcel of land in that advice, loss of agricultural land.		of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BM021 and neighbouring sites BM030, BM031 and BM032 are not released from the Green Belt. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph. The Historic Environment Character Assessment does not advise that this area remains undeveloped, it just requires that 'any new development aims to make a positive contribution to the historic character of the settlement and strengthen local distinctiveness through its scale and architectural form.'	
BM029	12	0.40	Statutory bodies/stakeholders: SCC Highways – Acceptable subject to access design and provision of adequate visibility splays. Visibility from neighbouring access to number 51, Rudyard Road should	The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to	The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				also be provided. Pedestrian connections required. Developer/Agent/Owner – Land available. Public response 24 comments – all objections. Issues raised: - Infrastructure – Schools – Village school and schools in Biddulph do not have capacity. - Infrastructure - Traffic / Transport – site access would be opposite a busy junction, additional traffic joining Rudyard Road and problem with speeding, roads are very busy, very narrow, in a poor state of repair, no pavements in front of site, increased commuters, Woodhouse Lane is a dangerous road with steep inclines and sharp bends - HGV's cannot easily utilise without causing blockages. - Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, only 3 shops and a pub in village, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present. - Landscape – loss of outstanding views across the Cheshire plains from properties on Rudyard Road. - Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. - Flood Risk – there is a pool / stream across the site and there is already a problem with flooding on Rudyard Road and on the site BM013. When it rains there is a torrent which runs from the farm above Farmside Lane down to Parklands because the drains cannot cope with the current surface runoff. An increase in development would make this problem even worse. - Amenity (e.g. noise, privacy, loss of light) - Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. - Scale of development – a high density development will be totally out of character with surroundings at the entrance to the village, properties built here would not be infill. - Government Policy – Land is greenbelt so should be protected, plenty of brown field sites in Staffs Moorlands to develop instead, concern about	have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could its location near to historic assets and the district ecological importance of the site.	education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority does not raise any difficulties in relation to development of this site – footpaths can be provided as part of a development scheme. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. Views from individual properties are not protected in planning law. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. - Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is)	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				closing the gap between Biddulph and Biddulph Moor. Other – light pollution due to need for street lights, over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village, new people do not involve themselves in village life, this approach is not environmentally friendly, loss of agricultural land, adverse impact on tourism.		of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BM029 and neighbouring BM013 for release from the Green Belt. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph.	
BM030	60		2.10	Statutory bodies/stakeholders: SCC Highways – Acceptable subject to access design, provision of adequate visibility splays and pedestrian facilities. Developer/Agent/Owner – Land available. Public response 19 comments – all objections. Issues raised:	The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could its location away from designated assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of	The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Infrastructure – Schools – Village schools and schools in Biddulph do not have capacity. - Infrastructure - Traffic / Transport – traffic from the site can only exit into Farmside as Leek Lane is very narrow after Barrage Road and could not take more traffic, roads are very busy, very narrow, in a poor state of repair, limited parking, increased commuters, Woodhouse Lane is a dangerous road with steep inclines and sharp bends - HGV's cannot easily utilise without causing blockages. - Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, limited shops and no GP in village, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present, doctors and dentists in Biddulph struggling to cope at present, inadequate internet speed. - Landscape – impact on views from Top Road (currently of open Moorside scenery) - Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. - Flood Risk – concern about surface water run off as the water table is high in this area, the fields are waterlogged and tarmac is already being eroded during wet weather. There are many underwater springs. - Amenity (e.g. noise, privacy, loss of light) – land rises up to top road so concern about overlooking existing properties, Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. - Scale of development – develop would have an adverse impact on the character of the village. - Government Policy – Land is greenbelt so should be protected, plenty of brown field sites in Staffs Moorlands to develop instead. - Other - over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village, new people do not involve themselves in village life, would represent a significant increase in the village's population. SCC's Historic Environment Character Assessment advised the planning system should "conserve the historic character of	greenfield, grade 4 ALC land is assessed as having a negative effect, as could its location near to historic assets.	- The Highway Authority does not raise any difficulties in relation to development of this site. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. - Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be	

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			the settlement areas of both Biddulph and Biddulph Moor" and included this parcel of land in that advice, loss of agricultural land.		made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BM021 and neighbouring sites BM030, BM031 and BM032 are not released from the Green Belt. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph. The Historic Environment Character Assessment does not advise that this area remains undeveloped, it just requires that 'any new development aims to make a positive contribution to the historic character of the settlement and strengthen local distinctiveness through its scale and architectural form.'	
BM031	60	2.00	Statutory bodies/stakeholders: SCC Highways – Acceptable subject to access design, provision of adequate visibility splays and pedestrian facilities. Developer/Agent/Owner – Land available. Public response 19 comments – all objections. Issues raised: - Infrastructure – Schools – village school and schools in Biddulph do not have capacity. - Infrastructure - Traffic / Transport – traffic can only	The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could its location near to historic assets and the district ecological importance of the site.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority does not raise any difficulties in relation to development of this site. - New development is the main way to deliver new or	

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				exit into Farmside as Leek Lane is very narrow after Barrage Road and could not take more traffic, roads are very busy, very narrow, in a poor state of repair, increased commuters, limited parking, Woodhouse Lane is a dangerous road with steep inclines and sharp bends - HGV's cannot easily utilise without causing blockages. • Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present, only 3 shops in village and no GP, inadequate internet speed. • Landscape – currently views from Top Road are of open Moorside scenery – this would be adversely impacted. • Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. • Flood Risk - concern about surface water run off as the water table is high in this area, the fields are waterlogged and tarmac is already being eroded during wet weather. There are many underwater springs. • Amenity (e.g. noise, privacy, loss of light) – Land rises towards Top Road and development would have an adverse impact on existing residents in terms of overlooking, Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. • Scale of development - Loss of village identity. • Government Policy – Land is greenbelt so should be protected, plenty of brown field sites in Staffs Moorlands to develop instead. • Other - over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village, new people do not involve themselves in village life, SCC's Historic Environment Character Assessment advised the planning system should "conserve the historic character of the settlement areas of both Biddulph and Biddulph Moor" and included this parcel of land in that advice, loss of agricultural land.		improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply as well as supporting existing local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. • United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. • The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. • Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly	

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					influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BM021 and neighbouring sites BM030, BM031 and BM032 are not released from the Green Belt. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph. The Historic Environment Character Assessment does not advise that this area remains undeveloped, it just requires that 'any new development aims to make a positive contribution to the historic character of the settlement and strengthen local distinctiveness through its scale and architectural form.'	
BM032	30	1.00	Statutory bodies/stakeholders: SCC Highways – Acceptable subject to access design, provision of adequate visibility splays and pedestrian facilities. Leek Lane will require improvement and slight realignment to improve visibility out of Barrage Road due to intensification of use of Leek Lane. Developer/Agent/Owner – Land available. Public response 19 comments – all objections. Issues raised: - Infrastructure – Schools – village school and schools in Biddulph have insufficient capacity. - Infrastructure - Traffic / Transport – traffic can only exit into Farmside as Leek Lane is very narrow	The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could its location near to historic assets.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority does not raise any insurmountable difficulties in relation to development of this site. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a	

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				after Barrage Road and could not take more traffic, roads are very busy, very narrow, in a poor state of repair, limited parking, increased commuters, Woodhouse Lane is a dangerous road with steep inclines and sharp bends - HGV's cannot easily utilise without causing blockages. - Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present, only 3 shops and no GP in village, inadequate internet speed. - Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. - Flood Risk - concern about surface water run off as the water table is high in this area, the fields are waterlogged and tarmac is already being eroded during wet weather. There are many underwater springs. - Amenity (e.g. noise, privacy, loss of light) – land rises towards Top Road and development would have an adverse impact on existing residents due to overlooking, Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. - Scale of development - Loss of village identity. - Government Policy – Land is greenbelt so should be protected, plenty of brown field land in Staffs Moorlands to develop instead. - Other - over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village, new people do not involve themselves in village life, SCC's Historic Environment Character Assessment advised the planning system should "conserve the historic character of the settlement areas of both Biddulph and Biddulph Moor" and included this parcel of land in that advice, loss of agricultural land.		mains gas supply as well as supporting existing local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. - Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the	

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					decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BM021 and neighbouring sites BM030, BM031 and BM032 are not released from the Green Belt. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph. The Historic Environment Character Assessment does not advise that this area remains undeveloped, it just requires that 'any new development aims to make a positive contribution to the historic character of the settlement and strengthen local distinctiveness through its scale and architectural form.'	
BM035	35	1.23	Statutory bodies/stakeholders: SCC Highways – Acceptable subject to access design and provision of adequate visibility splays and pedestrian facilities. Widening of Chapel Lane will be appropriate, Developer/Agent/Owner – One of site owners objects on the following grounds: loss of Green Belt, reduction of gap between Biddulph Moor and Biddulph, land is currently in agricultural use, the area is on the vista with beautiful views over Biddulph, the Cheshire plain and far beyond, for all residents and visitors to enjoy, presence of bat colony in immediate vicinity, area of Japanese knotweed in corner of site adjacent to Gun Battery Lane which is being treated by the Council, Chapel Lane is busy and has a lack of pavements, local infrastructure unsuitable, concerns about road safety. Public response 23 comments – all objections.	The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could its location near to historic assets.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority does not raise any insurmountable difficulties in relation to development of this site. Pavements could be provided in the vicinity of the site as part of its development if necessary. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Issues raised: - Infrastructure – Schools – village school and schools in Biddulph have insufficient capacity. - Infrastructure - Traffic / Transport – traffic on Chapel Lane and Cottage Lane would significantly increase as a result of development here – access onto New Street from both roads is difficult and hazardous, roads are very busy, very narrow, in a poor state of repair, increased commuters, Woodhouse Lane is a dangerous road with steep inclines and sharp bends - HGV's cannot easily utilise without causing blockages, lack of pavements. - Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present. - Landscape - Development here would have a significant and deleterious impact on the visual aspect of the village viewed from Woodhouse Lane below or Chapel Lane above, and would obscure views west across from Biddulph Valley to Congleton Edge and beyond. - Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. - Flood Risk - site is subject to flooding at it's South East corner and the field itself reverts largely to reeds if livestock is absent. - Amenity (e.g. noise, privacy, loss of light) – increased noise for existing residents due to construction work and traffic, Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. - Scale of development - Loss of village identity. - Government Policy – Land is greenbelt so should be protected, plenty of brown field land in Staffs Moorlands to develop instead, this is least desirable option as it closes the gap between Biddulph and Biddulph Moor, this is the only green space left in the village. - Other - over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no need for new		mains gas supply as well as supporting existing local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. Views from individual properties are not protected in planning law. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. - Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				housing as it is available in all price brackets in the village, no jobs in village, new people do not involve themselves in village life, loss of agricultural land, Of all the sites under consideration around the village, this would be least appropriate in terms of conspicuousness landscape despoilation and visual amenity, online consultation portal is not very user friendly.		influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BM035 is not released from the Green Belt. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph.	

Draft - Blythe Bridge & Forsbrook

Question 4a - Potential sites suitable for housing and employment

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Site within development boundary							
ALL SITES				Forsbrook PC Summary of comments: FPC object to all sites based on the following criteria; - Infrastructure Schools- schools at capacity and school run causes traffic chaos. - Infrastructure Traffic – Roads in area is congested and route through is used as A50 overflow. - Visibility onto main Cheadle Road poor. - Vehicle and pedestrian conflict along Chapel Street. - Caverswall Rd has no pavement in places. Flood Risk – Area is flood plain and floods on occasion. Amenity – - Extra strain on doctor's surgeries and police. - The area is greenbelt loss of wildlife habitat and visual impact on village. - Sites 27 and 28 contain hedgerows. - Has any biodiversity or ecological study taken place. - Drainage system is struggling and regular flooding on junction of Caverswall and Uttoxeter Rd. Impact on sewage system. General – - County council fails to maintain existing roads pavements and future maintenance moved to residents which is not sustainable. - Libraries are being closed or run by community groups. - Is land on Dilhome Rd consecrated? - Against govt policy to protect greenbelt. Environment Agency – There is sufficient capacity within the Leek and Checkley treatment works to support growth. However there are known sewer capacity issues with the main sewer from Draycott to Checkley STW. Checkley sewage treatment works serves Blythe Bridge /Forsbrook. Environment Agency – Surface water in these areas should be treated using suitable SUDS where possible. If development is in a combined sewer area, increased flow should not affect the spill frequency. SCC Education: - Two of the three Blythe Bridge primary schools have some capacity. However Primary Schools in this		- The County has determined that whilst there is some capacity at Blythe Bridge Primary and High Schools, given the scale of housing proposed across the catchment area as a whole, educational contributions may be required to fund additional school places. If it is not possible to enlarge existing schools additional land may need to be allocated to allow enlargement of a school(s). The District Council will work with the County Council to identify an appropriate solution. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Blythe Bridge and Forsbrook will assess their capacity needs as a result of new development in Blythe Bridge and Forsbrook so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development.	

Site Reference	Capacity dwellingss	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			catchment area generally are projected to have insufficient capacity to accommodate any children generated from additional housing. Education contributions may be required to fund additional school places. If it is not possible to enlarge existing schools additional land may need to be allocated to allow enlargement of a school(s). - Blythe Bridge High School currently has some spare capacity. But is projected to have insufficient capacity to accommodate any children generated from additional housing in this catchment area. Potential to enlarge this school is extremely limited. If it is not possible to enlarge existing schools to the level required for proposed growth, new school allocations may be needed. The number of new homes proposed across this school catchment indicates that education contributions may be required to fund additional school places at an existing High School. - Primary/Secondary School places are allocated to children who live outside a school's catchment area based on distance – i.e. this may include children from Stoke on Trent before Staffordshire. - Consultation with S oT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, e.g. walking to school.			
BB021	Housing (30+) or employment	1.04 up to 1.94 potential employment area	Statutory bodies/stakeholders SCC Highways - The site has an existing access directly from Uttoxeter Road (A521) however this access is of only single vehicle width and unsurfaced. Improving it to an acceptable standard maybe difficult to achieve given the open watercourse located alongside the access. Without major access improvements it is unlikely that anything more than one or two properties will be acceptable on this site. Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Developer/Agent/Landowner – Landowner has confirmed they do not support allocation. Public response 9 comments - 7 objections and 2 support Issues raised: Objections - Infrastructure – Schools – schools at capacity - Infrastructure - Traffic / Transport: - Roads are country lanes with bends, narrow and few pavements. - Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route.	The proposed delivery of circa 30 dwellings is considered to have a significant positive effect, as could the accessibility of the site to services and facilities and public transport. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, there is scope that the site could be designated SBI land which would have a significant negative effect, as would the flood zone 2 and 3 designation of the site. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect. The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District, as could the accessibility of the site to services and facilities and public transport. Similarly, the site's	- The Highways Authority advises that existing access onto A521 single width, and adjacent watercourse. Without major access improvements it is unlikely that anything more than one or two properties will be acceptable on this site. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The site survey recommends that site could potentially qualify as an SBI for its potential floral diversity; and it is recommended that the whole site is not incorporated into development plans due to its intrinsic value and potential value to biodiversity within the area. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - Given the housing requirements of the village, it	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Access and egress unsuitable for housing. • Infrastructure – Other – drains and sewage already inadequate. • Landscape – Building on green sites not allowed we need to keep environment attractive. • Nature Conservation • Flood Risk - Flooding on Caverswall Road - Potential for flooding on site uncertain. • Scale of development • Government policy • Other – - already adequate starter homes in area. - Just an opportunity for large houses landlords and Council making money. - No longer living in village but urban estate. - No proof of housing numbers required. - Ant-social behaviour at night will be worse. Support • Infrastructure -Traffic / Transport – site suitable for housing or non-intrusive employment no access into Stallington Rd already too busy. • Infrastructure – other • Landscape • Nature Conservation – public access to mill pond provided and open space.	location away from historic assets is likely to have a positive effect. However, there is scope that the site could be designated SBI land which would have a significant negative effect, as would the flood zone 2 and 3 designation of the site. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect.	is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area’s objectively assessed housing needs. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development.	
Sites within the Green Belt							
BB027/28	27	2.07	Statutory bodies/stakeholders SCC Highways - Access to both of these sites as well as BB086 is from what appears to be an unadopted road. The road is poorly surfaced and has a narrow footway on one side only. Prior to reaching either of the sites it narrows down to a single width unsurfaced track with no footway. This road will need to be improved in order to access these sites including widening to at least 5m, the provision of an acceptable footway and ideally improvements to the visibility at its junction with Caverswall Road. Ownership of this road will also need to be established as will any access rights to the proposal sites. Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Developer/Agent/Landowner – Most co-owners of this site have confirmed they are supportive of allocation. Public response 53 comments - 49 objections and 4 support Issues raised: Objections • Infrastructure – Schools – impact on schools.	The proposed delivery of circa 27 dwellings is considered to have a significant positive effect, as could the accessibility of the site to services and facilities and public transport. Similarly, the site’s accessibility to areas of existing employment is likely to have a positive effect, as could the site’s location away from historic assets. However, the site is within flood zone 2 and 3 which is likely to have a significant negative effect. Similarly, the site is adjacent to Blyth Bridge Woods BAS which would have a negative effect, as would the development of greenfield, urban ALC land.	• The Highways Authority advises that the unadopted access road will need to be improved in order to access these sites including widening to at least 5m, the provision of an acceptable footway and ideally improvements to the visibility at its junction with Caverswall Road • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. In this case as there is a Biodiversity Alert Site to the immediate south of the site, the Study recommends the creation of a buffer of planted trees or vegetation between the BAS and this site, if developed. • The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to		

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Infrastructure - Traffic / Transport – - Roads are country lanes with bends, narrow and few pavements. - Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route. - Caverswall Road and Caverswall old Rd junction narrow and dangerous. - Parts of roads have no pavements. - Bottom of Caverswall Rd has turned into station car park since charges. - Restricted sight lines onto Caverswall Rd. - Access to sites is via unadopted track which residents maintain as gravel to retain rural feel. This would not be able to continue. - No turning places on track and is the safest walking route to Caverswall. - Road network used heavily by parents on the school run and hgv's - Infrastructure – impact on doctor's surgeries and healthcare. Sewage and drainage poor. - Landscape - Building on green sites not allowed and against govt policy we need to keep environment attractive. Look at brownfield sites first. Diminish unspoilt views across countryside. SMDC said they would protect greenbelt. Does not comply with SMDC development in greenbelt policy. - Nature Conservation - impact on wildlife and its diversity. - More lighting impact on bat population. - Clearing of site would impact on biodiversity. - Removal of large areas of hedgerows. - Flood Risk - Flooding on Caverswall Road. And where it meets Uttoxeter Road. - Land boggy and river Blithe has flooded. - Amenity (e.g. noise, privacy, loss of light) – - Visual and acoustic privacy of immediate neighbours diminished. Light and noise pollution from increased traffic. - Turns rural environment into urban environment. - Scale of development - western edge of BB028 very obtrusive development. - Permanently detrimental to rural landscape and greenbelt. - Development would be a prominently on view to residents of Caverswall Rd and Caverswall old Rd. - Parish Council did not advise residents about meetings on these sites. - Need to stop spread of development towards Stoke. - Design of 1 or 2 bed houses incompatible with		accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that BB027/BB028 is not released from the Green Belt. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Blythe Bridge and Forsbrook will assess their capacity needs as a result of new development in Blythe Bridge and Forsbrook so that provision can be made to accommodate new residents. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. - Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The Council would expect that any development proposals affecting a public right of way would avoid impacting upon its route (or require appropriate re-routing as required under legislation).	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				existing house designs and would be overbearing. - Threatens public footpath (Forsbrook no1). - Long history of planning refusals on site re greenbelt. - Old Creda site and brownfield sites on Whittle Road better. - Fields along Uttoxeter Rd with better access. • Government Policy – against govt policy to build in greenbelt. • Other – - already adequate starter homes in area. - Just an opportunity for large houses landlords and Council making money. - Exact location of 27/28 unclear as different from that shown in 2007 SHLAA. - Impact on property values. - Development would not improve character and quality of area. - Other suitable Council land not explored. - Plenty of houses for sale in the Sentinel. - Extension of village development boundary. - Sites are natural amenity for residents. - No longer living in village but urban estate. - No proof of housing numbers required. - Lack of water hydrants in area. - Fields behind Caverswall road act as a green barrier to stop amalgamation of Caverswall and Blyth Bridge. - Who applies housing densities as not consistent and should be kept low to reflect existing character. - Anti-social behaviour at night would be worse. - Proposals inconsistent with Council's Adopted Core Strategy. Support • Infrastructure - Schools – Many school within 1 mile radius. • Infrastructure - Traffic / Transport – • excellent transport links and A50 very close. • Train station close and bus stops. • Access to site along Caverswall Road and Blythe Bridge is wide enough for passing vehicles. • Station and bus stop 5 min walk away. • Close to A50 so good for commuting. • Infrastructure – other • good infrastructure to support modest housing development. • Close to services and utilities. • Walking distance to shops and schools, churches etc. • Flood Risk – River Blythe diverted many years ago so less chance of flooding. • Amenity (e.g. noise, privacy, loss of light) – Development would still maintain outlook for existing homes. • Scale of development -		• Note that the housing capacity figures in SHLAA site records are only an estimate based on the Council's adopted housing density policy/ surrounding streetscene, but is not binding upon future development. • The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- character of area not affected. - Complete Cul de sac. - Other – - Create investment in village and encourage healthier lifestyle. - Proximity to public transport cut down on greenhouse emissions. - Location parallel to recent housing devt at Blythe Bride playing fields. - Cannot see any other use for land. - Good broadband so people can work from home.			
BB040	12	0.70	Statutory bodies/stakeholders SCC Highways - The site is located right on the junction of Caverswall Road with Caverswall Old Road just where the speed limit changes from 30mph to a declassified speed limit. There are no existing footways on either road close to the site although if the land is to be developed then a 2m wide footway should be provided along both of its frontages. There is an existing field gate access to the site from Caverswall Old Road although i would imagine that if the site is developed it will be as frontage only properties with individual drive accesses. Improvements to the radius of Caverswall Old Road onto Caverswall Road would also be beneficial. Environment Agency – Site may be brownfield and previous land use may have caused contamination of the ground, or through redevelopment may cause risk to water environment. Such sites will require Preliminary Risk Assessment in support of planning application. If affected by historic landfill. The site may be more expensive to develop due to remediation and mitigation measures to protect water environment and human health. In extreme circumstances may not be developable. Developer/Agent 1 support from Knights. Historic support from John Rose Associates as part of the SHLAA process. Public response 40 comments - 31 objections and 9 support Issues raised: Objections - Infrastructure – Schools schools at capacity - Infrastructure - Traffic / Transport – - Roads are country lanes with bends, narrow and few pavements. - Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route. - Forsbrook centre very busy with traffic. - Site is difficult and dangerous to exit. - Bottom of Caverswall Rd has turned into station car park since charges.	The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as could the district ecological importance of the site and the inaccessibility of areas of existing employment.	- The Highways Authority advises that if the land is to be developed a 2m wide footway should be provided along both of its frontages, but otherwise development of the site would be acceptable. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BB040 for release from the Green Belt. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Blythe Bridge and Forsbrook will assess their capacity needs as a result of new development in Blythe Bridge and Forsbrook so that provision	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Limited options to widen Caverswall Old Rd (single lane) due to TPO's and pavement cannot be added. - Road network used heavily by parents on the school run and hgv's • Infrastructure – Impact on doctor surgeries and healthcare. Sewage and drains are already inadequate. • Landscape - Building on green sites not allowed we need to keep environment attractive. Does not comply with SMDC development in greenbelt policy • Nature Conservation - • impact on wildlife (badgers and fox's) • Large areas of hedgerows removed to accommodate development. • Flood Risk – • Flooding on Caverswall Road and Uttoxeter Rd and site acts as soak away. • Existing soak aways are ineffective. • Amenity (e.g. noise, privacy, loss of light) – • light and noise pollution from increased traffic. • Turns rural env into urban env. • No street lighting along Caveswall old Road. • Scale of development – won't improve character of area. • Government Policy – against govt policy to build in green belts. • Other – • already adequate starter homes in area. • Just an opportunity for large houses landlords and Council making money. • Area already has had a lot of development. • Extension of village boundary. • Views from existing properties decimated. • Decrease in property values. • Spoil views of open countryside. • Avoid developing in piecemeal manner. • Site contaminated brickworks unsuitable for building. • Site 150 yards from 2 mobile phone masts and overhead cables. • 12 houses would be too high density in comparison with existing. • Are more houses necessary? • If developed more progressive development could occur. • Make site amenity space paid for by infrastructure levy. • Marl hole dug on site and in filled with dubious materials. • No longer living in village but urban estate. • No proof of housing numbers required. • Lack of water hydrants in area. • Greenfield site for residents to enjoy. • Planning permission previously refused for one		can be made to accommodate new residents. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Note that the housing capacity figures in SHLAA site records are only an estimate based on the Council's adopted housing density policy/ surrounding streetscene, but is not binding upon future development. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. • The development requirements for the different villages stem from the rural housing requirement set out within Policy SS3 of the Core Strategy, then split based on a combination of factors including existing village population/ assessed development capacities/ access to facilities and services etc. Blythe Bridge and Forsbrook is a larger village. • The Environment Agency advise previous land use may have caused contamination so any subsequent planning application will require Preliminary Risk Assessment. If affected by historic landfill the site may be more expensive to develop due to remediation and mitigation measures to protect water environment and human health. In extreme circumstances may	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			house. - Who applies housing densities as not consistent and should be kept low to reflect existing character. - Anti-social behaviour at night would be worse. Support - Infrastructure - Schools – Schools can benefit from developer assistance. Transport links to schools excellent. Walking distance to both primary and high school. - Infrastructure -Traffic / Transport – - Caverswall Old Rd is narrow and any improvement would be for the better. - Road improvements would ease congestion and improve safety. - A small residential development could be safely accommodated on local highway network and junction improvement would improve safety. - Infrastructure – other – - well located to local services and public transport. - Site is sustainable. - Landscape – - site is an eyesore development would be an improvement. - Previously allocated as brownfield why now greenbelt? - Nature Conservation – Wildlife and ecological habitats are considered moderate and devt would not result in significant impact to wildlife but further badger surveys required. - Flood Risk – flooding has not occurred. - Scale of development – building executive homes would be in keeping and attracting professionals to live/work in area. - Other – - Many of the objections are inaccurate. - New houses are in demand. - Bring new people into village boost economy and schools. - Many inaccuracies about the site being used to object to development here. The site is not contaminated, used as a soak away or would be developed with affordable housing. - Sustainable location for development. - Site can accommodate a wide variety of house types. - Development would be a logical extension to the existing built up area and capacity to develop more robust green belt boundary. - Site was former clay pit and contamination surveys can be conditioned as part of pp.		not be developable.	
BB044	30	1.25	Statutory bodies/stakeholders SCC Highways - The site is located off Chapel Street which at the access point is only single vehicle width and has no footways. The access into the site is an existing	The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to public transport is likely to have a positive	The Highways Authority advises that access Improvements will be required including the construction of an acceptable road and footway(s) and improvements to visibility. These maybe difficult to achieve without the inclusion	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				private drive which is poorly surfaced and has limited visibility onto Chapel Street. Improvements will therefore be required including the construction of an acceptable road and footway(s) and improvements to visibility. These maybe difficult to achieve without the inclusion of some third party land. Developer/Agent/Landowner - 1 comment of support from Rob Duncan Planning Consultancy on behalf of landowner. Public response 24 comments - 23 objections and 1 support. Issues raised: Objections • Infrastructure – Schools - schools at capacity and only 2 doctors surgeries. Do not have facilities for development. • Infrastructure - Traffic / Transport – • Roads are country lanes with bends, narrow and few pavements. • Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route. • Site enters Dilhorne Rd/Cheadle Rd dangerous and congested. • Development should be nearer main roads. • Development will cause gridlock. • Chapel Street too narrow. • Infrastructure – Other – Drains and sewage already inadequate. • Landscape – • Building on green sites not allowed we need to keep environment attractive. • Land previously designated as SLA. • Nature Conservation – • impact on wildlife and some rarer species. • Site is an SLA. • Flood Risk – • Flooding on Caverswall Road. • Field Floods. • Flood plain needs to be undeveloped. • Flooding Willow Way. • Site is a marshy wetland and acts as sponge during rainy periods. • Previous application refused due to flooding. • Scale of development • Government Policy – against govt policy to building in greenbelt. • Other – • already adequate starter homes in area. • Just an opportunity for large houses landlords and Council making money. • Previous planning applications refused on site. • This site consisted of one small wooden bungalow, and now two large homes with associated gardens,	effect. However, the site is within flood zone 2 and 3 which is likely to have a significant negative effect. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect, as could the regional ecological importance of the site and the inaccessibility of areas of existing employment.	of some third party land. But otherwise development of this site has not been ruled out. • The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The study recommends that the wet woodland area is regarded as a UKBAP priority habitat; and other areas of the site should have a management regime applied to accentuate the biodiversity of the site as a whole. • The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BB044 for release from the Green Belt. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Blythe Bridge and Forsbrook will assess their capacity needs as a result of new development in Blythe Bridge and Forsbrook so that provision can be made to accommodate new residents. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			garages and out buildings contributing to flooding. - Bottom half of site has trees and brook and should be retained for open space with public access. - Plenty of brownfield sites for development. - No longer living in village but urban estate. - No proof of housing numbers required. - Site lies outside of village boundary. - Parish Plan has 89% supports to preserve green belt. - Planning permission recently granted for 168 new houses in Cresswell. This will have drain on village and number should be offset against number of houses required in the village. - Former police houses in centre being sold for residential and more suitable. - Developing the site would go against SMDC adopted Core Strategy SA4, SS4 and SD4. - Anti-social behaviour at night will be worse. Support - Infrastructure -Traffic / Transport – existing vehicular access with good visibility. - Infrastructure – other – sustainable devt close to existing services. - Landscape – logical extension to village and enclosed on 3 sides by residential devt. Mature bank of trees on eastern edge would mean devt less visually conspicuous and minimise impact on greenbelt. - Flood Risk – applicant commissioned flood scoping report that concluded impact of flooding not significant and at worst 30cm above ground level. EA states very low or low risk of surface water flooding. - Other – - site able to be developed within next 5 years. - Consistent with adopted core strategy. - Site is economically viable.		out allocating upon greenfield sites. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	
BB045	15	0.56	Statutory bodies/stakeholders SCC Highways - Access details will need to be agreed. A two metre wide footway will need to be provided over the frontage of the site. Developer/Agent/Landowner – correspondence from owner's agent received indicating immediate availability for housing. Public response 37 comments - 37 objections Issues raised: Objections - Infrastructure – Schools – schools full - Infrastructure - Traffic / Transport – - Roads are busy country lanes with bends, narrow and few pavements. - Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on	The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to public transport is likely to have a positive effect. The site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as could the district ecological importance of the site.	- The Highways Authority advises that a two metre wide footway will need to be provided over the frontage of the site; but otherwise development of site acceptable. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				school route. - Dilhome Road, narrow and very dangerous especially for children and poor visibility. - Increased traffic using local services safe access and parking required. - Cheadle Rd and Uttoxeter Rd extremely congested already. - Unsuitable access onto country lane. - Village already congested with traffic. Infrastructure – Other – Increased facilities required for new families. Extra demands on schools and doctors. Landscape – - Building on green sites not allowed we need to keep environment attractive. - High historical value Roman settlement. - Little capacity to absorb change without fundamentally altering historic landscape. - Designated area of outstanding natural beauty? Nature Conservation – - Brook runs through site. - Development impact on wildlife, flora and fauna. Flood Risk – - Flooding on Caverswall Road. Flooding from the fields causes problems now. - Potential flooding on Eastwood drive. - The site is marshy and boggy land with a spring on the site. - Basin, close to road approximately floods by 10000 cubic feet. Amenity (e.g. noise, privacy, loss of light) – - impact on noise. - Area is low lying and development would mean loss of light for surrounding houses. Scale of development - - high density development proposed not in keeping with adjoining properties. - Increase in size of Forsbrook would be detrimental to character of the area. Government Policy – Does not comply with govt policy on greenbelt development. Other – - already adequate starter homes in area. - Just an opportunity for large houses landlords and Council making money. - Loss of beautiful views and wildlife. - What are the correct housing figs for 2011 – 2031? - Cross border working required with adjacent authorities to develop sites eg Simplex Factory. - De value property prices. - Forsbrook has had 6 new estates in past years. - Electric cables run over site. - Residents living in rural area now living in estate. - Number of houses should be reduced to reflect need and houses built recently not reflected in requirement.		accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that BB045 is not released from the Green Belt. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Blythe Bridge and Forsbrook will assess their capacity needs as a result of new development in Blythe Bridge and Forsbrook so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation Officer, Historic England, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - Amenity – issues such as overlooking and loss of light will be assessed in detail once a site	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				• Build houses on B021 and B087 (not greenbelt). • Loosing village identity development is beyond established village boundary. • Contravention of Human Rights Act. • No longer living in village but urban estate. • No proof of housing numbers required. • Already a massive substation next to plot.		layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Note that the housing capacity figures in SHLAA site records are only an estimate based on the Council's adopted housing density policy/ surrounding streetscene, but is not binding upon future development. • The development requirements for the different villages stem from the rural housing requirement set out within Policy SS3 of the Core Strategy, then split based on a combination of factors including existing village population/ assessed development capacities/ access to facilities and services etc. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. Housing commitments between 2011-2015 will be factored in to calculate the village's residual housing requirement to 2031. • The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
BB054	70		2.90	Statutory bodies/stakeholders SCC Highways - Access from Draycott Old Road will be difficult to achieve from the western end of the site due to the large level differences. Access at the eastern end of the site looks possible as levels are less of an issue. Adjacent to the site Draycott Old Road is only single vehicle width in places and has no footway provision. Given this, access via a new residential road through the adjacent proposal sites of BB050 and BB081 would be better to serve any development on this site if this is possible. Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Developer/Agent/Landowner – Landowner confirms would consider releasing the land for development. Public response 18 comments - 17 objections and 1 support Issues raised: Objections - Infrastructure – Schools – would not be able to cope with additional pupils and medical services. - Infrastructure - Traffic / Transport – - Roads are country lanes with bends, narrow and few pavements. - Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route. - The Junction of Draycott Old Road and Cheadle Road will be at high risk of road traffic collision. - Impact of 70 houses on traffic and no crossing in Forsbrook. - Impact on road safety for pedestrians as no pavement from site into village. - Congestion through village. - Draycott Old Road turn into rat run but very narrow. - Infrastructure – Other – there is a gas station on site. - Landscape – - Building on green sites not allowed we need to keep environment attractive and contrary to SMDC plans to protect this. - Development would change the visual appearance of diverse landscape. - Nature Conservation – impact on and loss of local wildlife. - Flood Risk – - Flooding on Caverswall Road. - Land acts as soak away. - Impact of 70 houses on flooding. - Site is boggy after minimal rainfall and has flooded in the past.	The proposed delivery of circa 70 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as could the district ecological importance of the site and the proximity of historic assets.	- The Highways Authority advises that access at the eastern end of the site looks possible as levels are less of an issue than from the west. Adjacent to the site Draycott Old Road is only single vehicle width in places and has no footway provision. However development of the site has not been ruled out. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BB054 for release from the Green Belt. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Blythe Bridge and Forsbrook will assess their capacity needs as a result of new development in Blythe Bridge and Forsbrook so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Amenity (e.g. noise, privacy, loss of light) – - site is not well screened and will be very visible. - Loss of privacy, increased traffic, noise and pollution. - Scale of development – part of site is raised overlooking into existing houses it would be very intrusive in the landscape. - Government Policy – against govt policy to build in greenbelt. - Other – - already adequate starter homes in area. - Just an opportunity for large houses landlords and Council making money. - Lose public footpath. - No longer living in village but urban estate. - No proof of housing numbers required. - Use brownfield sites first. - Concerns about construction traffic and provision of services to site causing disruption. - Village identity lost and be one conurbation of Forsbrook, Blythe Bridge and Draycott. Support - Other – support subject to provision of a walkway along the line of the public footpath, minimum width 6m; with improved access to Draycott Old Road.		number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. The Council would expect that any development proposals affecting a public right of way would avoid impacting upon its route (or require appropriate re-routing as required under legislation). - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - The development requirements for the different villages stem from the rural housing requirement set out within Policy SS3 of the Core Strategy, then split based on a combination of factors including existing village population/ assessed development capacities/ access to facilities and services etc.	
BB062	20		0.94	Statutory bodies/stakeholders SCC Highways - The site is located by the junction of Caverswall Road with Caverswall Old Road just where the speed limit changes from 30mph to a declassified speed limit. There are no existing footways on Caverswall road close to the site although if the land is to be developed then a 2m wide footway should be provided across its frontage. There is no obvious access to the land and access may be difficult to achieve due to the alignment of Draycott Road at this point. In addition, the site is at a higher level than the highway and so some earthworks will be required in order to provide an access into it. Developer/Agent/Landowner - correspondence from owner's agent received suggesting site available for development. Public response 36 comments - 35 objections and 1	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as could the district ecological importance of the site.	- The Highways Authority advises that then a 2m wide footway should be provided across site's frontage. There is no obvious access to the land and access may be difficult to achieve due to the alignment of Draycott Road at this point. In addition, the site is at a higher level than the highway and so some earthworks will be required for access. However development is not ruled out. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				support Issues raised: Objections - Infrastructure – Schools - schools at capacity - Infrastructure - Traffic / Transport – - Roads are country lanes with bends, narrow and few pavements. - Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route. - Junction of Caverswall rd and Caverswall Old Rd very narrow. - Road network used heavily by parents on the school run and hgv's - Infrastructure – Other - drains and sewage already inadequate. - Landscape – - Building on green sites not allowed we need to keep environment attractive. - Deliberate urban sprawl creating further infill sites and does not accord with green belt policy. - Does not accord with SMDC policies to protect greenbelt. - Effect on rural landscape. - Nature Conservation – - Important site for wildlife (buzzards, butterflies) - Large areas of hedgerows removed to accommodate development. - Flood Risk – - Flooding on Caverswall Road. - Sewerage and drainage issues on site. - Amenity (e.g. noise, privacy, loss of light) – - light pollution into greenbelt. - Visual and acoustic privacy on neighbours decimated. - Turns rural env into urban env. - Scale of development – - site very high and sky line blighted. - Very obtrusive and detrimental in rural landscape. - Prominent views of the site. - No aesthetic compatibility with local environment. - Does not relate well to settlement form or densities. - Government Policy – development on greenbelt against policy. - Other – - already adequate starter homes in area. - Just an opportunity for large houses landlords and Council making money. - Does not improve character of area. - Impact on open views of countryside. - Other Council owned land not explored. - Develop brownfield sites first. - Impact on house prices.		the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that BB062 is not released from the Green Belt. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Note that the housing capacity figures in SHLAA site records are only an estimate based on the Council's adopted housing density policy/ surrounding streetscene, but is not binding upon future development. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SCC Highways/Transportation,	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Development outside current village boundary. - Intrude into views from Caverswall footpath. - Random allocation of part of field. - Site includes Marl Hole and overhead cables. - Impact on public enjoyment of ROW. - Difficulty selling existing houses. - Footpaths encircle the site. - Aging population does not require level of housing. - Limited employment opportunities do not warrant level of affordable housing. - No longer living in village but urban estate. - No proof of housing numbers required. - Lack of water hydrants in area. - Fields behind Caverswall road act as a green barrier to stop amalgamation of Caverswall and Blyth Bridge. - Who applies housing densities as not consistent and should be kept low to reflect existing character. - Anti-social behaviour at night would be worse. Support - Infrastructure -Traffic / Transport - Never heard of any accidents at junction of Caverswall Rd and Uttoxeter Rd. - Landscape - Nature Conservation - Flood Risk – several times a year you might get 2inches of rainwater after heavy thunderstorm on Caverswall Rd.		Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic activity in settlements such as Blythe Bridge and Forsbrook.	
BB086	15	0.73	Statutory bodies/stakeholders SCC Highways - See comments on 3 (BB027, BB028) above. Developer/Agent/Landowner – Correspondence from owner's agent requesting consideration for future housing. Public response 37 comments - 36 objections and 1 general comment Issues raised: Objections - Infrastructure – Schools - schools at capacity - Infrastructure - Traffic / Transport – - Roads are country lanes with bends, narrow and few pavements. - Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route. - Bottom of Caverswall Road used as car park since station charging. - Access to site is poor and through garden of 71 Caverswall Road. - Road network used heavily by parents on the	The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as could the district ecological importance of the site.	- The Highways Authority advises that the unadopted access road will need to be improved in order to access these sites including widening to at least 5m, the provision of an acceptable footway and ideally improvements to the visibility at its junction with Caverswall Road - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to accommodate new development, the Green Belt boundary will need adjustment as there are not		

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				school run and hgv's - Infrastructure – - Impact on doctors and healthcare. - Drains and sewage already inadequate. - Landscape – - Building on green sites not allowed we need to keep environment attractive. - Does not comply with SMDC development in greenbelt policy - Nature Conservation – - impact on wildlife. - This development would be an intrusion into the landscape, and affect the nature conservation value of the area. - Require removal of hedgerows. - Flood Risk - Flooding on Caverswall Road and its junction with Uttoxeter Road. - Amenity (e.g. noise, privacy, loss of light) – - The visual and acoustic privacy of existing immediate residents will be decimated. - Turns rural env into urban env. - Overlooking will impact on privacy. - Light and noise pollution affecting greenbelt. - Scale of development – - obtrusive development detrimental to rural landscape. - No aesthetic compatibility with local environment. 1 and 2 bed houses incompatible with existing densities and will be overbearing. - Government Policy – developing in greenbelt against government policy. - Other – - already adequate starter homes in area. - Just an opportunity for large houses landlords and Council making money. - Devalue property and impacting on open views from existing housing. - Against SMDC policy to protect greenbelt. - Other Council owned land suitable for development. - Threatens public footpath (Forsbrook Number 1). Previous planning history for refusals on the site. - What about Creda site, brownfield sites on Whittle Road. - This site adjoins the footpath from Blythe Bridge to Caverswall. This is vital to the recreational needs of the village. - No longer living in village but urban estate. - No proof of housing numbers required. - Lack of water hydrants in area. - Fields behind Caverswall road act as a green barrier to stop amalgamation of Caverswall and Blyth Bridge. - Who applies housing densities as not consistent and should be kept low to reflect existing character.		enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that BB086 is not released from the Green Belt. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Blythe Bridge and Forsbrook will assess their capacity needs as a result of new development in Blythe Bridge and Forsbrook so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. - Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Note that the housing capacity figures in SHLAA site records are only an estimate based on the Council's adopted housing density policy/ surrounding streetscene, but is not binding upon future development. - The Council would expect that any development proposals affecting a public right of way would avoid impacting upon its route (or require appropriate re-routing as required under legislation). - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Need to retain large mature oak tree on site. - Anti-social behaviour at night would be worse. General - Affected by development but not objecting to it.		Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation.	
BB087	46 or employment		1.40	Statutory bodies/stakeholders SCC Highways - There is an existing access to the site from Uttoxeter Road (A527) which would require only minor improvements (footway(s), lighting, etc) in order to serve a development on this area. Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Developer/Agent/Landowner – correspondence received from landowner's agent confirming support for future residential development upon the site. Public response 7 comments - 3 objections and 4 support Issues raised: Objections - Infrastructure – Schools - schools at capacity - Infrastructure - Traffic / Transport – - Roads are country lanes with bends, narrow and few pavements. - Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route. - Infrastructure - Other - Landscape - Building on green sites not allowed we need to keep environment attractive. - Nature Conservation - Flood Risk - Flooding on Caverswall Road. - Amenity (e.g. noise, privacy, loss of light) – - Scale of development – - Government Policy - - Other – - already adequate starter homes in area. - Just an opportunity for large houses landlords and Council making money. Support - Infrastructure -Traffic / Transport – access onto A521 make site more commutable. - Infrastructure – other – excellent infrastructure - Other – - The site could be suitable for residential or employment uses. - Other good site would be Calverhay Farm.	The proposed delivery of circa 46 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to historic assets is likely to have a negative effect. The development of greenfield, urban ALC land is assessed as having a negative effect, as could the regional ecological importance of the site. The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, urban ALC land is assessed as having a negative effect, as could the regional ecological importance of the site.	- The Highways Authority advises that there is an existing access to the site from Uttoxeter Road which would require only minor improvements to serve development. - The Council has a Landscape & Settlement Setting Study and most of this site has been identified as being important to the landscape setting of the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BB087 for release from the Green Belt. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. - Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	
ADD10	20		1.34	Statutory bodies/stakeholders Site was identified following public consultation – comments awaited. Developer/Agent/Landowner – landowner has confirmed support for residential allocation. Public response – none, site identified following public consultation.	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect.	- The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering this land for release from the Green Belt. - It is considered that further investigations are required to determine the suitability of this site for inclusion in the draft list of preferred options for consideration by Councillors.	
ADD11 (BB041)	50		3.71	Statutory bodies/stakeholders Site was identified following public consultation – comments awaited. Developer/Agent/Landowner – landowner currently unknown. Public response – none, site identified following public consultation.	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect.	- The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering this land for release from the Green Belt. - It is considered that further investigations are required to determine the suitability of this site for inclusion in the draft list of preferred options for consideration by Councillors.	

Question 2a – Employment Site

Site Reference	Use	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Northern Gateway Opportunity Site / Blythe Vale (Former Regional Investment Site)	Employment	48.58	This site was not considered as part of the Site Options Consultation as the site is already identified in Core Strategy Policy Valley Masterplan and Core Strategy Policy SS6c. Owner (St Modwen) expressed support for designation and Core Strategy policy.	Site appraised in the Core Strategy SA	- Site is identified in Core Strategy for regional scale employment and is recommended to be carried forward into the Local Plan. Due to the unique nature and scale of the site in the District, it is considered separately from the employment land requirements identified for the District. - The site is proposed to refer to the potential role that it may play in the emerging Northern	

Site Reference	Use	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					Gateway which aims to maximise the economic benefits of the plans to bring HS2 to Crewe.	

Draft - Brown Edge

Question 4a - Potential sites suitable for housing

Site Reference	Capacity 5+ dwelling	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Site within development boundary						
			Environment Agency – Surface water in these areas should be treated using suitable SUDS where possible. If development is in a combined sewer area, increased flow should not affect the spill frequency.			
BE003A	6	0.25	Statutory bodies/stakeholders: SCC Highways - This land is accessed off a residential road, Meadow Road, between two properties which only allows a single vehicle width and no space for a formal junction or a passing place. Considering that adequate access facilities cannot be provided because of the constraints of the site, this particular site is not suitable for multiple properties. Brown Edge Parish Council – overdevelopment, poor access. Developer/Agent/Owner – Land available. Public response : 5 comments – 5 objections Issues raised: • Infrastructure – traffic /transport • Infrastructure – drainage • Flood risk	The site's proximity to the village centre could reduce the need to travel and as such have a positive effect upon climate change which is likely to have a significant positive effect. The proposed delivery of circa 6 dwellings is considered to have a positive effect, as could its distance away from historic assets and low ecological value. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect.	• The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • The site is not recommended as an allocation due to uncertainty over access. However, as it is within the Brown Edge village development boundary it could come forward at any time.	INFILL SITE – NO ALLOCATION NEEDED.
Sites within the Green Belt						
BE032	35	1.47	Statutory bodies/stakeholders: SCC Highways - There is one existing gated field access with dropped vehicle crossing in the south-east corner of the site, at this point the speed limit on Breach Road (B5051) increases from 30mph-40mph. Breach Road is a busy classified road being the main connection from the village of Brown Edge to the main Leek Road in Endon. An appropriately positioned access/es to serve a site of this size with adequate visibility will be necessary, given the generous width of the highway fronting the site it is assumed that this will be easily achievable. Considering the potential number of units involved, a TS will need to be submitted. Environment Agency – The site has a culverted watercourse flowing beneath it which should be renaturalised through redevelopment to contribute towards WFD objectives. This may take up space within the site, however it may be possible to divert the channel round the edge to create more developable space.	The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's low ecological value is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets.	• The Highway Authority does not raise any difficulties in relation to development of this site – a Transport Study can be undertaken at an appropriate time. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. The issue of the culverted watercourse being renaturalised can be addressed to the satisfaction of the Environment Agency as part of the layout design of the site. • The site has an agricultural land classification of grade 4 which means it is of poor quality. • The land in question is within the Green Belt. In order for Brown Edge to accommodate new	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Brown Edge Parish Council – flood risk, foul drainage problematic Leek and Moorlands Historic Buildings Trust – BE032 appears to be good, well maintained farmland which should only be sacrificed as a last resort. Developer/Agent – Holdcroft (on behalf of D. Evans) – extend site BE032 to include additional devt land. Public response : 5 comments – 5 objections Issues raised: - Infrastructure – traffic/transport congestion and safety - Infrastructure – drainage - Landscape – would close Green Belt gap with Endon - Flood risk		development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BE032 for release from the Green Belt. Land is not identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. However, it is accepted that development at this key entrance point to the village would require careful design and layout.	
BE041	50	2.20	Statutory bodies/stakeholders: SCC Highways – No objection in principle to the development of land for housing, subject to provision of adequate access, visibility, internal layout and design. As the land and that of the neighbouring field is highway land, an appropriate visibility splay should be achievable. A carriageway improvement, widening of Willfield Lane and extension of the footway along the frontage should also be provided. If satisfactory highway layout is achieved up to 50 units could be served off the access. Brown Edge Parish Council – within Green Belt, flood risk, surface & foul drainage inadequate, traffic. Developer/Agent/Owner – Land available. Evidence prepared to support the development of this land includes:- landscape and visual assessment, Phase 1 Habitat Survey, indicative masterplan demonstrating suitability and deliverability of site, access information to indicate that access is technically deliverable and information showing the accessibility of the site to local services and facilities. Public response – 10 comments – 9 objections and 1 part-support 1 conditional support – on part of site only Objections - Infrastructure – traffic /transport congestion & safety - Infrastructure – other - Landscape - Loss of amenity - Scale of development - Nature Conservation	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the district ecological importance of the site.	- The land in question is within the Green Belt. In order for Brown Edge to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BE041 for release from the Green Belt. - Land is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					- The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - The Council will shortly commission a Landscape Impact Assessment, which will include suggested mitigation measures relating to development on preferred options sites. The results of the study will inform the Submission Version of the Local Plan.	
BE044	20	0.80	Statutory bodies/stakeholders: SCC Highways - Willfield Lane has no footways at this point, with a declassified speed limit, poor forward visibility and is unlit. There is an informal gated access directly off the road, however oncoming traffic would have great difficulty seeing vehicle making right turns into an access for the site. Willfield Lane is well used as a short-cut through to the main Leek Road, however is very narrow in places and there are many vehicle conflicts resulting in cars having to blindly reverse over long distances to allow others to pass. It is uncertain whether all of these issues could be easily resolved given the circumstances. Brown Edge Parish Council – within Green Belt, traffic. Developer/Agent/Owner – Landowner unknown. Public response: 10 comments – 10 objections Issues raised: - Infrastructure – traffic /transport congestion & safety - Infrastructure – drainage & sewers inadequate - Landscape – intrusion into Green Belt - Loss of amenity - Scale of development	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the district ecological importance of the site.	- The Highway Authority clearly has concerns about highway safety in relation to this site. - The land in question is within the Green Belt. In order for Brown Edge to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BE044 is not released from the Green Belt. - Land is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year.	
BE045	35	1.16	Statutory bodies/stakeholders: SCC Highways - Farmland with existing gated access	The proposed delivery of circa 35 dwellings is considered to have a significant positive effect.	The Highway Authority has not raised any issues which would prevent the development of this site.	

Site Reference	Capacity dwelling	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			directly off Carlton Avenue. Footways and carriageway appears easily extendable from the adopted highway to provide appropriate access Brown Edge Parish Council – within Green Belt, traffic Developer/Agent/Owner – Land available. Any residential development on the site would be well enclosed by the existing topography and mature vegetation that surrounds the site. The development of the site will accord with the spatial aims of the Core Strategy and there are no physical problems or limitations which cannot be readily overcome. The site is considered to be available, suitable and achievable for residential development within 0-5 years. Public response : 10 comments – 10 objections Issues raised: • Infrastructure – traffic /transport congestion & safety • Infrastructure – drainage • Landscape – would extend urban area, effect on Green Belt • Loss of amenity • Scale of development • Flood risk	Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the district ecological importance of the site.	• The land in question is within the Green Belt. In order for Brown Edge to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BE045 is not released from the Green Belt. • Land is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year.	
BE056	15	0.50	Statutory bodies/stakeholders: SCC Highways - There is no obvious existing access onto this site. The site is bounded by Woodhouse Lane which has a declassified speed limit, no footways and is unlit. This corner plot is also on the inside of a bend therefore providing appropriate visibility for a new access onto a 60mph road may be difficult. In addition there are slight level differences between the road and the site. Leek and Moorlands Historic Buildings Trust – BE056 would have an unacceptable impact on one of the earliest farm houses in the area, the Fold, a 17th century building remodelled in the 18th century which is an undesignated heritage asset (i.e. to be considered for the Local List). This with its neighbour, Newfold farm, a substantial stone farmhouse dating to the 19th century, would be best left to mark the junction between town and country without further development.	The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the district ecological importance of the site.	• The Highway Authority clearly has concerns about the creation of a suitable access to serve this site. • There are clearly local heritage impacts which require consideration as part of the site selection process. • The land in question is within the Green Belt. In order for Brown Edge to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Brown Edge Parish Council – traffic. Developer/Agent/Owner – Land available. It is surplus agricultural land adjacent to the development boundary with development on three sides. It is made up of a former concrete agricultural yard containing various agricultural structures with hardcore extending into a grassed area so is partially brownfield. Development of the site would not outwardly extend the settlement, the site would simply round off the settlement boundary. Would also support the village through local services and infrastructure. Public response: 19 comments – 12 objections, 6 support and 1 general comment. Issues raised: General comment Above ground level, sloping, no drains; Support Provided right scale, no adverse effect on landscape or amenity, in accord with Govt policy Objections • Infrastructure – traffic /transport, poor access • Infrastructure – school at capacity • Infrastructure – other, drainage • Landscape – intrusion into Green Belt • Nature Conservation • Flood risk • Amenity • Scale of development • Govt Policy • Other		BE056 is not released from the Green Belt. • Land is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Brown Edge at the Primary and High School phases of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year.	
BE060	60		1.95	Statutory bodies/stakeholders: SCC Highways: Not connected to highway and no obvious point of connection. Access to highway would need to be provided and appropriately designed. (BE060A - There is an informal access point from the busy High Lane (B5051) to the site which is currently used by a commercial plant nursery. This access is single vehicle width and unsurfaced with poor visibility of any on coming vehicles due to it narrow nature and mature hedgerows on either side which do not fall within the boundary extents of BE060a. It is therefore not entirely appropriate for the existing use. If additional land to provide an acceptable adopted road and visibility cannot be acquired, then this would not be an acceptable area to develop in terms of	The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from designated assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets.	• The Highway Authority has raised concerns about the creation of a suitable access to serve this site. • The land in question is within the Green Belt. In order for Brown Edge to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				highway safety. This aside there are good pedestrian facilities on High Lane and a bus stop in close proximity to the site entrance. TS needed). Leek and Moorlands Historic Buildings Trust - BE060 is on high ground and would have an unacceptable impact on the landscape to the west. Brown Edge Parish Council – infill possible, but should not encroach on Green Belt. Developer/Agent/Owner – Land available. Public response – 4 comments – 3 objections and 1 support Issues raised: Support - but at lower extent Objections - Infrastructure – traffic /transport congestion & safety		BE060 is not released from the Green Belt. Land is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment.	
ADD06	18		0.6	Statutory bodies/stakeholders SCC Highways – There is one existing gated field access with dropped vehicle crossing in the south-east corner of the site, at this point the speed limit on Breach Road (B5051) increases from 30mph-40mph. Breach Road is a busy classified road being the main connection from the village of Brown Edge to the main Leek Road in Endon. An appropriately positioned access/es to serve a site of this size with adequate visibility will be necessary, given the generous width of the highway fronting the site it is assumed that this will be easily achievable. Considering the potential number of units involved, a TS will need to be submitted. Developer/Agent/Owner – Land available. Public response None – site was put forward during consultation (however, it directly adjoins BE032 which was the subject of consultation).		- The Highway Authority does not raise any difficulties in relation to development of this site – a Transport Study can be undertaken at an appropriate time. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. The issue of the culverted watercourse being renaturalised can be addressed to the satisfaction of the Environment Agency as part of the layout design of the site. - The site has an agricultural land classification of grade 4 which means it is of poor quality. - The land in question is within the Green Belt. In order for Brown Edge to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BE032 for release from the Green Belt.	

Site Reference	Capacity dwellings	5+	Size site	of	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
							Land is not identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment.	

Draft - Cheddleton

Question 4a - Potential sites suitable for housing and other uses

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within development boundary							
				Environment Agency - Sites CD002, CD003, CD004, CD007, CD008, CD015, CD017, CD019 CD029, CD030, CD060, CD115, CD116, and CD118 are all located within 1000m of Pointon's rendering plant. This site is currently the focus of a significant number of complaints. The Environment Agency is currently working with the operators to minimise the impacts of these processes on neighboring residents, however a complete solution cannot be guaranteed. Given the proximity of the potential allocation to the rendering plant and its location in relation to the existing residential uses (i.e. closer to Pointon's) it is envisaged the allocation of this land would be likely to create an increase in complaints. In light of this we recommend alternative sites are considered in preference to these locations. Additionally the aforementioned sites are located on or adjacent to the A520. The section of the A520 between Leekbrook and Cheddleton is the only access route for vehicles carrying fallen livestock and animal by products to the Pointon's site. There is typically ~200 vehicle movements to the site a day along this route. The odorous nature of the material transported also results in a significant number of complaints. It is not practicable to abate this odour source. It is envisaged the allocation of this land would be likely to create an increase in complaints. In light of this we also recommend alternative sites are considered in preference to these locations along the A520 between Leekbrook and Cheddleton. SCC Education: • There is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. • Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. • Additional First School places may be needed in this area to mitigate the impact of village requirement. • Cheddleton falls into Leek catchment for Middle and High Schools • Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. • In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school.		• The District Council will continue to liaise with the EA and SMDC Environmental Health when considering future options for Cheddleton, regarding the acceptability of sites in amenity terms. • The District Council will work with the County Council to identify an appropriate solution. • For other comments see responses to individual sites below.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Leek and Moorlands Historic Buildings Trust – Boundary We are happy with the proposed boundary but it should be extended to include the vacant/cleared former depot on Cheadle Road opposite Pointon Park (known locally as the Staffordshire Farmers site) south of the village.			
CD004	18	0.66	Statutory bodies/stakeholders Cheddleton Parish Council: - Object because greenbelt/ countryside site SCC Highways: May be acceptable subject to access design, width of access and visibility splays. Leek and Moorlands Historic Buildings Trust – Development of CD004 would not only encroach into the Green Belt but destroy the natural/rural landscape character of the fields behind the post-war housing on Woodland Avenue and the wooded Fox's Plantation. Developer/Agent/Landowner - - Owner confirmed interest in releasing land for development Public response 32 comments - 32 objections Issues raised: Objections: - Infrastructure – schools - Infrastructure - traffic/transport - Infrastructure – other - Landscape - Nature conservation - Flood risk - Amenity (e.g. noise, privacy, loss of light), proximity to animal rendering plant - Scale of development - Government policy –greenbelt; sustainability; - Other: - alternative brownfield sites; - loss of agriculture/agricultural land; - proximity to animal rendering plant; - existing needed access; 'bubble' out of existing boundary;	The proposed delivery of circa 18 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to areas of countryside and open space is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and the district ecological importance of the site.	- The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that development may be acceptable subject to access design, width of access and visibility splays - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District,	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • Most of the land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD004 is not released from the Green Belt. • In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SCC Highways/Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						work.	
CD017	29		1.25	Statutory bodies/stakeholders Cheddleton Parish Council: - Support because planning permission already granted on site SCC Highways: Not clear how access would be gained? Drawing does seem to show an access from the highway, but this is not clear 'on the ground'. More details of this would be required before any detailed comments could be given. Could access be gained off the recently constructed Bones Lane access to Pointons? (though Bones Lane is private and land would be required from Pointons). SMDC Conservation - Site adjoins Ashcombe Park Estate. Developer/Agent/Landowner – Landowner confirms that still consider site [plus access tail south of no. 411 Cheadle Rd in same ownership] would be suitable for residential development and that land will be released for development within next Plan period. Public response 12 comments - 10 objections and 2 support. Issues raised: Objections: - Infrastructure – schools - Infrastructure - traffic/transport - Infrastructure – other - Landscape - Nature conservation - Flood risk - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Government policy – greenbelt; sustainability; - Other: - proximity to animal rendering plant; - historic dwelling (no. 403 Cheadle Rd); - large backland development; Support: - Need for new affordable housing in village/ associated benefits to local businesses - Support because planning permission already granted on site	The proposed delivery of circa 29 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to areas of countryside and open space is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the site's proximity to historic assets and the district ecological importance of the site is likely to have a negative effect.	- The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that they require more details/clarification regarding how access to site would be achieved, before can comment. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					- Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - Most of the land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance. This study recommends considering site CD017 for release from the Green Belt. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work.	
CD029	8	0.29	Statutory bodies/stakeholders Cheddleton Parish Council: - Support for limited infilling up to 8 dwellings SCC Highways: Acceptable subject to access design and provision of adequate visibility splays. Developer/Agent - Landowner confirmed no interest in releasing site.	The site's proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the proposed delivery of circa 8 dwellings is likely to have a positive effect, as could the site's accessibility to areas of open countryside and location away from historic assets. However, the inaccessibility of services and facilities is likely to have a	The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Public response 27 comments: 25 objections, 0 neutral, 2 support 3 Objective comments + 17 paper comments, + 7 email comments: - 3 Objective Objections + 17 paper objections + 5 email objections; - 0 Objective neutral+ 0 paper neutral + 0 email neutral; - 0 Objective support + 0 Paper support + 2 email support. Issues raised: Objections: • Infrastructure – schools • Infrastructure - traffic/transport • Infrastructure – other • Landscape • Nature conservation • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Government policy – greenbelt; sustainability; • Other – greenfield site; Support: • Need for new affordable housing in village/ associated benefits to local businesses • Support for limited infilling up to 8 dwellings (subject to owner's intentions)	significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's inaccessibility to services and facilities.	appropriate solution. • The Highways Authority advises that development acceptable subject to access design and provision of adequate visibility splays. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • Most of the land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD029 is not released from	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					the Green Belt. - In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites.	
CD060 CD118 (mainly outside development boundary)	113	8.08	Statutory bodies/stakeholders Cheddleton Parish Council: cannot support because greenbelt site/ potential road traffic issues/ lack of infrastructure SCC Highways: The access point within the boundary appears inadequate for vehicular access. Access would need to be through CDD118 and of appropriate design. Acceptable subject to access design, provision of adequate visibility and pedestrian links. Footway should be provided on frontage. CD060 is only connected to highway through CD118 SMDC Conservation - Adjoins (but outside) Ashcombe Park. Leek and Moorlands Historic Buildings Trust – The proposed development of DC060 & CD118 involves a large swath of former walled park land would adversely affect the still strong, remaining character and legibility of the historic 16th century deer park setting of the nationally important Ashcombe Park (Grade II*) and should be strongly contested. Developer/Agent/Landowner – correspondence from agent Sammonds Architectural promotes site for housing. Public response 135 comments - 133 objections, 1 neutral and 1 support Issues raised:	The proposed delivery of circa 113 dwellings is considered to have a significant positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 3 and 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and the inaccessibility of areas of existing employment.	- The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that access to CD060 would need to be through CDD118. But this would be acceptable subject to access design, provision of adequate visibility and pedestrian links. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Objections: • Infrastructure – schools • Infrastructure - traffic/transport • Infrastructure – other • Landscape • Nature conservation • Flood risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed building / conservation area • Government policy – greenbelt; sustainability; Other: • Churnet Valley (potential AONB designation incompatible with housing allocation); • proximity to remnant historic landscape; • topography; • loss of agricultural land; • part of site owned by Cricket Club; • used for carnival/events; • query of SHLAA classification in comparison with CD116; • should prioritise brownfield (and greenfield) sites in Cheddleton/Leek; • Listed building at Ashcombe Park; • access to sewage works; • that other Cheddleton options less impacting on greenbelt; • queries site assessment form description; • impacts on local tourism; • empty local properties already/querying need for (affordable) housing; • earlier growth of village already; • sewage capacities; • proximity to animal rendering plant; • District's falling housing need figures; • other villages should accommodate more development instead; • loss of farmland; General comment: • Government Policy – recent greenbelt statement; Support: • Need for new affordable housing in village/ associated benefits to local businesses		to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement although the western part falls within remnant historic landscape. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • Most of the land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD060/CD118 are not released from the Green Belt. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					sustainability appraisal work. - In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - The development requirements for the different villages stem from the rural housing requirement set out within Policy SS3 of the Core Strategy, then split based on a combination of factors including existing village population/ assessed development capacities/ access to facilities and services etc. - The Churnet Valley is not designated as a AONB.	
CD069a	6	0.26	Statutory bodies/stakeholders Cheddleton Parish Council: Objects as site was previously visual open space; would require new access to A520; and create additional traffic onto Basford Bridge Lane. SCC Highways: Acceptable subject to design. SMDC Conservation: Existing residential development has a harmful impact on the Cauldon Canal Conservation Area. Extension to this development will need to be assessed against further detrimental impact on the Conservation Area and any impact on the setting of The Grange (Listed Building) to the south. Leek and Moorlands Historic Buildings Trust - The development of CD069A would serve to further erode the open character of the sloping heathland to the north of the historically important Cheddleton Grange (Grade II) and have an adverse affect on the Cauldon Canal	The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open countryside and low ecological importance is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the site's inaccessibility to areas of existing employment is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets.	- The Highways Authority advises that development acceptable subject to design. Note they do not state a link to the A520 (as opposed to Cheddleton Park Avenue) is required to access this development. - The site is not currently designated as Visual Open Space (VOS) in the 1998 Local Plan. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year.	Allocation of site not considered necessary – could be regarded as infill.

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Conservation Area and must be strongly avoided. Developer/Agent/Landowner – Confirmation of support for residential development from some of the site owners has been received. Public response 6 comments - 3 objections, 2 neutral and 1 support Issues raised: Objections: - Infrastructure - traffic/transport - Landscape - Scale of development - Other: - should be (was previously) visual open space; - would require new A520 access point; General Comments: - Scale of development - Other: - queries VOS status of adjoining land (SHLAA sites); - comments that development of CD069A will sterilise access to those sites; - that these adjoining sites are more preferable for development than peripheral rural sites. Support: - Need for new affordable housing in village/ associated benefits to local businesses		Note that only those SHLAA sites deemed broadly suitable were taken forward as 'options' in the current consultation. SHLAA sites currently falling within Local Plan VOS designations currently recommended for retention in the LSCA were broadly deemed unsuitable hence were not included. The individual VOS assessments are contained in the LSCA available on the Council's website.	
CD088	7	0.23	Statutory bodies/stakeholders Cheddleton Parish Council: - Supports as lies within development boundary SCC Highways: Acceptable subject to access design and provision of visibility splays. Developer/Agent/Landowner – Agent of landowner confirms site is not available for future housing development. Public response 6 comments - 1 objection and 5 support. Issues raised: Objections: - Landscape - Scale of development Support: - Other – brownfield site in residential area	The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the site's inaccessibility to areas of existing employment is likely to have a negative effect. The site's proximity to historic assets and the district ecological importance of the site is likely to have a negative effect.	- The Highways Authority advises that development acceptable subject to access design and provision of visibility splays. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year.	Allocation of site not considered necessary – could be regarded as infill.

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Need for new affordable housing in village/ associated benefits to local businesses			
Sites within the Green Belt							
CD002	26		0.84	Statutory bodies/stakeholders Cheddleton Parish Council: - Object because site lies within greenbelt, outside village boundary; and is a strong need to maintain definitive village boundary between Cheddleton and Wetley Rocks SCC Highways: Acceptable subject to access design and provision of visibility splays. Preferable for this to be developed in conjunction with CD003 with bulk of access taken through CD003. Leek and Moorlands Historic Buildings Trust - Development of CD002 would not only encroach into the Green Belt but would start to destroy the natural/rural landscape character of the fields that serve to visually and physically separate the villages of Cheddleton and Wetley Rocks. It is important to retain this land as open fields to reinforce the identities of these two historically separate settlements. Developer/Agent - Argues CD002 & CD003 can be developed together, as in same ownership, with no legal/technical impediments to development - Confirms utilities are available on/near site - Muiltiple access options - Various technical studies regarding these sites, prepared already - Argues development would have limited landscape impacts Public response 50 comments - 48 objections and 2 support. Issues raised: Objections: - Infrastructure – schools - Infrastructure - traffic/transport - Infrastructure – other - Landscape - Nature conservation - Flood risk - Amenity (e.g. noise, privacy, loss of light); proximity to animal rendering plant; - Scale of development - Government policy – greenbelt; sustainability - Other: - loss of agriculture/agricultural land;	The proposed delivery of circa 26 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and open countryside, as well as the site's location away from historic assets is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's district ecological importance.	- The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that development acceptable subject to access design and provision of visibility splays. But preferable for CD002 to be developed in conjunction with CD003, with bulk of access through CD003. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				• need for TPOs; • drainage problems; • coalescence of village with Wetley Rocks; Support: • Need for new affordable housing in village/ associated benefits to local businesses		damage them, unless scheme benefits clearly outweigh loss. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance This study recommends considering site CD002 for release from the Green Belt. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. • Given the housing requirements of the village, it	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites.	
CD003	70	2.32	Statutory bodies/stakeholders Cheddleton Parish Council: - Object because site lies within greenbelt, outside village boundary; and is a strong need to maintain definitive village boundary between Cheddleton and Wetley Rocks SCC Highways: Acceptable subject to access design and provision of visibility splays. Accesses should be split between Rock End Drive and Millstone Edge. Leek and Moorlands Historic Buildings Trust - Development of CD003 would not only encroach into the Green Belt but would start to destroy the natural/rural landscape character of the fields that serve to visually and physically separate the villages of Cheddleton and Wetley Rocks. It is important to retain this land as open fields to reinforce the identities' of these two historically separate settlements. Developer/Agent - Argues CD002 & CD003 can be developed together, as in same ownership, with no legal/technical impediments to development - Confirms utilities are available on/near site - Muiltiple access options - Various technical studies regarding these sites, prepared already - Argues development would have limited landscape impacts Public response 69 comments - 67 objections and 2 support. Issues raised: Objections: - Infrastructure – schools - Infrastructure - traffic/transport - Infrastructure – other - Landscape - Nature conservation - Flood risk - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Government policy – greenbelt; sustainability; - Other: - proximity to animal rendering plant; - loss of agriculture/agricultural land; - TPOs on site/need for TPOs; - drainage issues;	The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's district ecological importance and location near to historic assets.	- The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that development acceptable subject to access design and provision of visibility splays: accesses should be split between Rock End Drive and Millstone Edge. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. The site falls within the 'settled plateau farmlands' landscape sub-type in the subsequent Churnet Valley Landscape Character Assessment: 'threats' include the suburban influences upon villages; and planning guidelines include the retention of existing/creation of new field boundaries. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Churnet Valley landscape; - empty local housing; - coalescence of village with Wetley Rocks; Support: - Need for new affordable housing in village/ associated benefits to local businesses		the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance This study recommends considering site CD003 for release from the Green Belt. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	
CD007	14	0.44	Statutory bodies/stakeholders Cheddleton Parish Council: - Object on greenbelt and highways grounds (accident black spot) SCC Highways: acceptable subject to access design and provision of adequate visibility. Leek and Moorlands Historic Buildings Trust - Development of CD007 would not only encroach into the Green Belt but would ended the ribbon development of the village along Cheadle Road such that the current long views across the valley to Rownall prior would be lost. Currently this westerly view visually marks the transition into the developed village. The strong character of the dry stone wall adjacent to the pavement with the long rural view beyond should be protected from development. Developer/Agent/Landowner – Owner position unknown. Public response 18 comments - 17 objections and 1 support. Issues raised: Objections: - Infrastructure – schools - Infrastructure - traffic/transport - Infrastructure – other - Landscape - Nature conservation - Flood risk - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Government policy – Greenbelt; sustainability - Other:	The proposed delivery of circa 14 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to the open countryside and areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and location near to historic assets.	- The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that development acceptable subject to access design and provision of adequate visibility. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- loss of agriculture/agricultural land; - proximity to animal rendering plant; - prominent 'gateway' to village; Support: - Need for new affordable housing in village/ associated benefits to local businesses		the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD007 is not released from the Green Belt. - In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work.	
CD008	23	0.72	Statutory bodies/stakeholders Cheddleton Parish Council: - Supports given has access onto A520 SCC Highways: acceptable subject to access design and provision of adequate visibility. Leek and Moorlands Historic Buildings Trust - Development of CD008 would follow the historic infill/ribbon development along Cheadle Road but would obstruct the current long views across the valley to Rownall which is unfortunate. Its close proximity to the historic 19th century cottage along the west boundary of the proposed site would need to be considered so as not to harm its setting Developer/Agent: - Confirmed will not release land. Public response 20 comments - 17 objections and 3 support Issues raised: Objections: - Infrastructure – schools - Infrastructure - traffic/transport - Infrastructure – other - Landscape - Nature conservation - Flood risk - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Government policy – Greenbelt; sustainability; - Other: - loss of agricultural land; - proximity to animal rendering plant; - empty local housing; Support: - Need for new affordable housing in village/ associated benefits to local businesses - Has access onto A520	The proposed delivery of circa 23 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and location near to historic assets.	- The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that development acceptable subject to access design and provision of adequate visibility. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Abuts brownfield site		which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD008 is not released from the Green Belt. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	
CD015	30	0.98	Statutory bodies/stakeholders Cheddleton Parish Council: - Supports given has access onto A520 SCC Highways: acceptable subject to access design and provision of adequate visibility. Leek and Moorlands Historic Buildings Trust - Development of CD015 would follow the historic infill/ribbon development along Cheadle Road but would obstruct the current long views across the valley to Rownall which is unfortunate. Developer/Agent Public response 22 comments - 19 objections and 3 support. Issues raised: Objections: - Infrastructure – schools - Infrastructure - traffic/transport - Infrastructure – other - Landscape - Nature conservation - Flood risk - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Listed building / conservation area - Government policy – greenbelt; sustainability - Other: - loss of agricultural land; - proximity to animal rendering plant; - does not abut residential development/incongruous; Support: - Need for new affordable housing in village/ associated benefits to local businesses - Has access onto A520 - Abuts brownfield site	The proposed delivery of circa 30 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and location near to historic assets.	- The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that development acceptable subject to access design and provision of adequate visibility. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD015 is not released from the Green Belt. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph,	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	
CD019	39	1.62	Statutory bodies/stakeholders Cheddleton Parish Council: - Object as greenbelt site and on dangerous road bend SCC Highways: acceptable subject to access design and provision of adequate visibility. Leek and Moorlands Historic Buildings Trust - The proposed development of CD019 would destroy an important area of open fields and the setting of a little-altered 19th century historic farmstead Holly House Farm, a valuable local heritage asset. Long views from the main approach to the village towards Morridge would also be lost. Development of this piece of land should be resisted. Developer/Agent Public response 20 comments - 19 objections and 1 support. Issues raised: Objections: - Infrastructure – schools - Infrastructure - traffic/transport - Infrastructure – other - Landscape - Nature conservation - Flood risk - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Government policy – greenbelt; sustainability; - Other: - proximity to animal rendering plant; - drainage issues; - coalescence of settlements; access concerns; Support: - Need for new affordable housing in village/ associated benefits to local businesses	The proposed delivery of circa 39 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and its location near to historic assets.	- The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that development acceptable subject to access design and provision of adequate visibility. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation.	

Site Reference	Capacity dwellingss	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance This study recommends considering site CD019 for release from the Green Belt. • In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
CD115	104		4.68	Statutory bodies/stakeholders Cheddleton Parish Council: - Object because greenbelt site SCC Highways: Is access proposed off Cheadle Road, Ostlers Lane? Plot does not appear to connect to end of Boucher Road. Ostlers Lane likely to need improvement depending on number of dwellings proposed for access off Ostlers Lane. Acceptable subject to access design and provision of adequate visibility, which may be tight onto Cheadle Road. Pedesrian routes to and through the site should be considered. SMDC Conservation - Site adjoins Heath House (Grade II Listed farm group). Have regard to the setting of the Listed Building. Leek and Moorlands Historic Buildings Trust - Site CD115 represents the land associated with Heath House (Grade II) an important historic building with social and cultural associations with William Morris and Thomas Wardle. The development of the land to the north and east of the house wpuld seriously affect its historic setting and the open character of this part of the village and should be strongly contested. There may be scope to consider developing a strip of land along the far north of this site with possible access from Boucher Road and the existing 20th century housing estate. Developer/Agent - Landowner confirms interest in releasing most of site for development Public response 22 comments - 21 objections and 1 support Issues raised: Objections: - Infrastructure – schools - Infrastructure - traffic/transport - Infrastructure – other - Landscape - Nature conservation - Flood risk - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Government policy – greenbelt; sustainability; - Other: - loss of agricultural land; - employment uses unsuitable at this location; - sites within village boundary should be prioritised; - used for public events; - coalescence of settlements;	The proposed delivery of circa 104 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities and development of greenfield, grade 3 ALC land is likely to have a significant negative effect. Similarly, the site's proximity to historic assets is likely to have a negative effect. The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the provision of housing provided is likely to have a significant positive effect. However, the inaccessibility of services and facilities and development of greenfield, grade 3 ALC land is likely to have a significant negative effect. Similarly, the site's proximity to historic assets is likely to have a negative effect.	- The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority seeks clarification over which roads access is proposed from. Site does not directly connect to Boucher Road. Ostlers Lane likely to need improvement. But acceptable subject to access design and provision of adequate visibility (which may be tight onto Cheadle Road). - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Support: • Need for new affordable housing in village/ associated benefits to local businesses		County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD115 is not released from the Green Belt. • In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites.	
CD115	Mixed use/alternative	4.68		Statutory bodies/stakeholders	The development of new employment premises should have	• The Highways Authority seeks clarification over which roads access is proposed from. Site does	

Site Reference	Capacity dwellingss	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
	s uses			Cheddleton Parish Council: - Object because greenbelt site SCC Highways: Is access proposed off Cheadle Road, Ostlers Lane? Plot does not appear to connect to end of Boucher Road. Ostlers Lane likely to need improvement depending on number of dwellings proposed for access off Ostlers Lane. Acceptable subject to access design and provision of adequate visibility, which may be tight onto Cheadle Road. Pedesrian routes to and through the site should be considered. SMDC Conservation - Site adjoins Heath House (Grade II Listed farm group). Have regard to the setting of the Listed Building. Developer/Agent - Landowner confirms interest in releasing most of site for development Public response 9 comments - 9 objections Issues raised: Objections: - Infrastructure - traffic/transport - Landscape - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Government policy - greenbelt - Other: - employment uses unsuitable at this location; - used for public events; - coalescence of settlements; Support: - Need for new affordable housing in village/ associated benefits to local businesses	a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the provision of housing provided is likely to have a significant positive effect. However, the inaccessibility of services and facilities and development of greenfield, grade 3 ALC land is likely to have a significant negative effect. Similarly, the site's proximity to historic assets is likely to have a negative effect.	not directly connect to Boucher Road. Ostlers Lane likely to need improvement. But acceptable subject to access design and provision of adequate visibility (which may be tight onto Cheadle Road). - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. In the case of mixed use allocation incorporating an industrial element, the Council would ensure that both site layout/design and permitted industrial uses were strictly controlled (eg light industry only) when assessing future applications; to ensure adequate levels of amenity. - The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD115 is not released from the Green Belt. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton.	

Draft - Endon

Question 4a - Potential sites suitable for housing and employment

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within development boundary							
				General: Endon with Stanley Parish Council: Overall, totally against any new development in the greenbelt as sacrosanct and must only be considered as last resort. However some flexibility will need to be shown. [Given post 2011 planning approvals] current requirement for Endon with Stanley should fall from 85 to 75. The majority of sites have flooding or access problems which must be addressed; therefore would suggest the following condition attached to any new development <i>"That no new housing be authorised within the Parish until all the necessary flood alleviation requirements are put into place to reduce the amount of domestic, commercial and highway flooding that takes place at the present time"</i>. It is felt that original SHLAA sites EN137, EN092 and EN108 should be re-considered in part or in whole. Leek and Moorlands Historic Building Trust: Boundary Endon Conservation Area consists of two parts. The larger part includes the core of the medieval settlement on the hilltop adjacent to the church, the sites of the early farmhouses and some fine later buildings. The smaller part contains 'the Village'. Both contain 16th century cruck buildings. Most of the suggested development sites would impact on the Conservation Areas and/or on the landscape containing Audley's Moat (Scheduled Ancient Monument) apart from EN007, EN012, EN019, EN101, EN033 and EN024, and should therefore be avoided.		Comments noted. See responses to individual sites below.	
EN128	20		0.71	Statutory bodies/stakeholders Endon with Stanley Parish Council: Many consider site contributes considerably to the open/semi-rural nature of the neighbourhood. There is no clear access to site available as Stoney Lane is unadopted; and because single semi-detached property [14 Brookfield Ave] would not be wide enough for a suitable access. Brookfield Ave is the only adopted road to serve the housing estate; already suffers from considerable traffic congestion and further development would increase this/create further access problems to A53. Also consider that density proposed too high/out of keeping with surrounding area. SCC Highways: Access should ideally be from Stoney Lane, though this will require improvements and third party land (subject of SMD/2015/0284). Current access proposal would require demolition of a dwelling. Either way appropriate access design and provision of visibility will be required.	The proposed delivery of circa 27 dwellings is considered to have a significant positive effect, as could the site's proximity to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and district ecological importance is likely to have a negative effect.	- The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that the site is developable subject to adequate visibility although will require access improvements/ third party land; or demolition of property if via Brookfield Avenue (and has not ruled out the latter as an option). - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas,	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			SCC Education: - All Endon/Brown Edge primary schools already over-capacity. Education contributions may be required to fund additional school places. - Endon High School covers Endon/Bagnall/Stockton Brook/Brown Edge catchment. Current school roll just exceeds its net capacity. Combined housing requirement for these villages means High School is projected to have insufficient capacity. Potential to enlarge existing secondary schools in this area extremely limited. If it is not possible to enlarge existing schools to the level required for proposed growth, new school allocations may be needed. - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school. Leek and Moorlands Historic Building Trust: A logical part to infill. Developer/Agent/Owner: Confirms owner support for residential allocation, and that also owns roadside dwelling (access option). Grounds for support include: (only) Endon option entirely within village boundary, and central to village; - Two access options; - Site not recommended for retention as visual open space in SMDC LSCA, and not very visible; - Believe no longer TPO on site. Public response 50 comments: 50 objections. Issues raised: Objections: - Infrastructure – schools - Infrastructure - traffic/transport - Infrastructure – other - Landscape - Nature conservation - Flood risk - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Government policy Other: - site currently visual open space; - contributes to Endon's semi-rural character; - will necessitate demolition of property (access/new		footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Off-street parking expectations are based on national policy in the NPPF. Note that the housing capacity figure in the SHLAA site record is only an estimate based on the Council's adopted housing density policy/surrounding street scene but is not binding upon future development. - Whilst the site is currently identified as Visual Open Space, the site was not identified for retention as such in the 2008 Landscape and Settlement Character Assessment. The Council is not obliged to retain this designation. Therefore the site was included as a potential housing option. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			pavements would not be wide enough); - will affect TPOs; - danger to children (school drop offs)- sited between two schools; - query drainage capacities (brook crosses site); loss of natural soakaway creating flood risk; - suggest expand (adjacent) school grounds instead; - on-street parking problems; local unadopted/poor quality/ narrow roads; - other Endon options/SHLAA sites preferable on access/ sustainability/ infrastructure/ flooding/ greenbelt grounds; - develop brownfield sites first; - developing a large single site (elsewhere on edge of village) more viable for Council than this site; - suggested density too high/queries justification of this; - additional affordable housing increases demand for school places;		taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The broad economic viability of housing sites is already addressed in the SHLAA database – there is no minimum or maximum allocation size; however only those sites deemed broadly viable/deliverable have been forwarded as 'options' in the current consultation. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work.	
Sites within the Green Belt						
EN007	45	1.43	Statutory bodies/stakeholders Endon with Stanley Parish Council: EN012/EN007/EN019/EN101 have generated more reasons to object than any other potential site. Objections to all four: i) considerable increase in traffic volume and existing congested estate roads would need to be used to access the sites. ii) Only access onto A53 are at the Hillside Ave and Hillswood Drive intersections. Both junctions are currently very difficult/awkward to negotiate throughout the day due to constant heavy traffic on A53. iii) Current storm water drain infrastructure is inadequate and new storm water drains would need to be installed throughout current estate to cope with any increased flow. iv) All four sites currently in Green Belt. v) Any development would be "on the skyline" due to nature of the sites and would have considerable visual impact. SCC Highways: There is no existing access to this site. The only potential for a new access is from Mayfair Grove, however is a small, quiet cul-de-sac the extension of which may be inappropriate. In addition there appears to be some third party land. Improvement would be needed including possible alteration to the current turning head and it should be noted that a neighbouring bungalow appears to have incorporate part of the end of the turning head into their driveway. *See EN012 & EN101.	The proposed delivery of circa 45 dwellings is considered to have a significant positive effect, as could the site's proximity to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and district ecological importance.	- The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that the only potential [direct] access is via Mayfair Grove, which would require improvements (and possibly, use of third party land). However also advises that access via Hillswood Drive [to EN012] is feasible, so could connect to this site via internal access roads. Similarly, the access point in between 45-47 High View Road is already laid out to adoptable standards, so EN007 could also connect this way. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				SCC Education: - All Endon/Brown Edge primary schools already over-capacity. Education contributions may be required to fund additional school places. - Endon High School covers Endon/Bagnall/Stockton Brook/Brown Edge catchment. Current school roll just exceeds its net capacity. Combined housing requirement for these villages means High School is projected to have insufficient capacity. Potential to enlarge existing secondary schools in this area extremely limited. If it is not possible to enlarge existing schools to the level required for proposed growth, new school allocations may be needed. - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school. Leek and Moorlands Historic Building Trust: EN007 with EN012, EN019 and EN101 would form a logical extension to the existing 20th century housing development. Despite being Green Belt and part of the former medieval field system its impact on the historic environment would be less than that of other proposals. Developer/Agent/Landowner: Correspondence from landowner confirming support. Public response: 187 comments: 181 objections, 1 neutral, 5 support. Issues raised: Objections: - Infrastructure – schools - Infrastructure - traffic/transport - Infrastructure – other - Landscape - Nature conservation - Flood risk - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Listed building / conservation area - Government policy – greenbelt; sustainability; Other: - other Endon options/ SHLAA sites preferable on access/sustainability/infrastructure/flooding/greenbelt grounds; - develop brownfield sites in Endon/Moorlands towns first; - develop (brownfield) sites in Stoke first to regenerate		to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - With regards land stability the Council fully consults the Coal Authority, the Minerals Planning Authority; and its Environmental Health Team during Plan preparation. Land stability is already taken into account in the SHLAA database. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Off-street parking expectations are based on national policy in the NPPF. Note that the housing capacity figure in the SHLAA site record is only an estimate based on the Council's adopted housing density policy/surrounding streetscene, but is not binding upon future development. - The broad economic viability of housing sites is already addressed in the SHLAA database – there is no minimum or maximum allocation size; however only those sites deemed broadly viable/deliverable have been forwarded as 'options' in the current consultation. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Potteries; - ground stability concerns; - drainage/water run-off concerns; - loss of farmland/water meadows; - topography; - development should be limited to one-storey height; - queries over site assessment form description; - historic landscape classification; - trees on site may require TPOs; - danger to children/congestion caused by school drop offs; - queries SMDC housing requirements (therefore Endon requirements); - develop local employment first; - use sites within the village boundary first; - air pollution (traffic); - local schools physically unable to expand; - developing a large single site (elsewhere on edge of village) more viable for Council than this site; - concern that sites EN007/012/019/101 combined exceeds village housing requirement; Support: - Site already served by access road (and wider links onto Leek Road) - Close (5 min walk) from schools - Would provide needed affordable housing in suitable location - Large site General Comments: - drainage/water run-off concerns; - queries over site assessment form description		appraisal work. - The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site EN007 for release from the Green Belt. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Endon. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. - The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					The findings of the 2010 Historic Environment Character Assessment will be taken into account by the Council alongside the other landscape evidence it holds, when deciding over 'preferred Options'.	
EN012	24	1.16	Statutory bodies/stakeholders Endon with Stanley Parish Council: EN012/EN007/EN019/EN101 have generated more reasons to object than any other potential site. Objections to all four: i) considerable increase in traffic volume and existing congested estate roads would need to be used to access the sites. ii) Only access onto A53 are at the Hillside Ave and Hillswood Drive intersections. Both junctions are currently very difficult/awkward to negotiate throughout the day due to constant heavy traffic on A53. iii) Current storm water drain infrastructure is inadequate and new storm water drains would need to be installed throughout current estate to cope with any increased flow. iv) All four sites currently in Green Belt. v) Any development would be "on the skyline" due to nature of the sites and would have considerable visual impact. SCC Highways: Hillswood Drive terminates at the gated entrance to this site. This access also leads to a playground. An extension to the adopted highway should be feasible at this point and this may be the best way to obtain access to the neighbouring sites EN007, EN019 and EN101 via any new internal site roads. SCC Education: - All Endon/Brown Edge primary schools already over-capacity. Education contributions may be required to fund additional school places. - Endon High School covers Endon/Bagnall/Stockton Brook/Brown Edge catchment. Current school roll just exceeds its net capacity. Combined housing requirement for these villages means High School is projected to have insufficient capacity. Potential to enlarge existing secondary schools in this area extremely limited. If it is not possible to enlarge existing schools to the level required for proposed growth, new school allocations may be needed. - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school. Leek and Moorlands Historic Building Trust: EN012	The proposed delivery of circa 24 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and district ecological importance.	- The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that extension to Hillswood Drive is feasible, and may be the best way of achieving access to not just this site but also EN007/EN019/EN101. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. - The Council has recently completed a Level 1	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				with EN007, EN019 and EN101 would form a logical extension to the existing 20th century housing development. Despite being Green Belt and part of the former medieval field system its impact on the historic environment would be less than that of other proposals. Developer/Agent/Landowner: Correspondence from landowner confirming support. Public response: 183 comments: 182 objections, 1 neutral. Issues raised: Objections: • Infrastructure – schools • Infrastructure - traffic/transport • Infrastructure – other • Landscape • Nature conservation • Flood risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed building / conservation area • Government policy – Greenbelt; sustainability; • Other: • other Endon options/ SHLAA sites preferable on access/sustainability/infrastructure/ flooding/greenbelt grounds; • develop more, smaller, sites instead; • high density residential scheme meaning high number of children; • develop brownfield sites in Endon/Moorlands towns first; • develop (brownfield) sites in Stoke first to regenerate Potteries; • ground stability concerns; • drainage/ water run-off concerns; • 'strong edge' in Landscape Character Assessment; • historic landscape classification; • loss of water meadows/farmland; • danger to children/congestion caused by school drop offs/walking to school; • topography; • development should be limited to one-storey height; • empty local properties; • develop brownfield sites first; • trees on site may require TPOs; • queries SMDC housing requirements (therefore Endon requirements); • need to expand adjacent Hillswood Drive playing fields owing to development scale; • local schools/class sizes cannot expand further; • need for SFRA across Endon options;		Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Note that the housing capacity figures in SHLAA site records are only an estimate based on the Council's adopted housing density policy/ surrounding streetscene, but is not binding upon future development. • The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site EN012 for release from the Green Belt. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement aside from a very small segment to western boundary. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- develop local employment first; - queries over site assessment form description; - use sites within the village boundary first; - air pollution (traffic); - developing a large single site (elsewhere on edge of village) more viable for Council than this site; - concern that sites EN007/012/019/101 combined exceeds village housing requirement; General Comments: - drainage/water run-off concerns; - queries over site assessment form description		Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Endon. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements. - The findings of the 2010 Historic Environment Character Assessment will be taken into account by the Council alongside the other landscape evidence it holds, when deciding over 'preferred Options'. - The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation.	
EN019	8	0.25	Statutory bodies/stakeholders Endon with Stanley Parish Council: EN012/EN007/EN019/EN101 have generated more reasons to object than any other potential site. Objections to all four: i) considerable increase in traffic volume and existing congested estate roads would need to be used to access the sites. ii) Only access onto A53 are at the Hillside Ave and Hillswood Drive intersections. Both junctions are currently very difficult/awkward to negotiate throughout the day due to constant heavy traffic on A53. iii) Current storm water drain infrastructure is inadequate and new storm water drains would need to be installed throughout current estate to cope with any increased flow. iv) All four sites currently in Green Belt. v) Any development would be "on the skyline" due to nature of the sites and would have considerable visual impact. SCC Highways: There is no existing access to this site.	The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and district ecological importance.	- The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that the only potential [direct] access is via Mayfair Grove, which would require improvements (and possibly, use of third party land). However also advises that access via Hillswood Drive [to EN012] is feasible, so could connect to this site via internal access roads. Similarly, the access point in between 45-47 High View Road is already laid out to adoptable standards, so EN019 could also connect this way. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				The only potential for a new access is from Mayfair Grove, however is a small, quiet cul-de-sac the extension of which may be inappropriate. In addition there appears to be some third party land. Improvement would be needed including possible alteration to the current turning head and it should be noted that a neighbouring bungalow appears to have incorporate part of the end of the turning head into their driveway. *See EN012 & EN101. SCC Education: • All Endon/Brown Edge primary schools already over-capacity. Education contributions may be required to fund additional school places. • Endon High School covers Endon/Bagnall/Stockton Brook/Brown Edge catchment. Current school roll just exceeds its net capacity. Combined housing requirement for these villages means High School is projected to have insufficient capacity. Potential to enlarge existing secondary schools in this area extremely limited. If it is not possible to enlarge existing schools to the level required for proposed growth, new school allocations may be needed. • Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. • In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school. Leek and Moorlands Historic Building Trust – EN019 with EN007, EN012, and EN101 would form a logical extension to the existing 20th century housing development. Despite being Green Belt and part of the former medieval field system its impact on the historic environment would be less than that of other proposals. Developer/Agent/Landowner: Correspondence from landowner confirming support. Public response 186 comments: 181 objections, 1 neutral, 4 support Issues raised: Objections: • Infrastructure – schools • Infrastructure - traffic/transport • Infrastructure – other • Landscape • Nature conservation • Flood risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed building / conservation area • Government policy – greenbelt; sustainability;		• New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance This study recommends considering site EN019 for release from the Green Belt. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Other: • too high density; • other Endon options/ SHLAA sites preferable on access/sustainability/infrastructure/flooding/greenbelt grounds; • site has no access point (requires demolition); • drainage/ water run-off concerns; • high density residential scheme meaning high number of children; • danger to children/congestion caused by school drop offs/walking to school; • 'strong edge' in Landscape Character Assessment; • historic landscape classification; • ground stability concerns; • topography; • loss of water meadows/farmland; • development should be limited to one-storey height; • empty local properties; • develop local employment first; • queries over site assessment form description; • trees on site may require TPOs; • develop brownfield sites in Endon/Moorlands towns first; • develop (brownfield) sites in Stoke first to regenerate Potteries; • develop more, smaller, sites instead; • queries SMDC housing requirements (therefore Endon requirements); • use sites within the village boundary first; • air pollution (traffic); • local schools physically unable to expand; • developing a large single site (elsewhere on edge of village) more viable for Council than this site; • concern that sites EN007/012/019/101 combined exceeds village housing requirement; Support: • Site already served by access road (and wider links onto Leek Road) • Close (5 min walk) from schools • Would provide needed affordable housing in suitable location General Comments: • drainage/water run-off concerns; • queries over site assessment form description		County Council Lead Local Flood Risk Officer during the Plan preparation process. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The broad economic viability of housing sites is already addressed in the SHLAA database – there is no minimum or maximum allocation size; however only those sites deemed broadly viable/deliverable have been forwarded as 'options' in the current consultation. • In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Endon. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements. • The findings of the 2010 Historic Environment Character Assessment will be taken into account by the Council alongside the other landscape evidence it holds, when deciding over 'preferred Options'. • The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation.	
EN024	7 Housing/employment	0.43	Statutory bodies/stakeholders Endon with Stanley Parish Council: Recommend partial development of this site and consider 12 dwellings could be built along the site frontage which is not in floodplain. These houses would also screen any industrial units that		• The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				may be constructed on the rear of the site (floodplain). But do not think there is a known need or requirement for any industrial units in the Parish in foreseeable future. SCC Highways: acceptable subject to access design and provision of adequate visibility. There are several gated informal accesses along the boundary of the site adjacent to Leek Road. Good visibility along Leek Road can be achieved given their set back and there is an advisory speed limit of 20mph in places due to the location of the Endon High School and St Luke's Primary. Existing bus layby may need relocation dependent on any proposed access and a public right of way dissects the site which connects to the canal which may need re-routing etc. Potential for a pedestrian crossing facility? SCC Education: - All Endon/Brown Edge primary schools already over-capacity. Education contributions may be required to fund additional school places. - Endon High School covers Endon/Bagnall/Stockton Brook/Brown Edge catchment. Current school roll just exceeds its net capacity. Combined housing requirement for these villages means High School is projected to have insufficient capacity. Potential to enlarge existing secondary schools in this area extremely limited. If it is not possible to enlarge existing schools to the level required for proposed growth, new school allocations may be needed. - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school Environment Agency – Site is likely to be severely impacted by flood risk and development could be problematical with the viability of the allocation. Leek and Moorlands Historic Building Trust – EN024 is part of the Green Belt currently separating Endon from Stockton Brook: a desirable separation. Developer/Agent/Landowner – Landowner has confirmed their support for future residential or employment uses. Public response 10 comments: 7 objections, 0 neutral, 3 support Issues raised: Objections: - Infrastructure – schools - Infrastructure - traffic/transport		- The Highways Authority advises that development of site is acceptable subject to access design, visibility, relocation of layby, etc. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			• Infrastructure – other • Landscape • Nature conservation • Flood risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed building / conservation area • Government Policy – greenbelt; Other: • potential housing area (beyond floodplain) too small to be developed profitably; • mixed use site: potential amenity problems/lack of interest from housebuyers because of proximity to new industry; • flooding/land drainage concerns (loss of soakaway); • developing a large single site (elsewhere on edge of village) more viable for Council than this site; • queries over site assessment form description; • trees on site may require TPO; • other Endon options/SHLAA sites preferable on access /sustainability / infrastructure /flooding / greenbelt grounds; • develop brownfield sites in Endon first; • queries why site not proposed solely for housing; • traffic congestion in area especially during school drop offs; • traffic pollution; • represents ribbon development; Support: • Roadside housing development would screen rear industrial development; • Low density/site capacity (therefore low level of resultant traffic onto highway network); • Partial screening by existing trees on site; • Traffic/Access: possible via Greenmeadow Grove; and traffic impact here on A53 minimal;		• The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance This study recommends considering site EN024 for release from the Green Belt. • The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement • The broad economic viability of housing sites is already addressed in the SHLAA database – there is no minimum or maximum allocation size; however only those sites deemed broadly viable/deliverable have been forwarded as 'options' in the current consultation. • Note that the consultation document does not specify that this site be developed for <i>both</i> housing and employment, it proposes site for <i>either</i> use. Employment use is proposed across the entire site, including eastern areas within higher flood risk (as industrial development may be more acceptable in such areas according to national policy, subject to application of the floodrisk sequential test). Whereas housing should avoid such areas, so may be limited to western/southern parts of the site. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements.	
EN030	10	0.69	Statutory bodies/stakeholders Endon with Stanley Parish Council: Don't recommend total development of this site as it would have considerable visual impact on the village, particularly the skyline. It is in green belt and site access from narrow village lane would be poor. However consider that small development (4 or 5 houses to the site frontage) – similar to recent 'Old Smithy' development would be acceptable/enhance the village.	The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4	• The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. • The Highways Authority advises that development acceptable subject to access design and provision of adequate visibility.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				SCC Highways: acceptable subject to access design and provision of adequate visibility. Improvements to The Village may be required. SCC Education: - All Endon/Brown Edge primary schools already over-capacity. Education contributions may be required to fund additional school places. - Endon High School covers Endon/Bagnall/Stockton Brook/Brown Edge catchment. Current school roll just exceeds its net capacity. Combined housing requirement for these villages means High School is projected to have insufficient capacity. Potential to enlarge existing secondary schools in this area extremely limited. If it is not possible to enlarge existing schools to the level required for proposed growth, new school allocations may be needed. - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. SMDC Conservation - Conservation Area & Impact on CA. Leek and Moorlands Historic Building Trust: EN030 lies adjacent to the Conservation Area and slopes upwards from its northern boundary. With EN125 its development would have an adverse impact on the historic core of 'the Village' and add to an already substantial traffic problem. Developer/Agent/Owner - Agent confirms owner intends to release land for development (immediately available). Indicative plan provided. Argues site benefits include: edge of built up area; other housing already nearby in greenbelt; existing TPOs on site can be integrated into future development. Public response 8 comments: 5 objections, 3 support. Issues raised: Objections: Infrastructure – schools Infrastructure - traffic/transport Infrastructure – other Landscape Nature conservation Flood risk Amenity (e.g. noise, privacy, loss of light)	ALC land within flood zone 2 is assessed as having a negative effect, as could the site's proximity to historic assets.	- When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Scale of development Government policy – greenbelt; Other: limited off-road parking creates on-street parking problems; heritage of this historic area would be spoilt (by large-scale development); developing a large single site (elsewhere on edge of village) more viable for Council than this site; other Endon options/SHLAA sites preferable on access grounds; represents ribbon development; Support: Small developments only, would be sympathetic to village character; Acceptable because low density/low site capacity (therefore low level of resultant traffic onto highway network); traffic impact here on A53 minimal (but recommends speed limit reduction);		adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that EN030 is not released from the Green Belt. The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement.	
EN033	12		0.47	Statutory bodies/stakeholders Endon with Stanley Parish Council: Would accept 24 new houses on EN033+EN126 subject to following provisions: i) EN126 has a low density and a minimum 10m width along canal frontage is preserved (to enhance Caldon Canal conservation area). ii) If both sites developed the junction of Station Road with A53 must be improved as currently hazardous and difficult to make exit from Station Road at all times of day. SCC Highways: Accessed via a private, unmade track leading to a Fine Feathers Farm, which is not suitable for two-way traffic. This would need third party land to widen it, therefore this may be unworkable. SCC Education: - All Endon/Brown Edge primary schools already over-capacity. Education contributions may be required to fund additional school places. - Endon High School covers Endon/Bagnall/Stockton Brook/Brown Edge catchment. Current school roll just exceeds its net capacity. Combined housing requirement for these villages means High School is projected to have insufficient capacity. Potential to enlarge existing secondary schools in this area extremely limited. If it is not possible to enlarge existing schools to the level required for proposed growth, new school allocations may be needed. - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. - In general consideration should be given to sites' proximity to essential infrastructure and services to	The proposed delivery of circa 12 dwellings is considered to have a significant positive effect, as could the accessibility of services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and district ecological importance.	- The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises current access [to Fine Feathers Farm] is not currently wide enough; would need widening with third party land – therefore access may be unworkable. However, access through no. 2 Post Lane may be feasible [comments awaited]. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				maximise sustainable transport, e.g. walking to school. Leek and Moorlands Historic Building Trust – EN033 appears as a logical extension of the existing 20th century development to its north and west. Developer/Agent/Owner: - Landowner confirms site might be available. Argues it is a brownfield site. Public response 11 comments: 6 objections, 5 support. Issues raised: Objections: - Infrastructure – schools - Infrastructure - traffic/transport - Landscape - Nature conservation - Flood risk - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Listed building / conservation area - Government policy: greenbelt; • Other: - use sites within the village boundary first; - new junction(traffic) would be hazardous; - flooding/drainage concerns; - developing a large single site (elsewhere on edge of village) more viable for Council than this site; - concern over proximity to Caldon Canal conservation area; - narrow bridge in weak condition [Post Lane]; - develop (brownfield) sites in Stoke first to regenerate Potteries; Support: - Low density/small-scale housing; - natural extension to village; - would be partially screened by existing development; - site size/yield more manageable than alternative options - good vehicular access and parking - traffic impact here more manageable than other parts of Endon; - Access to core shopping area		to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance This study recommends considering site EN033 for release from the Green Belt. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements. - The issue of using land in neighbouring authorities will be discussed as part of the	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					Council's duty to co-operate obligation.	
EN079	18	0.77	Statutory bodies/stakeholders Endon with Stanley Parish Council: Object to any development on this site because: i) Access to A53 very poor ii) In green belt iii) Part of site is in the floodplain iv) Visual impact as bungalows in Parkfields would be overlooked. SCC Highways: This site is located off the main Leek Road (A53) at the point where the speed limit alters from 40mph to 30mph and vice versa. There is no formal access of the road and the adjacent property uses it as garden space. Visibility is good in both direction, therefore an acceptable access should be achievable. SCC Education: • All Endon/Brown Edge primary schools already over-capacity. Education contributions may be required to fund additional school places. • Endon High School covers Endon/Bagnall/Stockton Brook/Brown Edge catchment. Current school roll just exceeds its net capacity. Combined housing requirement for these villages means High School is projected to have insufficient capacity. Potential to enlarge existing secondary schools in this area extremely limited. If it is not possible to enlarge existing schools to the level required for proposed growth, new school allocations may be needed. • Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. • In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school. Environment Agency – Site is likely to be severely impacted by flood risk and development could be problematical with the viability of the allocation. Leek and Moorlands Historic Building Trust – EN079 consists of three fields. Two of the three would impact adversely on the setting of Audley's Moat, the Scheduled Ancient Monument clearly visible in the next field. The area is regularly subject winter flooding. Developer/Agent/Landowner – correspondence from owner's family confirming development would be acceptable. Public response 29 comments: 24 objections, 1 neutral, 4 support Issues raised:	The proposed delivery of circa 18 dwellings is considered to have a significant positive effect, as could the accessibility of services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and district ecological importance.	• The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. • The Highways Authority advises visibility is good in both directions, therefore an acceptable access should be achievable. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Objections: • Infrastructure – schools • Infrastructure - traffic/transport • Infrastructure – other • Landscape • Nature conservation • Flood risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed building / conservation area • Government policy – greenbelt; commitment to exhaust brownfield sites/stop urban sprawl; sustainability; • Other: • traffic calming measures required; • on-street parking problems across village; • site joins new MCR railway line so could inhibit its re-opening; • loss of farmland; • frequent flooding over large expanses (or localised); • drainage concerns; • new development would be unsympathetic (as it adjoins single storey bungalows); • difficult to achieve vehicular access; • queries housing requirements; • Core Strategy does not contain policy/details for infrastructure provision; • residents not consulted over boundary changes; • queries consultation with health authorities etc; • develop brownfield areas in Potteries instead of greenbelt; • public health impacts from traffic; • site of historic interest; • danger to children/congestion caused by school drop offs/walking to school; • air pollution (traffic); • developing a large single site (elsewhere on edge of village) more viable for Council than this site; • queries over site assessment form description; • empty local properties; • ‘affordable housing’ will not remain so on subsequent sale; • no more access roads/frontages required; • use sites within the village boundary first; • represents ribbon development; • other Endon options/ SHLAA sites preferable on access/ infrastructure/amenity grounds; • represents ribbon development; Support: • Low density housing • site size/yield more manageable than alternative options • good vehicular access and parking		will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that EN079 is not released from the Green Belt. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area’s objectively assessed housing needs. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The site does not abut the railway line. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon’s requirements. Note that not all options will be required to meet Endon’s requirements. • The issue of using land in neighbouring authorities will be discussed as part of the Council’s duty to co-operate obligation.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- partial screening by existing development - traffic impacts on A53 here more tolerable than other parts of Endon General comments: - Floodplain which floods frequently			
EN101	54	1.75	Statutory bodies/stakeholders Endon with Stanley Parish Council: EN012/EN007/EN019/EN101 have generated more reasons to object than any other potential site. Objections to all four: i) considerable increase in traffic volume and existing congested estate roads would need to be used to access the sites. ii) Only access onto A53 are at the Hillside Ave and Hillswood Drive intersections. Both junctions are currently very difficult/awkward to negotiate throughout the day due to constant heavy traffic on A53. iii) Current storm water drain infrastructure is inadequate and new storm water drains would need to be installed throughout current estate to cope with any increased flow. iv) All four sites currently in Green Belt. v) Any development would be “on the skyline” due to nature of the sites and would have considerable visual impact. SCC Highways: This section of highway off High View Road serve no properties directly but appears ideal for extension being already mainly laid out to adoptable standards, although it will need lighting. This could also facilitate the development of neighbouring site EN012, EN007 and EN019 via any new internal site roads. SCC Education: - All Endon/Brown Edge primary schools already over-capacity. Education contributions may be required to fund additional school places. - Endon High School covers Endon/Bagnall/Stockton Brook/Brown Edge catchment. Current school roll just exceeds its net capacity. Combined housing requirement for these villages means High School is projected to have insufficient capacity. Potential to enlarge existing secondary schools in this area extremely limited. If it is not possible to enlarge existing schools to the level required for proposed growth, new school allocations may be needed. - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school.	The proposed delivery of circa 54 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and regional ecological importance.	- The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that access road in between 45 and 47 High View Road already laid out to adoptable standards (and that this could facilitate access to sites EN007/012/019 too via internal site roads). - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SMDC Environmental Health, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Leek and Moorlands Historic Building Trust – EN101 with EN007, EN012, and EN019 would form a logical extension to the existing 20th century housing development. Despite being Green Belt and part of the former medieval field system its impact on the historic environment would be less than that of other proposals. Developer/Agent/Landowner – correspondence from landowner's family confirming support for residential allocation. Public response 197 comments: 192 objections, 1 neutral, 4 support. Issues raised: Objections: • Infrastructure – schools • Infrastructure - traffic/transport • Infrastructure – other • Landscape • Nature conservation • Flood risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed building / conservation area • Government policy: sustainability; greenbelt; • Other: • other Endon options/ SHLAA sites preferable on access/ sustainability/ infrastructure/ flooding/ greenbelt grounds; • develop brownfield sites in Endon/Moorlands towns first; • drainage/ water run-off concerns; • high density residential scheme meaning high number of children; • danger to children/congestion caused by school drop offs/walking to school; • site beyond northern strong edge of village; • historic landscape classification; • ground stability concerns; • topography; • loss of water meadows/farmland; • development should be limited to one-storey height; • empty local properties; • develop local employment first; • queries over site assessment form description; • trees on site may require TPOs; • develop (brownfield) sites in Stoke first to regenerate Potteries; • develop more, smaller, sites instead; • queries SMDC housing requirements (therefore Endon requirements); • use sites within the village boundary first;		damage them, unless scheme benefits clearly outweigh loss. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site EN101 for release from the Green Belt. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The site does not abut the railway line. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements. • The issue of using land in neighbouring	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- air pollution (traffic); - local schools physically unable to expand; - need to expand current Hillswood Drive playing fields owing to development scale; - need for SFRA across Endon options; - developing a large single site (elsewhere on edge of village) more viable for Council than this site; - concern that sites EN007/012/019/101 combined exceeds village housing requirement; Support: - Site already served by access road (and wider links onto Leek Road) - Close (5 min walk) from schools - Would provide needed affordable housing in suitable location General Comments: - drainage/water run-off concerns; - queries over site assessment form description		authorities will be discussed as part of the Council's duty to co-operate obligation. - The findings of the 2010 Historic Environment Character Assessment will be taken into account by the Council alongside the other landscape evidence it holds, when deciding over 'preferred Options'. - In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Endon.	
EN125	14	0.68	Statutory bodies/stakeholders Endon with Stanley Parish Council: site is now owned by Endon Well Dressing Trustees registered charity. Field will never be built on due to this use, and must be removed from the options. SCC Highways: acceptable subject to access design and provision of adequate visibility. Improvements to The Village may be required. SCC Education: - All Endon/Brown Edge primary schools already over-capacity. Education contributions may be required to fund additional school places. - Endon High School covers Endon/Bagnall/Stockton Brook/Brown Edge catchment. Current school roll just exceeds its net capacity. Combined housing requirement for these villages means High School is projected to have insufficient capacity. Potential to enlarge existing secondary schools in this area extremely limited. If it is not possible to enlarge existing schools to the level required for proposed growth, new school allocations may be needed. - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school. Leek and Moorlands Historic Building Trust – EN125 is the property of the community and used for community activities including the annual well dressing. Its development would therefore be highly controversial. In	The proposed delivery of circa 14 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets.	- The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that development acceptable subject to access design and provision of adequate visibility. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				addition it lies adjacent to the Conservation Area and slopes upwards from its northern boundary. With EN30 its development would have an adverse impact on the historic core of 'the Village' and add to an already substantial traffic problem. Developer/Agent/Landowner – Agent has confirmed that most of this site is owned by the Endon Welldressing Committee and as such is not available for development. Public response 7 comments: 7 objections. Issues raised: Objections: • Infrastructure – schools • Infrastructure - traffic/transport • Infrastructure – other • Landscape • Nature conservation • Flood risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Government policy – greenbelt; • Other: • site now owned by Endon Well Dressing trust so should be removed as option; • affordable housing inappropriate; • drainage/ water run-off concerns; • develop brownfield areas in Potteries instead of greenbelt; • develop brownfield sites first; • developing a large single site (elsewhere on edge of village) more viable for Council than this site; • historic character of this area should be protected; • represents ribbon development;		and Severn Trent regarding this issue. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that EN125 is not released from the Green Belt. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • Note that expectations regarding degree of affordable housing provision upon housing sites, are laid down in Core Strategy Policies and also national planning policy (NPPF). • The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements.	
EN126	12		0.83	Statutory bodies/stakeholders Endon with Stanley Parish Council: Would accept 24 new houses on EN033+EN126 subject to following provisions: i) EN126 has a low density and a minimum 10m width along canal frontage is preserved (to enhance Caldon Canal conservation area). ii) If both sites developed the junction of Station Road with A53 must be improved as currently hazardous and difficult to make exit from Station Road at all times of day. SCC Highways: Informal access has been created off Post Lane for maintenance and cutting etc. There is no footway along the boundary of the site. Sited on inside of a bend therefore appropriate visibility will be needed for any new junction and a footway provided. Located on the approach to signals for the single span canal bridge. SCC Education: - All Endon/Brown Edge primary schools already over-capacity. Education contributions may be required to fund additional school places. - Endon High School covers Endon/Bagnall/Stockton Brook/Brown Edge catchment. Current school roll just exceeds its net capacity. Combined housing requirement for these villages means High School is projected to have insufficient capacity. Potential to enlarge existing secondary schools in this area extremely limited. If it is not possible to enlarge existing schools to the level required for proposed growth, new school allocations may be needed. - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school. Environment Agency – advise that site is partial FZ, and that EA may have more information. SMDC Conservation - Adjoins Cauldon Canal Conservation Area. Detrimentially affects rural setting. Leek and Moorlands Historic Building Trust – EN126 adjoins Cauldon Canal Conservation Area and	The proposed delivery of circa 12 dwellings is considered to have a significant positive effect, as could its accessibility to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and district ecological importance.	- The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. - The Highways Authority advises that sited on inside of a bend therefore appropriate visibility will be needed for any new junction and a footway provided. But otherwise, development is not ruled out. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District,	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				would detrimentally affect its rural setting. Developer/Agent/Landowner – Owners have confirmed interest in residential allocation. Public response 10 comments: 5 objections, 5 support. Issues raised: Objections: • Infrastructure – schools • Infrastructure - traffic/transport • Infrastructure – other • Landscape • Nature conservation • Flood risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed building / conservation area • Government policy • Other: • avoid impacting on Caldon Canal/local rural character; • flooding concerns; • use sites within the village boundary first; • develop brownfield areas in Potteries instead of greenbelt; • developing a large single site (elsewhere on edge of village) more viable for Council than this site; Support: • Low density housing • Site size/yield more manageable than alternative options • Good vehicular access and parking • Access to core shopping area		the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site EN126 for release from the Green Belt. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements. • The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation.	
Other uses							
EN024 See entry above	employment		Up to 1.71	Statutory bodies/stakeholders Endon with Stanley Parish Council: Recommend partial development of this site and consider 12 dwellings could be built along the site frontage which is not in floodplain. These houses would also screen any industrial units that may be constructed on the rear of the site (floodplain). But do not think there is a known need or requirement for any industrial units in the Parish in foreseeable future. SCC Highways: acceptable subject to access design and	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site's accessibility to areas of open countryside, services and facilities and low ecological importance is likely to have a	• The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. • The Highways Authority advises that development of site is acceptable subject to access design, visibility, relocation of layby, etc. • When deciding over which site options to	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				provision of adequate visibility. There are several gated informal accesses along the boundary of the site adjacent to Leek Road. Good visibility along Leek Road can be achieved given the set back and there is an advisory speed limit of 20mph in places due to the location of the Endon High School and St Luke's Primary. Existing bus layby may need relocation dependent on any proposed access and a public right of way dissects the site which connects to the canal which may need re-routing etc. Potential for a pedestrian crossing facility? SCC Education: - All Endon/Brown Edge primary schools already over-capacity. Education contributions may be required to fund additional school places. - Endon High School covers Endon/Bagnall/Stockton Brook/Brown Edge catchment. Current school roll just exceeds its net capacity. Combined housing requirement for these villages means High School is projected to have insufficient capacity. Potential to enlarge existing secondary schools in this area extremely limited. If it is not possible to enlarge existing schools to the level required for proposed growth, new school allocations may be needed. - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school. Developer/Agent Public response 6 comments: 5 objections, 1 support. Issues raised: Objections: - Infrastructure – schools - Infrastructure - traffic/transport - Infrastructure – other - Landscape - Nature conservation - Flood risk - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Listed building / conservation area - Other: - mixed use site: potential amenity problems/lack of interest from housebuyers because of proximity to new	positive effect. However, the site is located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and district ecological importance.	proceed with the Council will consider the respective comments of statutory consultees including SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- industry; - queries need for new industrial units in Parish; - flooding/drainage concerns; - trees on site may require TPOs; - develop brownfield sites in Endon first; - other Endon options/ SHLAA sites preferable on access/ sustainability/ infrastructure/ flooding/ greenbelt grounds; - represents ribbon development;		existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site EN024 for release from the Green Belt. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement - Note that the consultation document does not specify that this site be developed for <i>both</i> housing and employment, it proposes site for <i>either</i> use. Employment use is proposed across the entire site, including eastern areas within higher flood risk (as industrial development may be more acceptable in such areas according to national policy, subject to application of the floodrisk sequential test). Whereas housing should avoid such areas, so may be limited to western/southern parts of the site. - In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Endon. - The requirements for new employment land across the District, and more specifically its rural area, are taken from recent employment evidence the Council holds, after having applied Policy SS3 Core Strategy. A range of employment site 'options' have been proposed across the rural area as part of the Site Options and Development Boundaries consultation. - Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements.	

Draft - Ipstones

Question 4a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within development boundary							
General				Ipstones Parish Council - Object to all of the site options proposed for the following reasons: • None of the sites have suitable infrastructure to cope with new development except for IP015. • Enough new dwellings have been built over the last few years or have planning permission. • Only have a need for affordable housing infill for young people. • Consider new estates attract outsiders who don't support community amenities or events. • Consider it is important for Ipstones to stay as a community and retain its village character. 1 support – no site referenced		• infrastructure issues are considered on a site by site basis in the table below. • Other sites in the area that have already received planning permission or have been completed will be taken into consideration. • Other comments noted.	
IP019 (only small part within development boundary)	35		1.30	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and provision of visibility. Leek and Moorlands Historic Buildings Trust – IP019 is the least damaging of the development options, although maintaining the existing building line would be more appropriate than full development. Developer/Agent – Site is in two ownerships. Owner of land adj to main access confirmed that it is not available. Rest of site - land owner unknown. Public response: 20 comments – 19 objections and 1 support Issues Support: Scale of development – good infill plot, does not harm character of village Government policy Objections: Infrastructure - schools Infrastructure – traffic - congestion, state of road, parking Infrastructure – other – utilities (water) Landscape – effect on Green Belt Nature conservation Flood risk Scale of development Listed building/conservation area Other – loss of field used for agricultural show	The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to designated and historic assets and district ecological importance.	• Most of the land adjacent to the highway is in separate ownership to the main site and is not available. The Highway Authority has stated that access to the site could be difficult but not impossible. • The site is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Setting Assessment. The site is not located within Green Belt. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District,	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. - Severn Trent do not anticipate capacity issues with water supply. - Scale of development is greater than the estimated village requirement however the site relates well to the existing development boundary. - The site is not adjacent to a listed building or within the Conservation Area. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - There may be other locations available for the agricultural show.	
Sites outside development boundary							
IP011	15	0.47	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and visibility. Footway should be provided on the frontage. Provision should be made for access to IP012a. A public right of way separates IP011 and IP012a which should be maintained. Leek and Moorlands Historic Buildings Trust - IP011 appears to be a logical extension of the present new housing, but will impact on the core of the ancient village. Developer/Agent – Representation in support of site: Landowner supports the development of IP011 and IP012a as a whole to contribute to identified housing needs. Public response: 25 comments – 25 objections Issues: Objections: Infrastructure – traffic - Highways, access, congestion Infrastructure – schools Infrastructure - other Landscape – loss of mature trees Nature Conservation Listed building/conservation area - contrary to Heritage Assessment and CAA Scale of development Government policy Amenity – Light, privacy Other – public footpath runs across site Other – Effect on Listed Building, premature should area be designated a conservation area	The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and district ecological importance.	- The Highway Authority has not raised any issues which would prevent the development of this site. Right of Way should be maintained. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area, - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - Amenity – issues such as landscaping and screening (mature trees) overlooking and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The site is not adjacent to a listed building or within the Conservation Area. Core Strategy Policy DC2 safeguards the historic environment. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward.		

Site Reference	Capacity dwellingss	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						The scale of development is considered to be consistent with a settlement of this size and is well related to the existing village.	
IP012A	20		0.60	Statutory bodies/stakeholders SCC Highways - Plot not directly connected to the highway. How will access be gained? There is a public right of way along the access that the plot fronts. Direct access would require additional land. Could access be gained through IP011? A public right of way separates IP011 and IP012a which would need to be maintained. Leek and Moorlands Historic Buildings Trust - IP12 contains no heritage designations but will detrimentally affect the historic form of the village (the oldest part of the village – its medieval core). Developer/Agent – Representation in support of site: Landowner supports the development of IP011 and IP012a as a whole to contribute to identified housing needs. Public response: 20 comments – 20 objections Issues: Objections: Infrastructure – traffic - highways, congestion (esp. Church Lane, access for emergency vehicles Infrastructure – other – utilities, esp. water, inadequate Landscape Nature conservation Flood risk Scale of developemnt Amenity Listed building/conservation area – contrary to Heritage Assessment and CAA	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and district ecological importance.	- Highway issues – no direct access into the site. Access would have to be achieved through adjacent site IP011. - No heritage designations but considered that the development of this site could adversely affect the historic core of the village. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. - Scale of development is considered to be appropriate for this size of settlement. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
IP014A	35		1.18	Statutory bodies/stakeholders SCC Highways - How would pedestrians safely access the village? If this can be solved, may be acceptable subject to design of access and provision of visibility. Environment Agency – Site may be brownfield and previous land use may have caused contamination of the ground, or through redevelopment may cause risk to water environment. Such sites will require Preliminary Risk Assessment in support of planning application. If affected by historic landfill. The site may be more expensive to develop due to remediation and mitigation measures to protect water environment and human health. In extreme circumstances may not be developable. Leek and Moorlands Historic Buildings Trust - IP014a extends outer limits of the village along a very narrow road. Developer/Agent – Site is available. Letter of support submitted by agent. See summary below. Public response: 17 comments – 16 objections and 1 support Issues: Support: • Sustainable site • Well related to existing development, infrastructure, highways & facilities • Minimal impact on landscape • Available for development • Compliant with NPPF • Sequentially preferable than other sites Objections: • Infrastructure – schools • Infrastructure – traffic/ transport • Infrastructure – other -drainage • Landscape • Nature Conservation • Flood risk • Scale of development • Amenity • Govt policy	The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to designated and historic assets.	• There is an issue regarding pedestrian access to the village but if this could be resolved access may be acceptable. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. However the Environment Agency has raised an issue regarding potential contamination due to historic landfill. This may affect the viability of the site. • The site is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area, • Severn Trent do not anticipate capacity issues. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed.	
IP015	22		0.70	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and visibility. Footway on the frontage should be improved. Leek and Moorlands Historic Buildings Trust - IP015 would impact adversely on New House Farm (Grade II Listed) to the south, and Team Farmhouse (Listed Grade II) across road. Eighteenth century development along Froghall Road and the High Street consisted of a series of farmhouses	The proposed delivery of circa 22 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is in proximity to a designated asset, Churnet Valley SSSI which is likely	• The Highway Authority has not raised any issues which would prevent the development of this site. • New House Farm is located immediately south of the site and there is another listed building across the road. Development could have an impact on the setting of New House Farm. A Heritage Impact Assessment will be undertaken during the plan production process if the site is	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				isolated in their own fields. New House Farm is the best preserved of these and deserves the same treatment as that afforded to Daisy Bank and Hawes Farm when the Conservation Area was created. Developer/Agent – landowner intentions unknown Public response: 13 comments – 9 objections and 4 support Issues: Support: Infrastructure – schools Infrastructure – traffic Landscape Flood risk Amenity Scale of development Objections: • Landscape- site has public footpath across it • Nature conservation • Scale of development – prefer small-scale infill • Listed building/conservation area – harm to setting of LB or CA • Government policy – does not comply with NPPF	to have a significant negative effect, as could the site's proximity to listed assets. The development of greenfield, grade 4 ALC land is assessed as having a negative effect.	taken forward. • The northern section of the site is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • Scale of development is considered to be appropriate for this size of settlement.	

Draft - Kingsley

Question 4a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within development boundary							
				Leek and Moorlands Historic Buildings Trust – Boundary We are concerned at the extent to which most of the proposed sites extend into the Green Belt and into open countryside.			
KG024	12	2		Statutory bodies/stakeholders SCC Highways: Acceptable subject to provision of visibility splays. Would access to KG035A be provided through this site? Leek and Moorlands Historic Buildings Trust – KG024 consists of The Glebe House, Grade II Listed and its historic curtilage; which includes a medieval moated site. Given the current commercial use of the site which has resulted in large areas of tarmac, a small amount of sympathetic development would improve its setting. Developer/Agent/Owner – Land not available Public response 5 comments – all objections. Issues raised: - School full? - Flood Risk - Pollution - Conservation Area - Impact on listed building & moat - Government Policy - Other Access (road narrow/parking /increased traffic), Lack of amenity in village (no shops), No demand – lots for sale	The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and the partial brownfield nature of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect, as could the site's district ecological importance.	- The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - It is agreed that a small amount of sympathetic development would improve the setting of the Listed Building. - The Highway Authority has not raised any issues which would prevent the development of this site. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process.	
KG059	6	0.21		Statutory bodies/stakeholders SCC Highways: acceptable subject to access design and visibility. Leek and Moorlands Historic Buildings Trust – Development of KG059 will need to consider its possible impact on a Listed Building (Church Farm Listed Grade II). This is currently screened from the proposed site by substantial trees. Is there, or will the be a tree preservation order for these?	The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, the site's proximity to designated and historic assets and the development of	- The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority has not raised any issues which would prevent the development of this site. - New development is the main way to deliver	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Developer/Agent/Owner – Land not available. Public response – 5 comments – all objections. Issues raised: - Infrastructure –schools – School full? - Infrastructure - Traffic / Transport - Congestion/speed/lack of parking - Infrastructure – Other, Lack of amenities in village - Flood Risk - Drainage onto property opposite - Amenity (e.g. noise, privacy, loss of light) - Pollution - Government Policy - Other - Bio diverse woodland, Screens farm buildings, Access via driveway of private property, No demand – lots for sale.	greenfield, grade 3 ALC land is likely to also have a significant negative effect.	new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. - Amenity – issues such as overlooking and noise will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Similarly access issues over private land would also be considered at this stage. - The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - It is agreed that it would be appropriate to retain the trees which screen the site from the listed building if the site was developed.	
Sites the green belt							
KG005	7		0.24	Statutory bodies/stakeholders SCC Highways: acceptable subject to access design and visibility. Taken together, KG005, 026a, 026b, 030a, 031 and 049a would have an impact on the Barnfields Road/The Green junction. These should be considered together and an assessment of the impact on this junction made. Developer/Agent/Owner – Land available (Owner of KG030 – would object to this site as standalone – would want both sites developed together or would oppose this one) Public response 2 comments – both objections. Issues raised: Objections - Infrastructure - School full? - Infrastructure - Traffic / Transport - Congestion/speed/lack of parking - Infrastructure other - Lack of village amenities	The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect and the site's proximity to historic assets.	- The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority has not raised any issues which would prevent the development of this site. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - The land in question is within the Green Belt. In order for Kingsley to accommodate new	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Landscape - Nature Conservation - Flood Risk - Amenity (e.g. noise, privacy, loss of light) - Pollution - Scale of development - Other - No demand – lots for sale		development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG005 is not released from the Green Belt. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. - Amenity – issues such as overlooking and noise will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	
KG019	30		1.20	Statutory bodies/stakeholders SCC Highways: May not be directly connected to highway - extent of highway at Haste Hill Avenue is not clear - may be open space, or private land? If this can be solved, footway on Haste Hill Ave should be widened. Access onto Holt Lane is good. Leek and Moorlands Historic Buildings Trust – Boundary Of the proposed sites only KG019 sits tightly against the existing settlement. Subject to its availability this would seem to be the least damaging site. Developer/Agent/Owner – Land available. Public response 5 comments – all objections. Issues raised: Infrastructure –school full?	The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.	- The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority has not raised any issues which would prevent the development of this site (subject to highway connection from field gateway being able to be modified). - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has a Landscape & Settlement	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Infrastructure - Traffic / Transport - Access (speed, too narrow, bends and parking on road if from Holt lane), Congestion/speed/lack of parking - Infrastructure other - Lack of village amenities e.g. shops - Landscape - Nature Conservation – Impact on wildlife corridor/mature trees - Flood Risk - Amenity (e.g. noise, privacy, loss of light) - Other - No demand – lots for sale		Setting Study and this site is not identified as being important landscape setting to the settlement. - The land in question is within the Green Belt. In order for Kingsley to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG019 is considered for release from the Green Belt. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. - Amenity – issues such as overlooking and noise will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	
KG026a	30	1.13	Statutory bodies/stakeholders SCC Highways: Barnfields Lane ends where the frontage of this plot starts. Barnfields Lane would need extending and constructing to adoptable standard with provision of footway. Access onto A52 is good. Developer/Agent/Owner – Land available. Public response 8 comments – all objections Issues raised: Infrastructure - Lack of amenity in village (no	The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity	- The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority has not raised any issues which would prevent the development of this site. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			shops), School full? • Infrastructure - Traffic / Transport - Only one road access, Congestion/speed/lack of parking, Narrow road/hazardous • Landscape • Nature Conservation • Flood Risk • Amenity - Noise • Pollution • Scale of development • Government policy - Greenbelt • Other - Amenities in village all on other site – better to develop there, Loss of view, No demand – lots for sale	to designated and historic assets is likely to have a negative effect.	Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The land in question is within the Green Belt. In order for Kingsley to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG026a is not considered for release from the Green Belt. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as noise will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	
KG026B	50	2.40	Statutory bodies/stakeholders SCC Highways: Does not appear directly connected to highway. Acceptable subject to access design and visibility. Will need to be developed after KG026a which, combined will need TA. Barnfields Lane will need improvement.	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and	• The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Taken together, KG005, 026a, 026b, 030a, 031 and 049a would have an impact on the Barnfields Road/The Green junction. These should be considered together and an assessment of the impact on this junction made. Developer/Agent/Owner – Land available. Public response 9 comments – all objections • Infrastructure –schools - School full? • Infrastructure - Traffic / Transport - Only one road access, Congestion/speed/lack of parking, narrow road/hazardous • Infrastructure – other - Lack of amenity in village (no shops) • Landscape • Nature Conservation – • Flood Risk _ • Amenity (e.g. noise, privacy, loss of light) - Loss of view, Noise • Government policy - Greenbelt • Other - Amenities in village all on other site – better to develop there, No demand – lots for sale	facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect.	• The Highway Authority has not raised any issues which would prevent the development of this site alongside KG026a. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement, though there are significant public footpaths crossing the site. • The land in question is within the Green Belt. In order for Kingsley to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG026b is not considered for release from the Green Belt. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as noise will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
KG030A	25	0.82	Statutory bodies/stakeholders SCC Highways: Not directly connected to highway. May be acceptable subject to access through KG005. Impact on Barnfields Lane will need to be considered and may need improvement. Taken together, KG005, 026a, 026b, 030a, 031 and 049a would have an impact on the Barnfields Road/The Green junction. These should be considered together and an assessment of the impact on this junction made. Developer/Agent/Owner – Land available (subject to neighbouring site also being developed) Public response 4 comments – all objections. Issues raised: • Infrastructure - School full? • Infrastructure - Traffic / Transport - Congestion/speed/lack of parking, only one road access • Infrastructure Other - Lack of village amenities • Nature Conservation • Flood Risk • Amenity (e.g. noise, privacy, loss of light) • Other - No demand – lots for sale, amenities in village all on other site – better to develop there.	The proposed delivery of circa 25 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.	• The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • The Highway Authority has not raised any issues which would prevent the development of this site alongside KG005. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The land in question is within the Green Belt. In order for Kingsley to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG030a is not considered for release from the Green Belt. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as noise will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	
KG031	20	0.70	Statutory bodies/stakeholders SCC Highways: Not directly connected to highway. May be acceptable subject to access through KG005 and 030a. Impact on Barnfields Lane will need to be considered and may need improvement. Taken together, KG005, 030a and 031 will need Transport Statement. Taken together, KG005, 026a, 026b, 030a, 031 and 049a would have an impact on the Barnfields Road/The Green junction. These should be considered together and an assessment of the impact on this junction made. Developer/Agent/Owner – Land available (subject to neighbouring site also being developed) Public response 2 comments – both objections. Issues raised: - Infrastructure - School full? - Infrastructure - Traffic / Transport - Congestion/speed/lack of parking - Infrastructure Other - Lack of village amenities e.g. shops - Landscape - Nature Conservation - Flood Risk - Amenity (e.g. noise, privacy, loss of light) - Other - no demand – lots for sale	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.	- The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority has not raised any issues which would prevent the development of this site alongside KG031 and KG005 (subject to a Transport Statement). - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement, though there are significant public footpaths crossing the site. - The land in question is within the Green Belt. In order for Kingsley to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG031 is not considered for release from the Green Belt. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						- Amenity – issues such as noise will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	
KG042	30		1.80	Statutory bodies/stakeholders SCC Highways: acceptable subject to access design and visibility. Position of access may need careful consideration to achieve visibility. Developer/Agent/Owner – Land available. Public response 5 comments – all objections. - Infrastructure - School full? - Infrastructure - Traffic / Transport - Access (speed, too narrow, bends and parking on road). - Infrastructure – Other - Lack of amenity in village (no shops). - Landscape - Nature Conservation - Impact on wildlife corridor/mature trees - Flood Risk - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Listed Building - Impact on listed building (and Ha Ha) - Government Policy - Other - No demand – lots for sale, 2 owners of land – one used by horses.	The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.	- The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority has not raised any issues which would prevent the development of this site. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - The land in question is within the Green Belt. In order for Kingsley to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG042 is not considered for release from the Green Belt. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. - Amenity – issues such as noise and impact on the Listed Building will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	
KG049A	35		1.37	Statutory bodies/stakeholders SCC Highways: acceptable subject to access design and visibility. Impact on Moreton Avenue would need to be considered. Taken together, KG005, 026a, 026b, 030a, 031 and 049a would have an impact on the Barnfields Road/The Green junction. These should be considered together and an assessment of the impact on this junction made. Developer/Agent/Owner – Land available. Public response 11 comments – all objections. Issues raised: - Infrastructure - Lack school places/doctors - Infrastructure - Traffic / Transport - Only one road access, Road too narrow (turning space, parking/restrict emergency vehicles, maintenance), - Infrastructure Other - Lack of village amenities (shops all gone – only one pub), Impact on sewage/electricity - Landscape - Amenity (e.g. noise, privacy, loss of light) - Spoil view from home, Lower house value, Elderly residents/loss of quiet if family houses - Scale of development - Government Policy - greenbelt - Other - Amenities in village all on other site – better to develop there, No demand – lots for sale.	The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.	- The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority has not raised any issues which would prevent the development of this site. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement, though some significant footpaths cross the site. The Council will shortly be commissioning a Landscape Impact Study, the results of which will inform the Submission Version of the Local Plan. It will explore landscape mitigation measures for preferred options development sites. - The land in question is within the Green Belt. In order for Kingsley to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG049a is considered for release from the	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						Green Belt. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. - Amenity – issues such as noise and impact on the Listed Building will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. - The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	

Draft - Upper Tean

Question 4a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within development boundary							
				Checkley Parish Council General Comments • Brownfield sites (Fole Dairy) which should be prioritised. • Traffic congestion/through route to A50 • Tean High st narrow/lack of footpaths • Surrounding road network country lanes; some sites may need access via residents properties. • Local amenities insufficient (village not town) • Area is prone to flooding • Blythe main sewer runs through village already at capacity/overflow of sewage. • Impact on wildlife. Environment Agency – There is sufficient capacity within the Leek and Checkley treatment works to support growth. However there are known sewer capacity issues with the main sewer from Draycott to Checkley STW. Checkley sewage treatment works serves Upper Tean. Concerns expressed by residents include the detrimental effect on land drainage of development uphill of the main settlement where they suggest that the introduction of hard surfaces has markedly increased the incidence of flooding adjacent to the River Tean.		• The Fole Dairy site has planning permission and will be included as a commitment. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. • The Highways Authority has been consulted and has submitted comments for each site. • Highways England has requested that a highways assessment is undertaken to assess the impact on the A50. This will be undertaken at the preferred options stage. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed.	
UT011/14	20		0.85	Statutory bodies/stakeholders SCC Highways: Site is not connected to the highway. Would require the access track to be brought up to adequate standard which may be possible but ownership is not clear. Environment Agency - These sites are most likely to be severely impacted by flood risk and development could be problematic with the viability of the allocation. Leek and Moorlands Historic Buildings Trust – UT011/14 covers the site of the former dye-works to Tean Hall Mill. Together they formed the trigger for the development of village in its present form. The chimney is of significance and the site may have other surviving examples of industrial archaeology which will need full	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and areas of existing employment is likely to have a positive effect. However, the site is located within a flood zone which is likely to have a significant negative effect. The site's proximity to historic assets and district ecological importance is likely to have a negative effect.	• The Highway Authority has raised issues regarding access to the site. • The Environment Agency has raised issues regarding flood risk. The Council has recently completed an updated Level 1 Strategic Flood Risk Assessment which indicates that the area falls within Flood Zone 3a High Probability. • Site of former dyeworks to Tean Hall Mill. Chimney is significant and potential for other surviving industrial archaeology. Heritage impact assessment would be required	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			archaeological assessment. Developer/Agent – Land owner unknown Public response: 9 comments – 5 objections, 2 support and 2 general comments Positive comments Partly in built up boundary so less impact than other sites Adjacent to UT012 already got permission No loss of light/privacy as low lying Better than UT041 Opposed comments Flood area (and impact from run-off lower down valley) Road access/safety Greenfield site			
UT019	15	0.40	Statutory bodies/stakeholders SCC Highways: Acceptable depending on visibility and access design. Footway should be widened on frontage. Leek and Moorlands Historic Buildings Trust – UT019 is sited within Upper Tean Conservation Area and adjoins several properties on the High Street that are Grade II Listed Buildings. Acceptable for development but sensitive. Developer/Agent – land available Public response: 5 comments – 2 objections and 3 support Issues raised: Infrastructure - Traffic / Transport Amenity (e.g. noise, privacy, loss of light) Government Policy Positive comments Improve aesthetic of area Loss of Haulage business would reduce traffic/noise Inside built up boundary More suitable than UT21/UT041 Brownfield site	The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site is located in proximity to historic assets which is likely to have a significant negative effect, as could the development of grade 3 ALC land. The site's inaccessibility to areas of existing employment is likely to have a negative effect.	- The Highway Authority has not raised any issues which would prevent the development of this site. - Due to location within the Conservation Area and proximity to Grade II listed buildings on High Street a Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	
Sites outside development boundary						
UT012	50	1.60	Statutory bodies/stakeholders Parish Council – Potential flooding/run off Environment Agency - The site is likely to be affected by flood risk to some degree, and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Leek and Moorlands Historic Buildings Trust – UT12 currently provides a rural buffer between the Green Belt settlement beyond. Developer/Agent – land available	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and areas of existing employment is likely to have a positive effect. However, the site is located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect as could the site's proximity to historic assets.	OUTLINE PLANNING PERMISSION PENDING FOR UP TO 67 DWELLINGS.	SITE HAS PLANNING PERMISSION (decision not yet issued Mar 16)

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Public response: 9 comments: 6 objections, 1 support and 2 general comments Issues raised: Opposed comments Floodplain Schools overcrowding Lack of amenities – doctors/hospital Nature – great crested newts/bats traffic Greenfield land General comments Hope 67 that have got pp are counted towards 100 required by 2031 Flood plain? Postive comments More suitable than UT21			
UT018	25	1		Statutory bodies/stakeholders SCC Highways: Tenford Lane would need to be widened to its junction with Gorsty Hill Road (ie complete the widening of Tenford Lane). Gorsty Hill Road should also be widened. Acceptable depending on access design and visibility. Leek and Moorlands Historic Buildings Trust - UT018 is a triangle of land that extends over the brow of the hill and its development would have an adverse impact on the open countryside beyond. Developer/Agent – landowner unknown Public response: 31 comments – 30 objections and 1 support Issues raised: Opposed comments Loss of view Narrow road/road safety/junction Impact on wildlife Increase in crime Surface water/flooding on road Elevated position Not in line with govt policy on greenbelt (NB site isn't greenbelt) No need as other sites approved Other sites better (UT11/14 & UT19) Reduction in property value Loss of public amenity (common land used for dog walking/ramblers/ common grazing) Cant be developed due to lack of knowledge of owner Lack of amenities in village Wildlife/nesting Postive Comments	The proposed delivery of circa 25 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The district ecological importance of the site is likely to have a negative effect.	- There are issues surrounding the suitability of the access point to the site but if these can be resolved to an acceptable standard then development could take place. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. - Other sites in the area that have already received planning permission or have been completed will be taken into consideration. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				More suitable than UT21		Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development	
UT021	20		0.74	Statutory bodies/stakeholders Parish Council – Access would need to be on A522 which is overwhelmed with traffic; subject to flooding SCC Highways: Acceptable depending on visibility and access design. Footway should be widened on frontage. Visibility should be provided across the frontage for the side road (most of which would be provided by the provision of wider footway). Leek and Moorlands Historic Buildings Trust - UT022 lies just outside the Upper Tean Conservation Area and its development would be detrimental to its approach. Developer/Agent – Land available Public response : comments: 13 comments – 12 objections and 1 support Issues raised: Opposed comment Traffic congestion/ junction with A522. Agricultural land use/change rural character of village Flooding risk/run off Elevated site No need extra housing – lots on market Loss of property value Impact on neighbours outlook/privacy Designated as Special landscape area/scientific importance 50 houses overbearing. Previous proposals to modest extension refused due to impact on neighbours so why 50 houses acceptable. Positive comment Extension of existing estate	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The district ecological importance of the site and its proximity to historic assets is likely to have a negative effect.	- The Highway Authority has not raised any issues which would prevent the development of this site. - Core Strategy Policy DC2 safeguards the historic environment. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - Subject to appropriate landscaping and design it is considered that a site of this size could be acceptable if required. - The Councils objectively assessed housing need takes into account properties for sale.	
UT022	15		0.48	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design and provision of adequate visibility. Adequate pedestrian links will also be required. Environment Agency - The site is likely to be affected by flood risk to some degree, and if taken forward will require the support of the Sequential Test and a Level 2 SFRA.	The proposed delivery of circa 15 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative	- The Highway Authority has not raised any issues which would prevent the development of this site. - The Environment Agency has raised issues regarding flood risk. The Council has recently completed an updated Level 1 Strategic Flood Risk Assessment which indicates that the area falls within Flood Zone 3a High Probability.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Developer/Agent – Landowner intentions unknown Public response : 4 comments – 4 objections Issues raised: Opposed comments Loss of greenfield	effect, as could the site's location within a flood zone. The site's proximity to historic assets is likely to have a negative effect.	Site just outside the Upper Tean Conservation Area and could be detrimental to its approach. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward.	
UT023	50	1.50	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design and provision of adequate visibility. Adequate pedestrian links will also be required - footway on frontage to connect to existing. Mature hedge and trees will need to be removed Developer/Agent – Landowner intentions unknown Public response : 11 Comments – 9 objections and 2 support Issues raised: Postive comments More suitable than UT21 Would be part of existing estate Opposed comments Lots of empty houses/for sale Traffic Loss of Greenfield Prone to flooding /sinks Planning permission previously refused due to flooding & landscape protection Next to boarding kennels – drive out business?/Noisy	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect, as could the site's location within a flood zone. The site's proximity to historic assets and district ecological importance is likely to have a negative effect.	- The Highway Authority has not raised any issues which would prevent the development of this site. - The Councils objectively assessed housing need takes into account properties for sale. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward.	
UT024	40	5	Statutory bodies/stakeholders SCC Highways: Likely to be acceptable subject to access design. Wallfield Close may need improvement. TS required. Developer/Agent – Site is unavailable Public response : 15 Comments – 14 objections and 1 general comment Issues raised: Opposed comments Junction with wallfield close not wide enough Traffic/road narrow/emergency vehicle access Greenfield site River tean overflowed & riverside road impassible No school/doctors places Sewers cant cope Elevation – loss of light/overlook Mains water pipe through site Public amenity loss (dog walking) General comment	The proposed delivery of circa 40 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.	- The Highway Authority has not raised any significant issues which would prevent the development of this site. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. - The site is identified as being important landscape setting to the settlement in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Lack of recreation facilities in village			
UT041	50		5.00	Statutory bodies/stakeholders Parish Council – building will increase flooding – knock on effect down river in village centre SCC Highways: Tenford Lane may need improvement. Concern over crossroads Tenford Lane/Breach Lane/Cheadle Road and intensification of this junction – 50 dwellings is a significant increase off Tenford Lane. TS required and careful assessment of junction. Developer/Agent – The site is available and considered suitable for development. Rob Duncan Planning Consultancy support for site. Public response : comments – 53 objections Issues raised: Opposed comments No need as other sites approved Proximity of quarry/pool –danger Impact on greenfield/wildlife Traffic (and road widening would destroy hedgerows/private gardens)) Dangerous junction (tenford lane/Cheadle rd) Loss of view No amenities – school & doctors full Lack of job opportunities/must commuteb – better build in cheadle Houses opposite – run off/loss of light Outside village boundary Elevated site Impact on business/kennels-noise No affordable houses as part of proposals Support (Agent) : Site is at existing edge of settlement Well enclosed by mature landscaping Not have a significant adverse impact on character / appearance Close to public transport connections Within walking / cycling distance of local facilities No physical problems than can not be overcome.	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and open space is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.	- The Highway Authority has raised issues regarding access to the site. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - Any development would be required to include an element of affordable housing. The Council's affordable housing policy requires a target of 33%.	

Draft - Waterhouses

Question 4a - Potential sites suitable for housing and other uses

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within development boundary							
				Waterhouses Parish Council: Raise objections to how the village of Waterhouses has been categorised and treated in terms of restricted boundaries. The village of Waterhouses is split by the SMDC and Peak Park boundary. Only the half of the village on the SMDC side will be considered as part of this process, meaning that any recent developments in Peak Park will not be counted. This places Waterhouses at a significant disadvantage in comparison to the other area. Waterhouses could potentially have imposed upon them development targets from both SMDC and the Peak Park. However there has been large scale housing developments constructed. Should Waterhouses still be categorised as a large village? The Parish Council feel SMDC have treated Waterhouses in a way that only serves to benefit reaching housing quota numbers and that Waterhouses should either be treated as a smaller village and hence a smaller quota, or that Waterhouses should be treated as a village as a whole, in line with the other villages within this consultation.		- The adopted Core Strategy identifies Waterhouses as a larger village. It also has a good range of facilities such as school, doctors surgery, shop, village hall and public house. There are also local employment opportunities and a bus route. - Part of the village is located in the Peak District National Park (PDNP), however the estimated housing allocation is based on the proportion of the village outside the PDNP. - The Council will continue to liaise with the Peak District National Park Authority (PDNPA) regarding Duty to Co-operate issues. The PDNPA does not have a housing target unlike its surrounding area, however there are new dwellings delivered within the National Park. The Council will explore the extent to which it could take these into account.	
WA004	Mixed use (existing employment site reprovided 0.4 ha) 36 dwellings	2		Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and provision of adequate visibility. Footway required on frontage and linking across the frontage of the Enterprise centre to connect to existing. If combined with WA005 and WA006, Transport Assessment will be required. Developer/Agent – land is available Public response: no comment.	The proposed delivery of circa 36 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to a designated asset is likely to have a negative effect. The development of greenfield, grade 4 ALC land is likely to also have a negative effect, as could the site's proximity to historic assets and the inaccessibility of areas of existing employment.	- The Highway Authority has not raised any issues which would prevent the development of this site. - The ecological study has indicated that the northern section of the site has some semi-improved grassland which is of importance. Appropriate conservation and mitigation measures will need to be considered. - A mixed use scheme would have the benefit of providing modern employment units on the site.	
Sites outside development boundary							
WA005	40	1.30		Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and provision of adequate visibility. Footway required on frontage and across the frontage of WA004 linking across the frontage of the Enterprise centre to connect to existing. Transport Statement will be required. If combined with WA004 and WA006, Transport Assessment will be required. Developer/Agent – land is available Public response: no comments	The proposed delivery of circa 40 dwellings is considered to have a significant positive effect, as could the site accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to a designated asset is likely to have a negative effect. The development of greenfield, grade 4 ALC land is likely to also have a negative effect, as could the site's proximity to historic assets.	The Highway Authority has not raised any issues which would prevent the development of this site.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
WA006	30		1	Statutory bodies/stakeholders SCC Highways - Not directly connected to the highway. Needs to be combined with WA004 to provide access unless any other route is available? If combined with WA004, a Transport Statement will be required. If also combined with WA005, a Transport Assessment will be required. Developer/Agent – site is available Public response: no comments	The proposed delivery of circa 30 dwellings is considered to have a significant positive effect, as could the site accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to a designated asset is likely to have a negative effect. The development of greenfield, grade 4 ALC land is likely to also have a negative effect, as could the site's proximity to historic assets.	No direct access unless combined with adjacent site.	

Draft - Werrington

Question 4a - Potential sites suitable for housing and employment

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Werrington Parish Council (PC) Comments embedded into individual sites. Cheddleton PC Comments embedded into individual sites. Environment Agency – Where the main sewer is not available, packaged treatment plants and other non-main solutions are able to operate effectively and discharge their treated effluent safely into the water environment. Issues have been raised regarding this area, and the impact of the allocations needs to be considered. Leek and Moorlands Historic Buildings Trust – Boundary Our main concern here is with the possible extensions to the boundary at the end of Washerwall Lane (WE019 , WE040, WE041) and any possible impact it that might have on Wetley Moor Common.			
Sites within development boundary							
WE018	24		0.81	Statutory bodies/stakeholders Werrington PC – Already approved SCC Highways: Existing to former school can be used and improved. Developer/Agent/Owner – Land available. Public response - 4 comments - 2 objections, 1 neutral, 9 supports. Issues raised: Objections - Other – other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent. Support - Infrastructure -Traffic / Transport – site accessible from major road network. - Other – no real reason to object to this site. Minimum impact on heart of village.	The proposed delivery of circa 24 dwellings is considered to have a significant positive effect, as could the accessibility of services and facilities. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the site's proximity to historic assets is assessed as having a negative effect.	Site has planning consent so will be included in Werrington's housing target already.	HAS PLANNING PERMISSION
Sites within the Green Belt							
WE003	50 (LOWER CAPACITY DUE TO RESULTS OF GREEN BELT REVIEW)		2.90	Statutory bodies/stakeholders Werrington PC – Object proximity to Young Offenders' Institute and encroachment into greenbelt. SCC Highways: Access onto Ash Bank Road would be very difficult because of location of signalised junction and location of an existing access (Oakmount Road), Could	The proposed delivery of circa 85 dwellings is considered to have a significant positive effect, as could the accessibility of services and facilities. Similarly, the site's accessibility to areas of open space is likely to have a positive effect.	Staffordshire County Council say that Werrington Primary School currently has sufficient capacity for the likely number of pupils generated from the overall level of development. Werrington High School is projected to have insufficient capacity and the District Council will work with the County	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				struggle to provide adequate visibility because of the brow of the hill. TA would be required. Developer/Agent/Owner – Land available. Public response - 57 comments - 49 objections and 8 support. Issues raised: Objections - Infrastructure – Schools – full to capacity - Infrastructure - Traffic / Transport – No access to fields from Ashbank Rd and track in private ownership and discharge path for HMYOI. Any access from Ashbank rd very dangerous. - Infrastructure – Other – too far from village amenities, dentist, doctors full to capacity. - Landscape – Land is in green belt develop brownfield sites first. Residents originally attracted to area due to greenfield location and extensive views. Substantial encroachment into greenbelt. - Nature Conservation – profound impact on wildlife including natural spring and bird population and footpath across site. - Amenity (e.g. noise, privacy, loss of light) – Due to elevated position of land impact on Salters Close in terms of privacy and light. Impact of noise from HMYOI on residents of new housing. - Scale of development – visual intrusion into countryside and visible from Salters Close which is not well screened. - Other – Land is not for sale. Rumoured closure of HMYOI make ideal brownfield site for entire SHLAA quota. Werrington would blur into Stoke on Trent. Compensation for drop in property values. Strategy to develop brownfield sites in Stoke many of which up for sale. Develop larger amenities on greenfield sites freeing up current sites for housing. Once greenfield sites gone lost forever. Proximity to HMYOI . Other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent, Field currently acts as buffer zone between HMYOI is it wise to place young families so close. Alternative site at glassworks, sandyfields, Winterfeld Lane, old school depot at Salters Lane and old school site at Radley Way. Support - Transport – directly accessible from main road - Other – minimum impact on heart of village	However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.	Council to identify an appropriate solution. - The Highway Authority has expressed concerns about site access which require consideration to determine whether a solution is possible. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support additional medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. Views from individual properties are not protected in planning law. The Council will shortly be commissioning a Landscape Impact Study to assess all sites selected as preferred options and suggest mitigation measures where appropriate. The results of this will feed into the Submission Version of the Local Plan. - The land in question is within the Green Belt. In order for Werrington to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site WE003 for release from the Green Belt with the northern part of the site being open space to preserve its openness. The capacity of this site has been lowered from 85 to 50 dwellings to take this into account. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking, loss of light and any potential noise issue from the Young Offender's Institute will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						- The suitability of alternative development sites will be considered (e.g. Young Offenders Institute) if it becomes available. - The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. - In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space, Winterfield Lane and the old school depot at Salters Lane are too remote from Werrington to meet the needs of the settlement, Radley Way – if the site is not open space it could come forward in any case as it is within the existing settlement boundary. Any other sites suggested will be considered.	
WE013	10		0.49	Statutory bodies/stakeholders Werrington PC – support – generally maintains line of building and not substantial encroachment into green belt. SCC Highways: may be acceptable subject to detail of access design and visibility. Would need to be developed with WE027 to be adequate for adoption as highway. Developer/Agent - Ken Wainman Ass Ltd – Support (summarised below) Public response - 99 comments - 98 support, 1 objections Issues raised: Objections - Infrastructure – Other – demands on schools and GP's - Landscape – Protection of footpaths and wildlife required. Loss of unobstructed views to Stoke. - Amenity (e.g. noise, privacy, loss of light) – detrimental effect on enjoyment of existing rear gardens, restricting views and market value of existing houses. - Scale of development – Planning Creep on adjacent sites on rural areas. - Other - other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent. Support - Infrastructure -Traffic / Transport – Existing access suitable and could potentially serves WE027 if widened. Site accessible from major road network. - Infrastructure – other – well located for services. - Landscape – development does not extend past the southern most edge of Werrington.	The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as could the accessibility of services and facilities. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.	- Staffordshire County Council say that Werrington Primary School currently has sufficient capacity for the likely number of pupils generated from the overall level of development. Werrington High School is projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support additional medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. The Council will shortly be commissioning a Landscape Impact Study to assess all sites selected as preferred options and suggest mitigation measures where appropriate. The results of this will feed into the Submission Version of the Local Plan. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Public footpaths can be maintained or re-directed. - Views from individual properties are not protected in planning law.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Development either side of HMYOI does not extend settlement boundary significantly. Maintains existing building line. Not substantial development into greenbelt. Mature trees screen west and south. - Flood Risk – no risk of flooding - Scale of development – HMYOI already prominent feature in landscape. Suitable for small devt offering start homes or affordable homes. - Other – site already contains 1 house and 2 ancillary bldgs, lawns and tennis court. SHLAA identified site as suitable for housing 6 – 10 years. Owner could bring forward in 5 years. Limited impact on heart of village.		- Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The land in question is within the Green Belt. In order for Werrington to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site WE013 for release from the Green Belt. - In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space.	
WE019	50		1.60	Statutory bodies/stakeholders Werrington PC – object – would not maintain line of building and encroachment into greenbelt. SCC Highways: TS required, must include junction capacity assessment of Washerwall Lane/Ash Bank Road, improvements required to traffic calming on Washerwall Lane. Access will require to provide adequate visibility, footway required over site frontage. The road surface is likely to require improving as will the road lighting. Natural England – This allocation along with WE040 AND WE041 would extend the settlement closer to Wetley Moor SSSI so that the new housing would be within 150m of the SSSI at the nearest point. Policy needs to be addressed – DC1 and 118 NPPF. Developer/Agent/Owner – Land available Public response – 49 comments – 41 objections and 8 supports. Issues raised: Objections - Infrastructure – Schools – impact on school capacity. - Infrastructure - Traffic / Transport – Road into common cannot cope with traffic. Traffic bad on Washerwall Lane especially at school times. Pressure on access roads. - Infrastructure – Other – Local Services at capacity on	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.	- Staffordshire County Council say that Werrington Primary School currently has sufficient capacity for the likely number of pupils generated from the overall level of development. Werrington High School is projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. - The Highway Authority has highlighted issues and further assessment of the local highway network would be required. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support additional medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. - The land in question is within the Green Belt. In order for Werrington to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				schools and Gp's. - Landscape – development is in greenbelt affecting common. Area is greenbelt develop brownfield sites first what about old primary school at Russell Grove. Vicinity of greenbelt and common enhance each other. Would not maintain building line and be substantial encroachment into greenbelt. - Nature Conservation - Amenity (e.g. noise, privacy, loss of light) – depriving residents of valuable amenity - Scale of development – will consideration be given to scale of development and desire to retain views. - Government Policy - Other – value of house reduced. Living in rural area not estate. Value placed on views/aspects from existing rear gardens What will happen to footpath across site. Whetley Moor Common used by dog walkers. Development would have detrimental effect on quality of life. Cost of developing the land. Other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent, Bell pits on land possible subsidence. Support - Infrastructure -Traffic / Transport – site accessible from major road network)		on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE019 is not released from the Green Belt. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. - Public footpaths can be retained or re-directed. - In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space.	
WE027	20	0.64	Statutory bodies/stakeholders Werrington PC - object – If developed with WE013 would not maintain building line and encroachment into green belt. SCC Highways: may be acceptable subject to detail of access design and visibility. Would need to be developed with WE013 to be adequate for adoption as highway. Developer/Agent – Land available (2 agents comments summarised below on behalf of 2 owners) Public response 102 comments - 98 support and 4 objections. Issues raised: Objections - Infrastructure - Schools - Infrastructure - Traffic / Transport – entrance to the site is a busy main road. - Infrastructure – Other – Impact on doctor's surgery and schools. - Landscape - Protection of footpaths and wildlife required. Loss of unobstructed views to Stoke.	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect, as could the site's accessibility to services and facilities. Similarly, the site's to areas of open space is likely to have a positive effect. However, the site's accessibility to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.	- Staffordshire County Council say that Werrington Primary School currently has sufficient capacity for the likely number of pupils generated from the overall level of development. Werrington High School is projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. - The Highway Authority has highlighted that land would need to be developed in conjunction with WE013. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support additional medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. The Council will shortly be commissioning a Landscape Impact Study to assess all sites selected as preferred options and suggest		

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Nature Conservation – Field is home to wildlife. - Flood Risk - Amenity (e.g. noise, privacy, loss of light) – Loss of privacy from rear gardens. Detrimental affect on enjoyment of existing rear gardens, restricting views - Scale of development - Planning Creep on adjacent sites on rural areas. - Other – Decrease value of housing. Much larger areas suitable for housing. If developed with WE013 would not maintain building line and be substantial encroachment into greenbelt. Other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent, Support - Infrastructure -Traffic / Transport – site accessible from major road network) Existing footpath potential to offer access and egress onto Ash Bank Rd has good visibility. - Infrastructure – other – close to local services and good public transport links. - Landscape - development does not extend past the southern most edge of Werrington. Development either side of HMYOI does not extend settlement boundary significantly. - Flood Risk – unaffected by flooding - Scale of development - HMYOI already prominent feature in landscape. Site well enclosed by surrounding devt and existing vegetation means limited impact on wider landscape. - Other – limited impact on heart of village. Accords with spatial aims of core strategy. Site is economically viable. If whole site not taken forward northern part could be considered as possible infill. Owner happy to develop this site for housing.		mitigation measures where appropriate. The results of this will feed into the Submission Version of the Local Plan. - The land in question is within the Green Belt. In order for Werrington to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE027 is considered for release from the Green Belt. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. - Public footpaths can be retained or re-directed. - In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space.	
WE033	60	1.94	Statutory bodies/stakeholders Cheddleton PC – Objection relating to greenbelt and highway issues. Werrington PC – Support – whilst it encroaches into green belt it does not involve proximity with other villages. SCC Highways: TA required, the speed limit changes over the site frontage could struggle to get an adoptable access in without improvements to control vehicle speeds. A 2-metre footway required over site frontage. Developer/Agent/Owner – Land available Public response 182 comments - 169 objections (+ 9 objections on petition)	The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect. Similarly, the site's inaccessibility to services and facilities and areas of open space is likely to have a negative effect. Also, the site's district ecological importance is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative	- Staffordshire County Council say that Werrington Primary School currently has sufficient capacity for the likely number of pupils generated from the overall level of development. Werrington High School is projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. - The Highway Authority has raised issues which would require a Transport Assessment. - New development is the main way to deliver new or improved infrastructure / services e.g. more residents may support additional medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that		

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				and 13 support. Issues raised: Objections - Infrastructure – Schools – Already oversubscribed schools. Schools some distance away increased car journeys required. - Infrastructure - Traffic / Transport – entrance to site is on to a dangerous road and near bad bend/brow of hill. Access to A52 and A520 difficult especially if on a bike. A520 very dangerous especially around Cellarhead junction (Churnet Valley Masterplan). Council should be dealing with traffic using Heath Avenue as cut through. This will be used more and impact on elderly residents, young families and school children. Impact on entrance to Wetley Manor Care Home. - Infrastructure – Other – doctors already at capacity. Few services in Cellarhead have to use car to go to shops/schools etc. Demand on local churches. Where are the jobs to support increased population. - Landscape – area is greenbelt and inappropriate use of. Greenbelt review should be undertaken and recommendations taken into account. Do not destroy our countryside. Openness of land should be preserved. Visual impact on landscape and SLA and historic park lands. View of area is wonderful. SCC has produced a historic environment assessment for area. This document describes the heritage values of the landscape as of high historical value, high aesthetic and high evidential value. This document recommends - 'there is little capacity to absorb change without fundamentally altering the historic landscape character. Field retains historic hedgerows. Long distance views of Shuttingsloe (Cheshire) - Nature Conservation – natural habitat will be ruined for a wide range of wildlife including pond life. All wildlife gone. Conserve and enhance biodiversity not destroy it. - Flood Risk – land is boggy developing here could cause flooding elsewhere. Could create artificial flood plain on clay land. - Amenity (e.g. noise, privacy, loss of light) – loss of privacy, views and amenity. Impact of noise, disturbance, overlooking and overshadowing. - Scale of development – potential to increase housing numbers in future as field large. Eradicate village status. Heath Ave strong settlement boundary line. 60 dwellings is out of character with the open nature	effect.	development e.g. children's play areas. - New employment sites have been suggested for the village. - The Council has a Landscape & Settlement Setting Study and this site has not been identified as being important to the landscape setting of the settlement. - The land in question is within the Green Belt. In order for Werrington and Cellarhead to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE033 is not released from the Green Belt. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The County Council nor the Environment Agency have any flooding concerns on this site. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. - The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. - The land has an agricultural classification of 4 which means that it is poor quality. - The Council has carefully considered the case of Britton and has concluded that the site allocations process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of <u>Bovis Homes Ltd v New Forest District Council</u> [2002] EWHC 483). The grant or refusal of planning	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				of Cellarhead. - Listed Building / Conservation Area - Wetley Abbey has a grade II listed country house with a historic parkland and historic farmstead opposite entrance to proposed development. - Government Policy – developing on greenbelt does not comply with govt policy on acceptable development or exceptions. - Other – devalue houses on Heath Avenue and spoil resident's quiet enjoyment of their properties. Develop on brownfield sites first plenty around Stoke. Important farming land. Residents bought property thinking they were backing onto greenbelt and safe from development. Knock down old building in Leek and use these sites for housing. Recent affordable housing development (Hope and Anchor) obtrusive and further drain on infrastructure. Better sites available such as school on Oakmount Road or Bucknall hospital site. Impact on view of home and devalue houses. Affect character of neighbourhood. Potential 'garden grabbing'. Site should not be developed until all brownfield sites in SM developed first. Further development would affect community cohesion. Impact on public health with increased pollution and number of car journeys. Development would act as a precedent for an estate spilling into Wetley Rocks. Development better focused in the centre of Werrington. Assessment criteria discounting WE28, 32,63,64,65,66 not used consistently on WE033. Note the need to build 200 houses between 2011 and 2031 some of these built or plans approved means the need to build some 10 additional homes per annum to 2031. Use infill sites in Werrington. Support for Cheddleton PC who also object to this site. The Human Rights of the existing residents under both Article 1 and Article 8 would be violated. There are plans to create another development of houses at the bottom end (Withystakes rd.). Experience suggests that the middle section of the greenbelt land would quickly be considered for further development. Given recent Hope and Anchor development and lack of private interest scheme development may end up being 100% affordable which would have an impact on demographics and be unbalanced and unsustainable development. Hope and Anchor site increases the ratio of social and private housing. Why not build further north adjacent to Lower South Lowe Farm. Support for alternative sites at WE70 (infill and close		permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				to facilities), 27 and 13 (do not extend settlement boundary and close to HMYOI). Converting empty mills would provide lots of apartments. Existing houses in the area are not selling well. Why do we need more. Crucial evidence missing such as flood risk, Ecological and greenbelt review. Consultation already impacting on housing market. Other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent. Support - Infrastructure -Traffic / Transport - site accessible from major road network - Other – Whilst encroachment into greenbelt does not involve proximity to other villages. Limited impact on heart of village.			
WE040	7		0.23	Statutory bodies/stakeholders Werrington PC – object – would not maintain line of buildings and encroach into green belt. SCC Highways: Access will require adequate visibility, footway required on frontage. Road surface is likely to require improving, as will the road lighting. Natural England – This allocation along with WE019 AND WE041 would extend the settlement closer to Wetley Moor SSSI so that the new housing would be within 150m of the SSSI at the nearest point. Policy needs to be addressed – DC1 and 118 NPPF. Developer/Agent/Owner – Land not available. Public response 14 comments - 6 objections (+ 27 signatures on petition objecting to housing) and 8 support. Issues raised: Objections - Infrastructure – Schools – Schools at capacity. - Infrastructure - Traffic / Transport – Washerwall Lane very narrow after Moss Park Avenue. Potentially dangerous for children of infants school. - Infrastructure – Other – no infrastructure for houses - Landscape – Does not maintain building line and substantial encroachment into greenbelt. - Nature Conservation – development would destroy part of Wetley Moor an area of green belt used for recreation - Scale of development - Other - Manor at which the leaflet was delivered was distasteful. Other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne	The proposed delivery of circa 7 dwellings is considered to have a positive effect, as could the accessibility to services and facilities and areas of open space. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated and historic assets. Similarly, the development of greenfield, grade 4 ALC land is likely to have a negative effect.	- Staffordshire County Council say that Werrington Primary School currently has sufficient capacity for the likely number of pupils generated from the overall level of development. Werrington High School is projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. - The issues raised by the Highway Authority can all be provided as part of a development scheme. - New development is the main way to deliver new or improved infrastructure / services e.g. more residents may support additional medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. - The land in question is within the Green Belt. In order for Werrington and Cellarhead to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE040 could be considered for release from the Green Belt. - The Council has recently completed a Phase 1	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Crescent, Possible bell pits on site and subsidence. Support - Infrastructure -Traffic / Transport – site accessible from major road network - Other – limited impact on heart of village		Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Study states that the site itself has mostly low biodiversity value overall but with fairly good connectivity to Wetley Moor SSSI and is deemed as having Regional ecological importance in terms of its loss within the wider countryside due to its close proximity to the SSSI. Owing to this ecological importance, any future development of this site will be considered in line with relevant NPPF and Core Strategy Policies. A number of precautionary surveys/actions are also recommended in the case of development. In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space.	
WE041	22	0.73	Statutory bodies/stakeholders Werrington PC – Object –would not maintain building line and encroach into green belt. SCC Highways: Access will require adequate visibility, footway required on frontage. Road surface is likely to require improving, as well the road lighting. Natural England – This allocation along with WE040 AND WE019 would extend the settlement closer to Wetley Moor SSSI so that the new housing would be within 150m of the SSSI at the nearest point. Policy needs to be addressed – DC1 and 118 NPPF. Developer/Agent/Owner – Land not available. Public response 15 comments - 5 objections, (plus a further 27 signatures on a petition objecting to housing) and 10 support. Issues raised: Objections - Landscape – does not maintain building line and substantial encroachment into greenbelt. - Other – There are other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent, Possible bell pits on site and land subsidence. Support - Infrastructure -Traffic / Transport - site accessible from major road network. - Other – limited impact on heart of village.	The proposed delivery of circa 22 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated and historic assets. Similarly, the development of greenfield, grade 4 ALC land is likely to have a negative effect.	- The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. - The land in question is within the Green Belt. In order for Werrington and Cellarhead to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE041 is not released from the Green Belt. - In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space.		

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
WE052	25		0.91	Statutory bodies/stakeholders Werrington PC – Object – would not maintain building line and encroach in to green belt. SCC Highways: Access will be difficult onto Ash Bank Road, there is a bus lay-by on road frontage that could impede an access. The site is also at the top of a hill, so any access may not be visible to existing traffic on Ash Bank Road. Developer/Agent/ Owner – Land available. Public response 11 comments – 8 support and 3 objections. Issues raised: Objections • Landscape – Does not maintain building line and substantial encroachment into greenbelt. • Other - other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent. Support • Infrastructure -Traffic / Transport - site accessible from major road network) • Other – Limited impact on heart of village.	The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, as could the site's accessibility to services and facilities. Similarly, the site's accessibility to open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.	• The Highway Authority has expressed concerns about site access which require consideration to determine whether a solution is possible. • The Council has a Landscape & Settlement Setting Study and this site has not been identified as being important to the landscape setting of the settlement. The Council will shortly be commissioning a Landscape Impact Study to assess all sites selected as preferred options and suggest mitigation measures where appropriate. The results of this will feed into the Submission Version of the Local Plan. • The land in question is within the Green Belt. In order for Werrington and Cellarhead to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE052 is considered for release from the Green Belt. • In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space.	
WE053	15		0.63	Statutory bodies/stakeholders Werrington PC – Objection - would not maintain building line and encroach in to green belt. SCC Highways: Access onto Ash Bank Road would be difficult, Johnstone Avenue is nearly opposite the existing access into the site, would not want to create a crossroads. A 2 metre wide footway would be required over the site frontage. Developer/Agent/Owner – Land available. Public response 11 comments – 8 support and 3 objections. Issues raised: Objections • Other - other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent. Support • Infrastructure -Traffic / Transport – site accessible	The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to historic assets. The site's proximity to designated assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.	• The Highway Authority has expressed concerns about site access which require consideration to determine whether a solution is possible. • The Council has a Landscape & Settlement Setting Study and this site has not been identified as being important to the landscape setting of the settlement. • The land in question is within the Green Belt. In order for Werrington and Cellarhead to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE053 is not considered for release from the Green Belt. • In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				from major road network) Other – Limited impact on heart of village.		been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space.	
WE069	6		0.21	Statutory bodies/stakeholders Werrington PC – Support – Generally maintains building line and not substantial encroachment into green belt. SCC Highways: Individual units may be acceptable fronting onto Ash Bank Road, each unit would require sufficient space to provide turning facilities in addition to parking. Gradients of the drives would need to be agreed. Developer/Agent/Owner – Land available. Public response 10 comments – 9 supports and 1 objection. Issues raised: Objections - Other - other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent. Support - Infrastructure -Traffic / Transport – site accessible from major road network) - Landscape – Maintains building line and not substantial encroachment into greenbelt. - Other – limited impact on heart of village	The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to historic assets. The site's proximity to designated assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.	- The Highway Authority has not raised any issues which would prevent development of this site. - The Council has a Landscape & Settlement Setting Study and this site has not been identified as being important to the landscape setting of the settlement. The Council will shortly be commissioning a Landscape Impact Study to assess all sites selected as preferred options and suggest mitigation measures where appropriate. The results of this will feed into the Submission Version of the Local Plan. - The land in question is within the Green Belt. In order for Werrington and Cellarhead to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE069 is considered for release from the Green Belt. - In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space.	
WE070	12		0.46	Statutory bodies/stakeholders Werrington PC – Object – would not maintain building line and encroaches into green belt. SCC Highways: Not connected to highway. More detail of proposed connection required. Developer/Agent/Owner – Land not available. Public response 103 comments - 96 support and 7 objections. Issues raised: Objections - Infrastructure - Schools - Infrastructure - Traffic / Transport - Access issues into site. New Road is at capacity adding traffic would be dangerous. A traffic junction along Ash Bank Road (A52) would be too dangerous especially give nursery school opposite farm track.	The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.	- Staffordshire County Council say that Werrington Primary School currently has sufficient capacity for the likely number of pupils generated from the overall level of development. Werrington High School is projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. - The Highway Authority has some queries about access to this site which need further assessment to determine whether a solution is possible. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support additional medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has a Landscape & Settlement Setting Study and this site is identified as being important	PREVIOUSLY A GREEN SITE BUT OWNER HAS RECENTLY STATED THAT LAND IS NOT AVAILABLE FOR DEVELOPMENT.

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Nursery school - Infrastructure – Other – limited facilities to cope with additional 200 houses and lack of local facilities to support increase in population i.e. schools and doctors. - Scale of employment zones do not match scale of housing therefore residents have to travel outside area for work adding more traffic to A52. - Landscape – Site is in greenbelt and would not comply with NPPF policies for greenbelt. Does not maintain building line and substantial encroachment into greenbelt. - Nature Conservation – site is haven for local wildlife and birds - Flood Risk – site is steep and acts as run off/soak away from Ash Bank and adjacent properties. - Amenity (e.g. noise, privacy, loss of light) – Noise and light pollution both short and long term - Scale of development - Other – development would blur lines between City and Moorlands. Liaise with Stoke to use brownfield sites 2 – 3 miles away from Werrington. Devalue existing properties when premium paid to look over green belt. 200 houses excessive but some merit in building on following sites: WE018, WE052, WE053, WE069 and WE003 although none ideal. Development on WE033, WE019, WE040, WE041 is unnecessary intrusion on greenbelt. WE019, WE040 and WE041 adds stress to the already overused Washerwall Lane. Sites at WE013, WE027 and WE070 would add to the danger and congestion that already exists on the A52 Ash Bank Road. Disappointed no leaflet drop for New Road residents. (above comments about alternative sites all contained within the body of one objection to site WE070) Joins Werrington to Bucknall. Other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent. Support - Infrastructure -Traffic / Transport – site accessible from major road network. - Scale of development - Other - good infill site between New Road and Ash Bank and in line with the existing southern edge of the settlement boundary. Limited impact on heart of village.		landscape setting to the settlement. - The land in question is within the Green Belt. In order for Werrington to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site WE070 for release from the Green Belt. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. - Amenity – issues such as noise and light pollution will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. - In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space. Any other sites suggested will be considered.	
Other Uses							
WE1	Employment	0.52		Statutory bodies/stakeholders Response from Cheddleton PC – support. SCC Highways: acceptable subject to access design and	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District,	The Highway Authority has raised no issues which would prevent this site from being developed.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				visibility. Developer/Agent/Owner – Land available. Public response 5 comments - 1 objection and 4 supports. Issues raised: Objections - Infrastructure - Traffic / Transport – road junction dangerous due to increase in traffic. - Landscape - Nature Conservation - Amenity (e.g. noise, privacy, loss of light) – neighbouring houses suffer from noise and light pollution. - Scale of development - Government Policy - Other – existing business fits in well but would object if site developed for retail as would not fit in with landscape, conservation area or greenbelt. Support - Infrastructure - Schools - Infrastructure -Traffic / Transport - Infrastructure – other - Government Policy - Other – Site should form part of the forthcoming new SM Local plan.	strengthen economic growth and support a higher level of employment within the District. Similarly, the site's low ecological importance is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the proximity to historic assets and distance away from services and facilities and areas of open space.	- The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as noise and light pollution will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The land in question is within the Green Belt. In order for Werrington to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site WE1 for release from the Green Belt.	
WE2	Employment		0.90	Statutory bodies/stakeholders SCC Highways: acceptable subject to access design and visibility. Developer/Agent/Owner – Landowner intentions unknown. Public response No comments received.	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site's low ecological importance is likely to have a positive effect. However, the remote nature of the site is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the proximity to historic assets and distance away from services and facilities and areas of open space.	It is not considered that this site is required to meet the District's rural employment land needs.	
WE3	Employment		1.07	Statutory bodies/stakeholders SCC Highways: acceptable subject to access design and visibility. Developer/Agent/Owner – Landowner intentions unknown.	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. However, the remote nature of the	It is not considered that this site is required to meet the District's rural employment land needs.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Public response – no comments received.	site is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the proximity to historic assets, district ecological importance and distance away from services and facilities and areas of open space.		

Draft - Wetley Rocks

Question 4a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Site within development boundary							
WR002	29		0.99	Statutory bodies/stakeholders Parish Council - Support SCC Highways - Difficult to get an adopted road onto Leek Road (A520), site is wrong side of the bend, maybe possible for a limited number of individual plots with on-site turning facilities. 2metre footway required over site frontage. Developer/Agent/Landowners – Site in multiple ownership – some owners have confirmed interest, others have confirmed not interested. Southern part of site now has residential permission. Public response : 7 comments - 1 objection and 6 support Objections: Opposed if access off Leek road due to speed. Support: Site is already in village boundary & not part of the greenbelt; 30 mile speed limit is better than WR005 “Very much support the policy to increase housing stock... Centre of village supports village cohesion There is room to expand school Outline pp already granted	The proposed delivery of circa 29 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and low ecological importance of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to designated and historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.	- The Highways Authority advises that access for allocation difficult; however maybe possible to provide individual accesses for a limited number of new dwellings. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement.	Allocation not needed as site lies within existing development boundary; and because southern part of site already has residential permission.
WR015	20 (partly within/mostly outside boundary)		0.79	Statutory bodies/stakeholders Parish Council – oppose (greenbelt – no suitable access from Mill lane). SCC Highways - Any development of this site would need to ensure that there is adequate visibility out of Mill Lane onto Leek Road. Developer/Agent/Landowner – Landowner has confirmed interest in developing this site. Current planning application for housing on part of site. Public response: 4 comments - 2 support and 2 objections Objections: Greenbelt	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and low ecological importance of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.	- The Highways Authority advises that there would be visibility requirements at Leek Road junction but otherwise, do not rule out the development of this site. - The land in question is mostly within the Green Belt. In order for Wetley Rocks to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site WR015 for	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Not required if 20 homes built on 002 Support: I would be affected in that houses would be built on land next to me but I have no objection to this. – would support village sustainability		release from the Green Belt. The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement.	
Sites within the Green Belt						
WR005	13	0.57	Statutory bodies/stakeholders Parish Council – Oppose (Greenbelt; steep & no access) SCC Highways - Any access would require to provide adequate visibility out of a junction onto Cheadle Road(A522), the visibility would be required for a 60mph road. 2 metre footway required over site frontage, upgrade to the lighting over the site frontage also. SCC Education – - Advise that there is currently some capacity at St John's CE(VC) Primary School - Village falls within within the catchment of Werrington Primary School which currently has sufficient capacity for the likely number of pupils generated from the overall level of development. - Primary/Secondary School places are allocated to children who live outside a school's catchment area based on distance – ie this may include children from Stoke on Trent before Staffordshire. - Based on housing numbers, education contributions may be required to fund additional school places. - Although there is currently capacity at Werrington Moorside High School it is projected to have insufficient capacity to accommodate any children generated from this catchment. Potential to enlarge this school is extremely limited – additional land may be required. - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school Developer/Agent/Landowner – Landowner has confirmed support for residential allocation. Public response : comments - 8 objections Object: - No capacity at St John's School - Steep road access & speed of traffic on access road - Adverse effect on landscape - Houses that back onto site already experience problems with flooding – run off - Overlooking properties/gradient - Greenbelt "Sprawl"	The proposed delivery of circa 13 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets and district ecological importance.	- The Education Authority advise that whilst there is existing capacity at the local Primary School, Werrington secondary school may have insufficient capacity – educational contributions/additional school land may be required. - The Highways Authority advises that adequate visibility onto Cheadle Road(A522) would be required, but otherwise does not rule out development of this site. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The land in question is within the Green Belt. In order for Wetley Rocks to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WR005 is not released from the Green Belt. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
WR014A	12		0.51	Statutory bodies/stakeholders Parish Council – oppose (Greenbelt; owner not interested in selling). SCC Highways - Visibility would be required for a 50mph road. 2 metre footway required over the site frontage. Developer/Agent Public response : 4 comments - 4 objections Objections: • Greenbelt • Owner not interested in selling • Access from main road Developer/Agent/Landowner – identity and position of landowner not known.	The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment and services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets and district ecological importance.	• The Highways Authority advises that visibility would be required for a 50mph road; but otherwise does not rule out development of this site. • The land in question is within the Green Belt. In order for Wetley Rocks to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WR014A is not released from the Green Belt. • The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement.	

Draft - Bagnall

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the Green Belt							
All Sites				Bagnall PC comments: Letter dated 24 August 2015 – object to proposals set out in consultation document and refers back to meeting on the 9TH August 2015 where residents submitted petition to the PC. Letter also refers back to detailed objections in letter dated 12 August 2014. These are: Concentration of new build is like a mini estate and not compatible with character of village. PC not against development but this should be smaller developments more in character with village. Already barn conversions taking place and completion of 50 units at Bagnall Heights, with possible further development. This gives options for older residents to down size and free up housing stock. Sufficient development planned to meet 10 units. Miss communication from Council over proposed 15 units at Stockton Brook, in Bagnall Parish. This would meet housing requirements. Petition dated 11th August 2015 Signed by 143 residents. Objections are: Objecting to creating mini estates rather than more modest ribbon/infill development on the edge of the settlement. Lack of consultation with residents. Asks that the Parish Council supports their views opposing the 3 sites put forward. That the Parish Council clarifies with SMDC what new development can be counted towards housing target.		Comments noted.	Allocation of sites not considered necessary – new housing could be accommodated within the infill boundary.
All sites				Petition signed by 126 residents: Object to concept of mini estate and feel more modest infill/ribbon development more appropriate. Have far less impact on green field land, wildlife, residents, and infrastructure and maintain character of village. Lack of infrastructure services and public transport. Conflicts with Core Strategy Policy T1 (reducing reliance on private cars).		Comments noted.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Parts of village and routes to neighbouring settlements without footpaths along narrow busy roads. There is no or little scope for growth in employment, economic diversification or tourism. Core Strategy Policy SS6c seeks to maintain greenbelt. Supported by para 89 and 79 in NPPF. Environment Agency – Surface water in these areas should be treated using suitable SUDS where possible. If development is in a combined sewer area, increased flow should not affect the spill frequency.			
BG008	10	0.83	Statutory bodies/stakeholders: SCC Highways - There is no current means off access into this site and it does not border a highway. Inspecting the area around the site it is unlikely, even if further land could be acquired, that an appropriate access could be provided. Leek and Moorlands Historic Buildings Trust - This site is in Bagnall Conservation Area and its use would be potentially harmful to its historic settlement form. In addition we were given to understand it will prove controversial: both it and the adjacent properties are owned by one family who are unlikely to sell. Developer/Agent/Owner – Availability unknown. Public response 61 comments - 61 objections Issues raised: Objections •Infrastructure – Schools – Catchment schools oversubscribed. •Infrastructure - Traffic / Transport – School Road is narrow near misses with cars and pedestrians. No access to site and nearby lane would not be able to accommodate increased traffic. Access through fields or village hall car park inappropriate and dangerous. Public transport x2 per day times not compatible with commuters or schools. 2 narrow bridges in village not built to sustain heavy traffic. Often large vehicles hitting walls. . Access to the village from all direction along very narrow roads. Additional development adds to congestion. •Infrastructure – No facilities in Bagnall, buses, shops etc, doctors, post office only church and one pub. Private car travel required to reach services elsewhere. No access to main gas or drainage. No recreational or social amenities for elderly or	The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land and the district ecological importance of the site is likely to also have a negative effect.	• The Highway Authority has clearly raised issues about a suitable access to the site that may be difficult to overcome. • There are issues regarding the impact of any built development on this site on the Conservation Area which require careful consideration. • Staffordshire County Council say that Endon Hall Primary School currently has insufficient capacity for the likely number of pupils generated from the overall level of development in that catchment. Endon High School is also projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. • New development is the main way to deliver new or improved infrastructure / services. Infrastructure needs specifically related to a new development will be provided as part of that development. • The land in question is within the Green Belt. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BG008 is considered for release from the Green Belt. • The agricultural land classification of this land is grade 4 which means that it is poor quality. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				disabled. Existing drainage and sewerage at capacity. •Landscape – Object to building in greenbelt. Land used for cattle grazing and part of working dairy farm. Overdevelopment of rural location and impact on openness of village. •Nature Conservation – Site has a wide variety of wildlife such as bats, badgers, swifts, hares, newts and raptors all at risk if development occurs. •Amenity (e.g. noise, privacy, loss of light) – Loss of far reaching views. •Scale of development – No estate style housing in village as this would ruin ribbon pattern of development in village. Development in centre of village should be avoided and develop on outlying open spaces might reduce impact on village. •Listed Building / Conservation Area – Site in conservation area. •Government Policy – Against govt policy to develop on greenbelt. •Other – Can you clarify how many houses are being proposed 30 or 10? Bagnall is historic village with sense of community development would undermine this. Cause noise, disruption and pollution at construction stage. Use brownfield sites in Stoke on Trent. 5 Other nearby properties under construction plus Endon riding school. This development should be counted towards housing quota as confirmed by SMDC at meeting on 21st July. Development would only be economically viable if developed as mini estate but this would change historic nature and character of village. Devalue properties. Owners have indicated site not available for housing. Petition submitted to Council indicates residents oppose estate type development and prefer infill. Infill options are; Clewloes Bank which is on land opposite Windycroft, and the areas of School Road between Fulwood and Bagnall Heights and between Casetta and Old Hall Farm. The advantages of infill between Bagnall Heights and the village would be to enhance links between this development and the village. There is no risk of drift towards the urban settlement of Stoke as natural and significant barriers already existing in the form of the golf course and cricket pitch. Ribbon development would have much less impact on the wildlife and green belt areas around the village. Study in 2009 revealed 800+ housing lay empty in SM. This has increased to 1350 (SMDC housing strategy 2013).Council would be better directing resources to occupying these.		• Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • It is not agreed that 10 houses constitutes 'estate type development'. It is considered that design and layout are the key issues. Any new development taking place would be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. • The infill options suggested are within the Green Belt and are not recommended for consideration for release in the Green Belt Review.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Chair of Bagnall PC has vested interest as owner of one of the 3 plots. Previously advised by SMDC that housing allocation was for the whole parish and not just village.			
BG014	10	1.16	Statutory bodies/stakeholders: SCC Highways - School Road is 30mph at this point and does have adequate pedestrian facilities. There is an existing gated farmland access leading directly into the site from School Road, however this would need improvements and widening to provide adequate dimension for an adoptable site road. There is no street lighting in the immediate vicinity along School Road, this would need to be addressed. Access could also be allowed through BG014 to BG015. Developer/Agent/Owner – Land available. Public response 50 comments - 49 objections and 1 support Issues raised: Objections • Infrastructure – Schools – Schools at capacity • Infrastructure - Traffic / Transport – Poor public transport and not at commuter times. Add to traffic on narrow network of roads. Access to the village from all direction along very narrow roads. Addition development adds to congestion. • Infrastructure - Other - No facilities in Bagnall, buses, shops, doctors, post office only church and one pub. Private transport required to get to facilities which are against SMDC Core Strategy. Cannot walk to these as footpaths few or narrow. No access to main gas, electric or drainage. No recreational or social amenities for elderly or disabled. Existing drainage and sewage at capacity. • Landscape – Destruction of greenbelt should be last resort. Change landscape character around village. • Nature Conservation – Site is former AONB also contains or is adjacent to wetlands and home to wildlife. Development would impact on water table. • Amenity (e.g. noise, privacy, loss of light) – Loss of privacy, light, increased noise and loss of open aspect/views to properties that will back onto the site. • Scale of development – To build cluster of houses would be out of character with village. Development along School Road or ribbon development would be better less infrastructure required and more in keeping with village. • Listed Building / Conservation Area – Site is in conservation area building a mini estate would change	The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land and the district ecological importance of the site is likely to also have a negative effect.	• The Highway Authority has not raised any issues which would make this site undevelopable. • Staffordshire County Council say that Endon Hall Primary School currently has insufficient capacity for the likely number of pupils generated from the overall level of development in that catchment. Endon High School is also projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. • New development is the main way to deliver new or improved infrastructure / services. Infrastructure needs specifically related to a new development will be provided as part of that development. • The land in question is within the Green Belt. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BG014 is not considered for release from the Green Belt. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures can be taken as part of the site development to address any surface water issues. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				character of village. •Government Policy - Against govt policy to develop on greenbelt •Other Previously advised by SMDC that housing allocation was for the whole parish and not just village. Devalue property. Housing in village slow to sell. No existing business capable of expansion requiring additional housing. Brownfield sites available to develop in cities. Question the viability of developing site for such small number of housing with lack of infrastructure would need to be larger estate to be viable. Already 3 dwellings being built in village so housing requirement should be 7 not 10. These could be accommodated on small sites in village being brought forward on an incremental basis. Infill options are; Clewloes Bank which is on land opposite Windycroft, and the areas of School Road between Fulwood and Bagnall Heights and between Casetta and Old Hall Farm. The advantages of infill would be to enhance links between this development and the village. There is no risk of drift towards the urban settlement of Stoke as natural and significant barriers already existing in the form of the golf course and cricket pitch. No evidence for housing numbers and recent figures show over 1000 properties lie vacant in SM. Given opposition of locals and PC – Neighbourhood Plan for Bagnall? Settlement area does not reflect the full community (excluding Bagnall Heights, houses along School Rd and behind Fulwood and land at the top of Clewloes Bank towards Bagnall springs). Why are these areas excluded from settlement? Plans for other Staffordshire villages include outlying areas. 5 recently completed developments plus additional development of Bagnall Heights means 5 houses required not 10. Support •Other – owner of part of sites supports development but no reasons given.		- It is not agreed that 10 houses would be out of character with the village. It is considered that design and layout are the key issues. Any new development taking place would be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The site adjoins the Conservation Area but is not within it. - The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. - There is no indication at this stage that development of this site would be unviable. - The infill options suggested are within the Green Belt and are not recommended for consideration for release in the Green Belt Review. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict.	
BG015	10		0.66	Statutory bodies/stakeholders: SCC Highways - As mentioned in comments to BG014, BG014 and BG015 if developed together, could have an acceptable access, although improvements would be required via the existing gated entrance directly off School Road. If developed in isolation, however the only means of access is via a private driveway. Considering the potential number of properties which could be accommodated on this site it is unlikely that an adopted	The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space	- The Highway Authority has not raised any issues which would make this site undevelopable, though it is accepted that access through neighbouring BG014 would be required. - Staffordshire County Council say that Endon Hall Primary School currently has insufficient capacity for the likely number of pupils generated from the overall level of	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				road could be provided over the constraints of this driveway. Developer/Agent/Owner – Land available. Public response 56 comments – 56 objections Issues raised: Objections • Infrastructure – Schools – Schools oversubscribed • Infrastructure - Traffic / Transport - Poor public transport. Access to the village from all directions along very narrow roads. Additional development adds to congestion. Need to travel by private car to reach services which is against SMDC Core Strategy. Cannot walk to services as footpaths narrow in places. Poor access to site. • Infrastructure – Other No facilities in Bagnall, buses, shops etc, doctors, post office only church and one pub. All require private transport. No access to main gas, electric or drainage. No recreational or social amenities for elderly or disabled. - Existing drainage and sewerage at capacity. • Landscape – Destruction of greenbelt should be last resort. - Part of working dairy farm. • Nature Conservation - Site is former AONB also contains or is adjacent to wetlands and home to wildlife. Development would impact on wildlife and water table. • Amenity (e.g. noise, privacy, loss of light) – Loss of privacy, increase noise and pollution and loss of open aspect/views. • Scale of development - To build cluster of houses would be out of character with village. Development along school road/infill development would be better less infrastructure required and more in keeping with village. Better infill sites in village available which could be brought forward on an incremental basis. • Listed Building / Conservation Area – Site is in conservation area. • Government Policy - Against govt policy to develop on greenbelt • Other Previously advised by SMDC that housing allocation was for the whole parish and not just village. Devalue property. No evidence for housing numbers and recent figures show over 1000 properties lie vacant in SM. Given opposition of locals and PC – Neighbourhood Plan for Bagnall? - No existing business in Bagnall capable of expansion and therefore requiring more housing. - Brownfield sites in Stoke available for development. - Question the viability of developing site for such a small number of housing and lack of infrastructure means	is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land and the district ecological importance of the site is likely to also have a negative effect.	development in that catchment. Endon High School is also projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. • New development is the main way to deliver new or improved infrastructure / services. Infrastructure needs specifically related to a new development will be provided as part of that development. • The land in question is within the Green Belt. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BG015 is not considered for release from the Green Belt. • The agricultural land classification of this land is grade 4 which means that it is poor quality. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures can be taken as part of the site development to address any surface water issues. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • It is not agreed that 10 houses would be out of character with the village. It is considered that design and layout are the key issues. Any new development taking place would be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The land is adjacent to but not within the Conservation Area.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				development would need to be larger estate. Infill options are; Clewloes Bank which is on land opposite Windycroft, and the areas of School Road between Fulwood and Bagnall Heights and between Casetta and Old Hall Farm. The advantages of infill would be to enhance links between this development and the village. There is no risk of drift towards the urban settlement of Stoke as natural and significant barriers already existing in the form of the golf course and cricket pitch. Settlement area does not reflect the full community (excluding Bagnall Heights, houses along School Rd and behind Fulwood and land at the top of Clewloes Bank towards Bagnall springs).		- The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. - There is no indication at this stage that development of this site would be unviable. - The infill options suggested are within the Green Belt and are not recommended for consideration for release in the Green Belt Review. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict.	

Draft - Blackshaw Moor

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites outside the draft infill boundary							
							Allocation of sites not considered necessary – new housing could be accommodated within an amended (extended) infill boundary.
BL006	12		0.73	Statutory bodies/stakeholders SCC Highways: Plot is not directly connected to highway. Access beyond Bluestones Close will require widening and bringing up to adoptable standard, including provision of footway. Surface water runoff from the farm track will need to be considered. Leek and Moorlands Historic Buildings Trust - This site extends too far out of the draft infill boundary and abuts the School which would prevent the school from extending in this direction. As the viability of rural schools is one of the arguments being used for the creation of infill boundaries for the smaller settlements this seems to be an important consideration. Developer/Agent/Landowner – Landowner confirms that most of this site is available for housing. Public response 0 comments.	The proposed delivery of circa 12 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land and the district ecological importance of the site is likely to have a negative effect.	- The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - Staffordshire County Education Authority advise that there is currently some spare capacity at Blackshaw Moor CE First School and that the small number of homes proposed in Blackshaw Moor should not impact significantly on this school. Additional school places are unlikely to be needed to mitigate the impact of this scale of development in the area. Neither do they reference the need for extending the school playing fields.	Allocation of site not considered necessary – new housing could be accommodated within an amended (extended) infill boundary.
BL007	7		0.20	Statutory bodies/stakeholders SCC Highways: acceptable subject to access design and visibility. Footway or service strip should be provided on frontage of plot. Developer/Agent/Landowner – Landowner has confirmed that this site is not available for future development. Public response 0 comments.	The site's accessibility to areas of existing employment is considered to have a significant positive effect. The proposed delivery of 7 dwellings is likely to have a positive effect, as could the site's accessibility to areas of open space. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.	The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement.	

Draft - Caverswall

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation	
Sites within infill boundary								
				Caverswall Parish Council - All sites - Village should not be split into two areas. Already has 13 of the required 20 houses with another 7 dwellings being achievable through infill. Environment Agency: - There is sufficient capacity within the Leek and Checkley treatment works to support growth. However there are known sewer capacity issues with the main sewer from Draycott to Checkley STW. Checkley sewage treatment works serves Caverswall. - Surface water in these areas should be treated using suitable SUDS where possible. If development is in a combined sewer area, increased flow should not affect the spill frequency.				Allocation of sites not considered necessary – new housing could be accommodated within the infill boundary.
CV005	10	0.63	Statutory bodies/stakeholders Caverswall Parish Council - Site is in conservation area and greenbelt and within curtilage of several listed buildings. There is a spring on the site which is known to cause flooding. Access is onto narrow lane. SCC Highways - (CV004, CV005) The Hollow has no footway and is unlit. Access off The Hollow would be difficult due to levels which could prevent improvements, currently only a farm access on the eastern side of the site which is not suitable for the numbers proposed without improvements. Access does not seem possible to High Street. Developer/Agent/Owner – Landowner unknown. Public response 28 comments - 28 objections Issues raised: Objections: Infrastructure – schools - schools at capacity and children will have to travel further to school No parking for schools Infrastructure - traffic/transport – Parking an issue on High Street ‘access only’ especially at school times and also in the Square and Hollows. Traffic congestion will increase. Caverswall High Street is a single track road unable to take increased traffic. Site is close to both primary schools and cause access	The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets. The district ecological importance of the site is likely to have a negative effect.	- The site is within the Conservation area and considered to be potentially harmful to the settlement form by the Council's Conservation team. - The Highway Authority has raised access difficulties which appear to be challenging to overcome. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary and Secondary phases of education within the catchment. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures can be taken as part of the site development to address any surface water issues.			

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				and traffic difficulties especially at drop off and pick up times. People outside of the village do not observe traffic restrictions. A development would have difficulty in accessing the site from the High Street. A previous application for this site was turned down by SMDC. Few pavements within village. Road improvements must be considered to meet extra housing. Access would destroy old farmyard entrance. • Infrastructure – other – cannot take any more development. No shops, doctors, dentists etc. Poor public transport. How will drains cope with extra sewage and water. More housing means more demands on local services and facilities. • Landscape – This site is greenbelt in heart of the village and will spoil rural feel and make it more like an estate. The site provides landscape for those with very small back gardens. It would also detract greatly from the 'rurality' of the village • Nature conservation – Impact on flora and fauna and wildlife. • Amenity (e.g. noise, privacy, loss of light) – Loss of outlook and views. Impact on quality of life for nearby residents. • Flood risk – Natural spring on site known to cause flooding. • Scale of development – More development will erode historic charm of village. Impact on character of village. • Government policy – Govt directive asks for 20 houses in small villages. We already have 13 new and therefore only 7 required by 2031. This could be provided by existing infill and more barn conversions whilst preserving our heritage. • Other – Always plenty of properties for sale in the village. Lots of open space more suitable to build on. Already new housing built in village recently. People want to live in village – this is reflected in prices paid for property. Devalue house prices. This is one community and housing requirements should be amended to reflect this. There is sufficient infill and space in the existing village boundary to meet housing requirements. There are several new development priced highly that have not sold. Affordable housing is required for young and older residents to down size and free up family sized homes. Develop empty buildings and brownfield sites first. Few play facilities for children. Village is conservation area with several listed buildings		• The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • Planning permissions which have been granted since 2011 will be included in the village's housing requirements. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. • Public footpaths can be maintained or re-directed.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				in village square and has a protected linear aspect. Building would destroy this. Right of way across field. Historic character spoilt by modern development.			
Sites within the Green Belt							
CV004	8		0.36	Statutory bodies/stakeholders Caverswall Parish Council - Site lies outside of draft new infill boundary. It is greenbelt and pastureland. It is outside village boundary. Access is onto a narrow lane. SCC Highways – (CV004, CV005) The Hollow has no footway and is unlit. Access off The Hollow would be difficult due to levels which could prevent improvements, currently only a farm access on the eastern side of the site which is not suitable for the numbers proposed without improvements. Access does not seem possible to High Street. Developer/Agent/Owner – Landowner unknown. Public response 31 comments - 31 objections Objections: • Infrastructure – schools – At capacity and children having to travel outside of area. • Infrastructure - traffic/transport – Increase in traffic and roads already used as short cut and rat run. Existing roads are unsuitable for more traffic and no room to alter. Access to the site is on a tight bend and would create additional traffic problems and have devastating visual impact. Site is close to both primary schools and cause access and traffic difficulties especially at drop off and pick up times. People outside of the village do not observe traffic restrictions. Parking is already bad along High Street. Very few pavements in the village. Cannot see how you can provide access to this field. • Infrastructure – other – few shops and public transport no doctors, dentists etc. • Landscape – The area is greenbelt in heart of village and should not be developed into housing estate. Infringement on greenbelt and will be swallowed into Stoke on Trent conurbation. Green spaces are part of the character of the village. • Nature conservation – Protect natural environment and wildlife. Loose established trees and wildlife. • Amenity (e.g. noise, privacy, loss of light) – Taking away open views. Increase in noise pollution. • Flood risk – Loose natural drainage on the site. • Scale of development – Spoil the feel of the village	The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and low ecological value of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets.	• The land in question is within the Green Belt. In order for Caverswall to accommodate new development, the Green Belt boundary may need adjustment to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site CV004 for release from the Green Belt. • The site is within the Conservation area and considered to be potentially harmful to the settlement form by the Council's Conservation team. • The Highway Authority has raised access difficulties which appear to be challenging to overcome. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary and Secondary phases of education within the catchment. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures can be taken as part of the site development to address any surface water issues. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			and more like urban estate. Fundamental change to rural landscape. • Government policy – Govt directive asks for 20 houses in small villages. We already have 13 new and therefore only 7 required by 2031. This could be provided by infill and more barn conversions whilst preserving our heritage. • Other – Devalue property that owners paid premium to live in village. Already 13 new homes in the village this year (Cloisters) very high prices and not selling. This needs to be taken into account with regards to housing numbers required. Village needs affordable housing and options to downsize therefore releasing family homes onto market and keeping opportunities for young and old to stay in village. There are other open spaces more suitable to build on. Village is a conservation area. Caverswall and Cookshill should be treated as one village and housing allocations should be amended accordingly. Existing old and new housing is not selling. More houses means drain on existing amenities ie play areas. Funds will be required to improve these. Enough infill potential in village to develop small number of housing required. Few play facilities for children. Ancient linear village with several listed buildings building on this land would destroy linear aspect. There is a public footpath through the site. Modern development ruin distinct village feel.		sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • Planning permissions which have been granted since 2011 will be included in the village's housing requirements. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. • Public footpaths can be maintained or re-directed.	
CV006	8	0.40	Statutory bodies/stakeholders Caverswall Parish Council - Site is in conservation area and greenbelt and within curtilage of several listed buildings. There is a spring on the site which is known to cause flooding. Access is onto narrow lane. SCC Highways - High Street has no footways and is an access only to prevent rat-running, unlikely to achieve visibility for an adoptable road. The land is currently used for garden and parking at the moment where land abuts the High Street. There also appears to be two other accesses into the land which could be investigated. 8 units would be too many off a single access. Individual units with access and parking maybe achievable. Developer/Agent/Owner – Landowner intentions unknown. Public response 25 comments - 25 objections Objections: • Infrastructure – schools – Schools at capacity. • Infrastructure – traffic/transport – Traffic will increase through village and no scope to improve road	The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets. The district ecological importance of the site is likely to have a negative effect.	• The land in question is within the Green Belt. In order for Caverswall to accommodate new development, the Green Belt boundary may need adjustment to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site CV006 for release from the Green Belt. • The site is within the Conservation area and considered to be potentially harmful to the settlement form by the Council's Conservation team. • The Highway Authority has identified an access issue which would need to be resolved if this site is to be delivered. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				structure. How will the site be accessed? Parking is already an issue on High Street 'access only' Traffic nightmare at school times. Access to site would impact on privacy. Few pavements in village. Levels of traffic high through village as used as short cut. Road improvements must be undertaken to meet new housing. Access through Red house car park or High Street both busy and cannot take any more traffic. Infrastructure – other – Drain on existing facilities. No shops, doctors dentists etc and poor public transport. • Landscape – building on greenbelt is unacceptable. This is greenbelt in the heart of the village. Greenbelt adds to the character of the village. • Nature conservation – need to protect wildlife. Development would impact on wildlife. • Amenity (e.g. noise, privacy, loss of light) – Taking away open views. Access route would impact on privacy. • Flood risk – natural spring in site that causes flooding. • Scale of development – spoil rural feel of village more like housing estate. Housing numbers should be amended to reflect that this is one community. Scale of development is inappropriate for village of this size. • Government policy – Govt directive asks for 20 houses in small villages. We already have 13 new and therefore only 7 required by 2031. This could be provided by more barn conversions whilst preserving our heritage. • Other – There are other open spaces more suitable for building. Already have new homes in the village which have not sold. Residents have paid a premium to live in village house prices will be devalued. Always properties for sale in village. Existing village boundary and infill development would meet housing needs especially given recent new developments which are priced high. Village needs affordable housing and options to downsize therefore releasing family homes onto market and keeping opportunities for young and old to stay in village. Village retains strong traditional feel with good community values. Build on the outskirts of the village i.e. old nursery site. Number of dwellings proposed is above level anticipated for next 16 years. Do not want to be swallowed into Stoke on Trent conurbation. Few play facilities for children.. Village is a conservation area with protected ridge and furrow fields etc.		growth at the Primary and Secondary phases of education within the catchment. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures can be taken as part of the site development to address any surface water issues. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • Planning permissions which have been granted since 2011 will be included in the village's housing requirements. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. • Public footpaths can be maintained or re-directed.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Caverswall has linear aspect to development which needs to be protected. Site lies within curtilage of several listed buildings. Change character of village from historic and picturesque into one surrounded by modern development. New houses would be viewed from village green ruin the feel and views of the village.			

Draft - Cookshill

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the infill boundary							
None							
Sites within the Green Belt							
CL004	20		2.20	Statutory bodies/stakeholders Caverswall Parish Council - This is green belt and pastureland. Access to site on blind bend. Site is located in curtilage of listed building. Public footpath through site. SCC Highways - Access to site will be difficult on Roughcote Lane, as there no footways to the east so unlikely to achieve adequate visibility without improvements to third party land. Developer/Agent/Owner - Landowner intentions unknown. Public response 37 comments - 36 objections and 1 support Objections: Infrastructure – schools – Local primary schools at capacity and no pre-school facilities. Children have to travel adding to congestion. No parking for schools. Infrastructure - traffic/transport – Access to site unsuitable and road network around narrow, blind bends and unsafe Green lane used as rat run. Devt here add to more congestion and accidents. Public transport inadequate. Access from Roughcote Lane will require tress and hedges to be removed. Limited visibility at Roughcote lane and Mill Close. Additional housing means increased traffic using the Green. Green Carriageway is unacceptable with no pavements for 80%. Road junction at Auctioneers Arms is dangerous.	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from historic assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The district ecological importance of the site is likely to have a negative effect.	- The land in question is within the Green Belt. In order for Cookshill to accommodate new development, the Green Belt boundary is likely to need adjustment to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site CL004 for release from the Green Belt. - The Highway Authority has raised an issue with accessing the site which would need to be resolved. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary and Secondary phases of education within the catchment. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The land in question is not highlighted as significant in the Council's Landscape &	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Narrow pavements outside of school and school pick up/drop off = congestion in village. There will be an increased use of Caverswall Rd and School Lane as 'rat run' thus avoiding Meir. Village used as short cut by people living outside the area. Access only restrictions are already not observed. Construction traffic will cause major disruption. • Infrastructure – other – only one small shop and nearest GP is in Meir. - Inadequate local facilities –no dentist doctors or health clinic • Landscape – Site used as agricultural, greenbelt, farmland and should stay that way. - Public footpath across site and 100 year old trees which are central to aesthetics of the landscape. - Land is greenbelt. - Field provides pleasant outlook. - Retention of greenbelt is a must to retain the character of the village. • Nature conservation – large number of birds breeding nearby will be impacted by devt. - Impact upon protected wildlife. • Flooding – Flooding on School Land and The Green after heavy rain. • Amenity (e.g. noise, privacy, loss of light)- increase in noise and lack of privacy. - Loss of quiet and pleasant outlook. • Scale of development – Number of houses unreasonable and recent devt at The Cloisters and Wesleyan Chapel slow to sell. What Caverswall needs is affordable housing. - Existing village boundary and infill capacity will meet housing requirements. • Government policy – Govt directive asks for 20 houses in small villages. We already have 13 new and therefore only 7 required by 2031. This could be provided by more barn conversions whilst preserving our heritage. • Other – Better to build near scout hut CL007. - Housing allocation should reflect that this is one community. - Increase in traffic pollution. - Caverswall and Cookshill should be considered as one village for the purposes of the Local Devt Plan. - Devalue property. - Loss of perfectly good arable farming land. - Plenty of houses for sale in village. - People want to live here because it is a tranquil village not housing estate. - Few play facilities for children. - Site within curtilage of listed building. - Footpath running through site. - Site is flat and good for agriculture. Support • Infrastructure - Schools - Infrastructure -Traffic / Transport – Road structure from Weston Coyney		Settlement Setting Assessment. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures can be taken as part of the site development to address any surface water issues. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • Planning permissions which have been granted since 2011 will be included in the village's housing requirements. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. • Public footpaths can be maintained or re-directed.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			would cope with extra traffic. • Infrastructure – other • Amenity (e.g. noise, privacy, loss of light) • Scale of development – Houses would blend in better as already sizeable estate already there. Development kept to min number to retain village feel.			
CL007	30	0.98	Statutory bodies/stakeholders Caverswall Parish Council - Previous application refused on site and dismissed at appeal as important spatial land between authorities. Land is on food plain and greenbelt. Increased risk of sewer surcharge into existing and new houses. 30 houses is over development of the site. SCC Highways - Access to site should be acceptable onto Caverswall Lane. A 2 metre wide footway would be required over the site frontage. Traffic calming could be required on Caverswall Road depending on the what the existing 85 percentile speeds are, which would be a continuation of School Lane. Developer/Agent/Owner – Land available. Public response 28 comments - 27 objections and 1 support Objections: • Infrastructure – schools – Schools at capacity and children having to travel adding to congestion. • Infrastructure - traffic/transport – routes around village already congested and used as rat run cannot cope with more housing. Already difficult to walk safely to the site. Narrow pavements outside of school. Junction at Auctioneers Arms and exit at Mill Close is dangerous. Existing traffic restrictions are not observed. Junction of School Lane and The Green lethal. If development goes ahead then road improvements are required. Access to the site borders narrow road next to primary school and highly unsuitable for additional traffic. • Infrastructure – other – No local doctors only 1 shop and public transport is inadequate. Additional houses will put a strain on local facilities. • Landscape - This is a major incursion into the small strip of greenbelt between Caverswall and Stoke-on-Trent conurbation. Previous plans to develop have been turned down by Council and the Government Inspector because of the importance of maintaining this separation. Land is greenbelt and spatial land that separates 2 County Councils. Building here would link village to Weston Coyney. Site is used as farmland and should stay that way. • Nature conservation – Impact on wildlife.	The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The district ecological importance of the site and its proximity to historic assets is likely to have a negative effect.	• The land in question is within the Green Belt. In order for Cookshill to accommodate new development, the Green Belt boundary may need adjustment to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site CL007 is not considered for release from the Green Belt. • The Highway Authority does not raise any issues which would preclude the development of this site. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary and Secondary phases of education within the catchment. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures can be taken as part of the site development to address any surface water issues. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • Amenities – issues such as overlooking and loss of	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				• Amenity (e.g. noise, privacy, loss of light) – Residents on Mill Close will be overlooked. Noise pollution. Impact on privacy and natural light. • Flood Risk – Junction of School Lane and the Green Floods after heavy rain. Site prone to flooding. The land is on a flood plain. • Scale of development – Affordable housing needed. Affordable housing is out of keeping with the village and will be more housing estate than rural village. The site is small compared to number of dwellings proposed. Height of development overbearing. • Government policy – Govt directive asks for 20 houses in small villages. We already have 13 new and therefore only 7 required by 2031. This could be provided by infill and more barn conversions whilst preserving our heritage. Number of houses is more than is required. • Other – No more housing until new developments are sold. This is one village that shares facilities and housing numbers should reflect this. Site is next to scout hut and bus stop which is dangerous. Cars not adhering to speed restrictions make it very dangerous. Site is outside current infill boundary. Few play facilities for children. Support • Infrastructure - Schools - Infrastructure -Traffic / Transport – Road between Cookshill and Weston Coyney would support extra housing. • Infrastructure – other • Scale of development – Hope that development remains small and sit alongside properties of a similar design and does not ruin village feel.		light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • Planning permissions which have been granted since 2011 will be included in the village's housing requirements. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. • Public footpaths can be maintained or re-directed.	

Draft – Caverswall and Cookshill

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within infill boundary							
				Caverswall Parish Council - All sites - Village should not be split into two areas. Already has 13 of the required 20 houses with another 7 dwellings being achievable through infill. Environment Agency: - There is sufficient capacity within the Leek and Checkley treatment works to support growth. However there are known sewer capacity issues with the main sewer from Draycott to Checkley STW. Checkley sewage treatment works serves Caverswall. - Surface water in these areas should be treated using suitable SUDS where possible. If development is in a combined sewer area, increased flow should not affect the spill frequency.			
CV005	10		0.63	Statutory bodies/stakeholders Caverswall Parish Council - Site is in conservation area and greenbelt and within curtilage of several listed buildings. There is a spring on the site which is known to cause flooding. Access is onto narrow lane. SCC Highways - (CV004, CV005) The Hollow has no footway and is unlit. Access off The Hollow would be difficult due to levels which could prevent improvements, currently only a farm access on the eastern side of the site which is not suitable for the numbers proposed without improvements. Access does not seem possible to High Street. Developer/Agent/Owner – Landowner unknown. Public response 28 comments - 28 objections Issues raised: Objections: Infrastructure – schools - schools at capacity and children will have to travel further to school No parking for schools Infrastructure - traffic/transport – Parking an issue on High Street ‘access only’ especially at school times and also in the Square and Hollows. Traffic congestion will increase. Caverswall High Street is a single track road unable to take increased traffic. Site is close to both primary schools and cause access	The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets. The district ecological importance of the site is likely to have a negative effect.	- The site is within the Conservation area and considered to be potentially harmful to the settlement form by the Council's Conservation team. - The Highway Authority has raised access difficulties which appear to be challenging to overcome. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary and Secondary phases of education within the catchment. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures can be taken as part of the site development to address any surface water issues.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				and traffic difficulties especially at drop off and pick up times. People outside of the village do not observe traffic restrictions. A development would have difficulty in accessing the site from the High Street. A previous application for this site was turned down by SMDC. Few pavements within village. Road improvements must be considered to meet extra housing. Access would destroy old farmyard entrance. • Infrastructure – other – cannot take any more development. No shops, doctors, dentists etc. Poor public transport. - How will drains cope with extra sewage and water. - More housing means more demands on local services and facilities. • Landscape – This site is greenbelt in heart of the village and will spoil rural feel and make it more like an estate. - The site provides landscape for those with very small back gardens. - It would also detract greatly from the 'rurality' of the village • Nature conservation – Impact on flora and fauna and wildlife. • Amenity (e.g. noise, privacy, loss of light) – Loss of outlook and views. - Impact on quality of life for nearby residents. • Flood risk – Natural spring on site known to cause flooding. • Scale of development – More development will erode historic charm of village. - Impact on character of village. • Government policy – Govt directive asks for 20 houses in small villages. We already have 13 new and therefore only 7 required by 2031. This could be provided by existing infill and more barn conversions whilst preserving our heritage. • Other – Always plenty of properties for sale in the village. - Lots of open space more suitable to build on. - Already new housing built in village recently. - People want to live in village – this is reflected in prices paid for property. - Devalue house prices. - This is one community and housing requirements should be amended to reflect this. - There is sufficient infill and space in the existing village boundary to meet housing requirements. - There are several new development priced highly that have not sold. - Affordable housing is required for young and older residents to down size and free up family sized homes. - Develop empty buildings and brownfield sites first. - Few play facilities for children. - Village is conservation area with several listed buildings		• The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • Planning permissions which have been granted since 2011 will be included in the village's housing requirements. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. • Public footpaths can be maintained or re-directed.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				in village square and has a protected linear aspect. Building would destroy this. Right of way across field. Historic character spoilt by modern development.			
Sites within the Green Belt							
CV004	8		0.36	Statutory bodies/stakeholders Caverswall Parish Council - Site lies outside of draft new infill boundary. It is greenbelt and pastureland. It is outside village boundary. Access is onto a narrow lane. SCC Highways – (CV004, CV005) The Hollow has no footway and is unlit. Access off The Hollow would be difficult due to levels which could prevent improvements, currently only a farm access on the eastern side of the site which is not suitable for the numbers proposed without improvements. Access does not seem possible to High Street. Developer/Agent/Owner – Landowner unknown. Public response 31 comments - 31 objections Objections: • Infrastructure – schools – At capacity and children having to travel outside of area. • Infrastructure - traffic/transport – Increase in traffic and roads already used as short cut and rat run. Existing roads are unsuitable for more traffic and no room to alter. Access to the site is on a tight bend and would create additional traffic problems and have devastating visual impact. Site is close to both primary schools and cause access and traffic difficulties especially at drop off and pick up times. People outside of the village do not observe traffic restrictions. Parking is already bad along High Street. Very few pavements in the village. Cannot see how you can provide access to this field. • Infrastructure – other – few shops and public transport no doctors, dentists etc. • Landscape – The area is greenbelt in heart of village and should not be developed into housing estate. Infringement on greenbelt and will be swallowed into Stoke on Trent conurbation. Green spaces are part of the character of the village. • Nature conservation – Protect natural environment and wildlife. Loose established trees and wildlife. • Amenity (e.g. noise, privacy, loss of light) – Taking away open views. Increase in noise pollution. • Flood risk – Loose natural drainage on the site. • Scale of development – Spoil the feel of the village	The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and low ecological value of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets.	• The land in question is within the Green Belt. In order for Caverswall to accommodate new development, the Green Belt boundary may need adjustment to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site CV004 for release from the Green Belt. • The site is within the Conservation area and considered to be potentially harmful to the settlement form by the Council's Conservation team. • The Highway Authority has raised access difficulties which appear to be challenging to overcome. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary and Secondary phases of education within the catchment. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures can be taken as part of the site development to address any surface water issues. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			and more like urban estate. Fundamental change to rural landscape. • Government policy – Govt directive asks for 20 houses in small villages. We already have 13 new and therefore only 7 required by 2031. This could be provided by infill and more barn conversions whilst preserving our heritage. • Other – Devalue property that owners paid premium to live in village. Already 13 new homes in the village this year (Cloisters) very high prices and not selling. This needs to be taken into account with regards to housing numbers required. Village needs affordable housing and options to downsize therefore releasing family homes onto market and keeping opportunities for young and old to stay in village. There are other open spaces more suitable to build on. Village is a conservation area. Caverswall and Cookshill should be treated as one village and housing allocations should be amended accordingly. Existing old and new housing is not selling. More houses means drain on existing amenities ie play areas. Funds will be required to improve these. Enough infill potential in village to develop small number of housing required. Few play facilities for children. Ancient linear village with several listed buildings building on this land would destroy linear aspect. There is a public footpath through the site. Modern development ruin distinct village feel.		sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • Planning permissions which have been granted since 2011 will be included in the village's housing requirements. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. • Public footpaths can be maintained or re-directed.	
CV006	8	0.40	Statutory bodies/stakeholders Caverswall Parish Council - Site is in conservation area and greenbelt and within curtilage of several listed buildings. There is a spring on the site which is known to cause flooding. Access is onto narrow lane. SCC Highways - High Street has no footways and is an access only to prevent rat-running, unlikely to achieve visibility for an adoptable road. The land is currently used for garden and parking at the moment where land abuts the High Street. There also appears to be two other accesses into the land which could be investigated. 8 units would be too many off a single access. Individual units with access and parking maybe achievable. Developer/Agent/Owner – Landowner intentions unknown. Public response 25 comments - 25 objections Objections: • Infrastructure – schools – Schools at capacity. • Infrastructure – traffic/transport – Traffic will increase through village and no scope to improve road	The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets. The district ecological importance of the site is likely to have a negative effect.	• The land in question is within the Green Belt. In order for Caverswall to accommodate new development, the Green Belt boundary may need adjustment to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site CV006 for release from the Green Belt. • The site is within the Conservation area and considered to be potentially harmful to the settlement form by the Council's Conservation team. • The Highway Authority has identified an access issue which would need to be resolved if this site is to be delivered. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				structure. How will the site be accessed? Parking is already an issue on High Street 'access only' Traffic nightmare at school times. Access to site would impact on privacy. Few pavements in village. Levels of traffic high through village as used as short cut. Road improvements must be undertaken to meet new housing. Access through Red house car park or High Street both busy and cannot take any more traffic. Infrastructure – other – Drain on existing facilities. No shops, doctors dentists etc and poor public transport. • Landscape – building on greenbelt is unacceptable. This is greenbelt in the heart of the village. Greenbelt adds to the character of the village. • Nature conservation – need to protect wildlife. Development would impact on wildlife. • Amenity (e.g. noise, privacy, loss of light) – Taking away open views. Access route would impact on privacy. • Flood risk – natural spring in site that causes flooding. • Scale of development – spoil rural feel of village more like housing estate. Housing numbers should be amended to reflect that this is one community. Scale of development is inappropriate for village of this size. • Government policy – Govt directive asks for 20 houses in small villages. We already have 13 new and therefore only 7 required by 2031. This could be provided by more barn conversions whilst preserving our heritage. • Other – There are other open spaces more suitable for building. Already have new homes in the village which have not sold. Residents have paid a premium to live in village house prices will be devalued. Always properties for sale in village. Existing village boundary and infill development would meet housing needs especially given recent new developments which are priced high. Village needs affordable housing and options to downsize therefore releasing family homes onto market and keeping opportunities for young and old to stay in village. Village retains strong traditional feel with good community values. Build on the outskirts of the village i.e. old nursery site. Number of dwellings proposed is above level anticipated for next 16 years. Do not want to be swallowed into Stoke on Trent conurbation. Few play facilities for children.. Village is a conservation area with protected ridge and furrow fields etc.		growth at the Primary and Secondary phases of education within the catchment. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures can be taken as part of the site development to address any surface water issues. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • Planning permissions which have been granted since 2011 will be included in the village's housing requirements. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. • Public footpaths can be maintained or re-directed.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Caverswall has linear aspect to development which needs to be protected. Site lies within curtilage of several listed buildings. Change character of village from historic and picturesque into one surrounded by modern development. New houses would be viewed from village green ruin the feel and views of the village.			

Draft - Cookshill

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the infill boundary							
None							
Sites within the Green Belt							
CL004	20		2.20	Statutory bodies/stakeholders Caverswall Parish Council - This is green belt and pastureland. Access to site on blind bend. Site is located in curtilage of listed building. Public footpath through site. SCC Highways - Access to site will be difficult on Roughcote Lane, as there no footways to the east so unlikely to achieve adequate visibility without improvements to third party land. Developer/Agent/Owner - Landowner intentions unknown. Public response 37 comments - 36 objections and 1 support Objections: Infrastructure – schools – Local primary schools at capacity and no pre-school facilities. Children have to travel adding to congestion. No parking for schools. Infrastructure - traffic/transport – Access to site unsuitable and road network around narrow, blind bends and unsafe Green lane used as rat run. Devt here add to more congestion and accidents. Public transport inadequate. Access from Roughcote Lane will require tress and hedges to be removed. Limited visibility at Roughcote lane and Mill Close. Additional housing means increased traffic using the Green. Green Carriageway is unacceptable with no pavements for 80%. Road junction at Auctioneers Arms is dangerous.	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from historic assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The district ecological importance of the site is likely to have a negative effect.	- The land in question is within the Green Belt. In order for Cookshill to accommodate new development, the Green Belt boundary is likely to need adjustment to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site CL004 for release from the Green Belt. - The Highway Authority has raised an issue with accessing the site which would need to be resolved. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary and Secondary phases of education within the catchment. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The land in question is not highlighted as significant in the Council's Landscape &	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Narrow pavements outside of school and school pick up/drop off = congestion in village. There will be an increased use of Caverswall Rd and School Lane as 'rat run' thus avoiding Meir. Village used as short cut by people living outside the area. Access only restrictions are already not observed. Construction traffic will cause major disruption. • Infrastructure – other – only one small shop and nearest GP is in Meir. Inadequate local facilities –no dentist doctors or health clinic • Landscape – Site used as agricultural, greenbelt, farmland and should stay that way. Public footpath across site and 100 year old trees which are central to aesthetics of the landscape. Land is greenbelt. Field provides pleasant outlook. Retention of greenbelt is a must to retain the character of the village. • Nature conservation – large number of birds breeding nearby will be impacted by devt. Impact upon protected wildlife. • Flooding – Flooding on School Land and The Green after heavy rain. • Amenity (e.g. noise, privacy, loss of light)- increase in noise and lack of privacy. Loss of quiet and pleasant outlook. • Scale of development – Number of houses unreasonable and recent devt at The Cloisters and Wesleyan Chapel slow to sell. What Caverswall needs is affordable housing. Existing village boundary and infill capacity will meet housing requirements. • Government policy – Govt directive asks for 20 houses in small villages. We already have 13 new and therefore only 7 required by 2031. This could be provided by more barn conversions whilst preserving our heritage. • Other – Better to build near scout hut CL007. Housing allocation should reflect that this is one community. Increase in traffic pollution. Caverswall and Cookshill should be considered as one village for the purposes of the Local Devt Plan. Devalue property. Loss of perfectly good arable farming land. Plenty of houses for sale in village. People want to live here because it is a tranquil village not housing estate. Few play facilities for children. Site within curtilage of listed building. Footpath running through site. Site is flat and good for agriculture. Support • Infrastructure - Schools - Infrastructure -Traffic / Transport – Road structure from Weston Coyney		Settlement Setting Assessment. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures can be taken as part of the site development to address any surface water issues. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • Planning permissions which have been granted since 2011 will be included in the village's housing requirements. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. • Public footpaths can be maintained or re-directed.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			would cope with extra traffic. • Infrastructure – other • Amenity (e.g. noise, privacy, loss of light) • Scale of development – Houses would blend in better as already sizeable estate already there. Development kept to min number to retain village feel.			
CL007	30	0.98	Statutory bodies/stakeholders Caverswall Parish Council - Previous application refused on site and dismissed at appeal as important spatial land between authorities. Land is on food plain and greenbelt. Increased risk of sewer surcharge into existing and new houses. 30 houses is over development of the site. SCC Highways - Access to site should be acceptable onto Caverswall Lane. A 2 metre wide footway would be required over the site frontage. Traffic calming could be required on Caverswall Road depending on the what the existing 85 percentile speeds are, which would be a continuation of School Lane. Developer/Agent/Owner – Land available. Public response 28 comments - 27 objections and 1 support Objections: • Infrastructure – schools – Schools at capacity and children having to travel adding to congestion. • Infrastructure - traffic/transport – routes around village already congested and used as rat run cannot cope with more housing. Already difficult to walk safely to the site. Narrow pavements outside of school. Junction at Auctioneers Arms and exit at Mill Close is dangerous. Existing traffic restrictions are not observed. Junction of School Lane and The Green lethal. If development goes ahead then road improvements are required. Access to the site borders narrow road next to primary school and highly unsuitable for additional traffic. • Infrastructure – other – No local doctors only 1 shop and public transport is inadequate. Additional houses will put a strain on local facilities. • Landscape - This is a major incursion into the small strip of greenbelt between Caverswall and Stoke-on-Trent conurbation. Previous plans to develop have been turned down by Council and the Government Inspector because of the importance of maintaining this separation. Land is greenbelt and spatial land that separates 2 County Councils. Building here would link village to Weston Coyney. Site is used as farmland and should stay that way. • Nature conservation – Impact on wildlife.	The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The district ecological importance of the site and its proximity to historic assets is likely to have a negative effect.	• The land in question is within the Green Belt. In order for Cookshill to accommodate new development, the Green Belt boundary may need adjustment to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site CL007 is not considered for release from the Green Belt. • The Highway Authority does not raise any issues which would preclude the development of this site. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary and Secondary phases of education within the catchment. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures can be taken as part of the site development to address any surface water issues. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • Amenities – issues such as overlooking and loss of	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				• Amenity (e.g. noise, privacy, loss of light) – Residents on Mill Close will be overlooked. Noise pollution. Impact on privacy and natural light. • Flood Risk – Junction of School Lane and the Green Floods after heavy rain. Site prone to flooding. The land is on a flood plain. • Scale of development – Affordable housing needed. Affordable housing is out of keeping with the village and will be more housing estate than rural village. The site is small compared to number of dwellings proposed. Height of development overbearing. • Government policy – Govt directive asks for 20 houses in small villages. We already have 13 new and therefore only 7 required by 2031. This could be provided by infill and more barn conversions whilst preserving our heritage. Number of houses is more than is required. • Other – No more housing until new developments are sold. This is one village that shares facilities and housing numbers should reflect this. Site is next to scout hut and bus stop which is dangerous. Cars not adhering to speed restrictions make it very dangerous. Site is outside current infill boundary. Few play facilities for children. Support • Infrastructure - Schools - Infrastructure -Traffic / Transport – Road between Cookshill and Weston Coyney would support extra housing. • Infrastructure – other • Scale of development – Hope that development remains small and sit alongside properties of a similar design and does not ruin village feel.		light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • Planning permissions which have been granted since 2011 will be included in the village's housing requirements. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. • Public footpaths can be maintained or re-directed.	

Draft - Checkley

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	DraftRecommendation
Sites within the infill boundary							
None							Allocation of sites not considered necessary – new housing could be accommodated within an amended (extended) infill boundary.
Sites outside the infill boundary							
CK007	6		0.28	Statutory bodies/stakeholders Checkley Parish Council - Traffic – the main road from Uttoxeter and two JCB sites to Tean/Cheadle pass through Checkley. This road is straight through Checkley and is a frequent high speed overtaking area. Checkley is also on the diversion route used if the A50 is closed between Uttoxeter and Blythe Bridge. - Access to the sites. - Fear of houses overlooking each other. - Area is prone to flooding, main sewer is at capacity. - Local schools are already at capacity. - Both of these sites are green field sites. - Fole dairy would make a better site. Checkley Village Awareness Committee - Potential for development at the Fole Dairy site rather than CK007. This will meet housing requirement. - Brownfield sites and infill should be utilised first - Rural Village character should be preserved. - Development will place enormous pressure on amenities - Sites identified are excessive for five houses. - Sites selected front a very busy road and accident blackspot - Issues with existing electricity supply. - Loss of two fields will impact on environment and Countryside. SCC Highways - Acceptable subject to access design and provision of visibility splay. Bus stop on frontage should be protected, renewed and upgraded if appropriate. SCC Education: - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts - In general consideration should be given to sites' proximity to essential infrastructure and services to	The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and low ecological value is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The site's proximity to historic assets is likely to have a negative effect.	- The District Council will work with the County Council to identify appropriate solutions regarding education provision. - County Highways advise that development of site acceptable subject to access design and provision of visibility splay - Housing commitments between 2011-2015 will be factored in to calculate the village's residual housing requirement to 2031. Note that not all options are likely to be required to meet Checkley's requirements. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, any existing facilities/services in Checkley will assess their capacity needs as a result of new development in Checkley so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation.	Allocation of site not considered necessary – new housing could be accommodated within an amended (extended) infill boundary.

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	DraftRecommendation
				maximise sustainable transport, eg walking to school. Developer/Agent/Landowner – Owner position unknown. Public response 99 comments - 94 objections and 5 support Objections • Infrastructure – Schools. Intake pressure on primary school. Nearby developments in Fole and Lower Tean fall into this catchment. • Infrastructure -Traffic / Transport – A5222 is busy and fast road. Development would increase volume of traffic and pose a greater threat to pedestrians. Any new building should be with no direct access on A522. Speeding and child safety concerns. The path is very narrow along this stretch of road. Will cause problems with access onto what is already a busy road. A notorious accident blackspot. Frequent accidents on the A50 mean traffic is diverted through Checkley. Visibility would be poor at the frontages to these sites. • Infrastructure – other. Problems with the electricity supply Electricity supply in Checkly is unreliable and could not cope with extra loading. The area suffers frequent power cuts. Development would put pressure on community services. Sewage works cannot support more housing. • Landscape – The area is a living/working greenfield pasture. There are more suitable brownfield sites. This is a rural community. Public footpath runs across the field. Development would ruin the character of the village • Nature Conservation - development on a greenfield site would be detrimental to nature conservation. Site is home to wildlife including colonies of pipistrelle bats • Flood Risk – South side of A522 subject to flooding. • Amenity (e.g. noise, privacy, loss of light). Noise pollution from increased traffic. Would have negative impact on adjacent properties. • Scale of development - The size of the sites would suggest/encourage further development. Site is excessive for five dwellings. • Listed Building / Conservation Area • Government Policy – These fields should remain in the special landscape area. SM Core Strategy – Checkley should remain as a small hamlet • Other – The approved development on the 5 acre brownfield site meets the requirement for housing. The proposed infill boundary should be abandoned and the existing village boundary preferred. Infill sites will accommodate the proposed five dwellings along with the development at the old Fole dairy in liaison with ESDC. This should be developed in full before new sites are proposed. Planned developments sufficient to 2031. Support • Scale of development – A suitable infill area for		The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	DraftRecommendation
				small scale development.			
CK008	7		0.30	Statutory bodies/stakeholders Checkley Parish Council - Traffic – the main road from Uttoxeter and two JCB sites to Tean/Cheadle pass through Checkley. This road is straight through Checkley and is a frequent high speed overtaking area. Checkley is also on the diversion route used if the A50 is closed between Uttoxeter and Blythe Bridge. - Access to the sites. - Fear of houses overlooking each other. - Area is prone to flooding, main sewer is at capacity. - Local schools are already at capacity. - Both of these sites are green field sites. Checkley Village Awareness Committee - Potential for development at the Fole Dairy site rather than CK008. This will meet housing requirement. - Brownfield sites and infill should be utilised first - Rural Village character should be preserved. - Development will place enormous pressure on amenities - Sites identified are excessive for five houses. - Sites selected front a very busy road and accident blackspot - Issues with existing electricity supply. - Loss of two fields will impact on environment and Countryside. SCC Highways - Acceptable subject to access design and provision of visibility splay. Footway on frontage should be widened to 2m. Hedge on frontage will need to be cut back or setback or removed. SCC Education: - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school. Developer/Agent/Landowner – Owner position unknown. Public response 99 comments - 94 objections and 5 support Objections - Infrastructure - Schools Intake pressure on primary school. Nearby developments in Fole and Lower Tean fall into this catchment. - Infrastructure -Traffic / Transport – Any new building should be with no direct access on A522. A5222 is	The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and low ecological value is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The site's proximity to historic assets is likely to have a negative effect.	- The District Council will work with the County Council to identify appropriate solutions regarding education provision. - County Highways advise that development of site acceptable subject to access design and provision of visibility splay. - Housing commitments between 2011-2015 will be factored in to calculate the village's residual housing requirement to 2031. Note that not all options are likely to be required to meet Checkley's requirements. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, any existing facilities/services in Checkley will assess their capacity needs as a result of new development in Checkley so that provision can be made to accommodate new residents. - Housing commitments between 2011-2015 will be factored in to calculate the village's residual housing requirement to 2031. Note that not all options are likely to be required to meet Checkley's requirements. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process.	Allocation of site not considered necessary – new housing could be accommodated within an amended (extended) infill boundary.

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	DraftRecommendation
				busy and fast road. Development would increase volume of traffic and pose a greater threat to pedestrians. Speeding and child safety concerns. The path is very narrow along this stretch of road. Will cause problems with access onto what is already a busy road. A notorious accident hotspot. Frequent accidents on the A50 mean traffic is diverted through Checkley. Visibility would be poor at the frontages to these sites. This site accesses the road over the brow of a hill. - Infrastructure – other. Problems with the electricity supply. The area suffers frequent power cuts. Development would put pressure on community services. Sewage works cannot support more housing. - Landscape - The area is a living/working greenfield pasture. There are more suitable brownfield sites. This is a rural community. Public footpath runs across the field. Development would ruin the character of the village. - Nature Conservation – development on a greenfield site would be detrimental to nature conservation. Site is home to wildlife including colonies of pipistrelle bats - Flood Risk - Flood Risk – South side of A522 subject to flooding. - Amenity (e.g. noise, privacy, loss of light) Noise pollution from increased traffic. Would have negative impact on adjacent properties - Scale of development – The size of the sites would suggest/encourage further development. Site is excessive for five dwellings - Listed Building/ Conservation Area - Government Policy - These fields should remain in the special landscape area. SM Core Strategy – Checkley should remain as a small hamlet - Other- Support - Infrastructure – other. New development will keep the amenities ie school viable. - Scale of development – A suitable infill area for small scale development.		Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	

Draft - Dilhorne

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the draft infill boundary						
None						Allocation of sites not considered necessary – new housing could be accommodated within the infill boundary.
Sites within the Green Belt						
All sites			Environment Agency – There is sufficient capacity within the Leek and Checkley treatment works to support growth. However there are known sewer capacity issues with the main sewer from Draycott to Checkley STW. Checkley sewage treatment works serves Blythe Bridge/Forsbrook.			
DH004	20	1.13	Statutory bodies/stakeholders: SCC Highways – Sarver Lane is unsuitable to be used to access this site. Third party land would be needed to bring it up to appropriate standards. An access point on to Godley Lane would be more satisfactory. Dilhorne Parish Council Issues Raised: • Site within curtailage of a grade 2 listed building. • Within Green belt • Access from highway is difficult due to narrow roads and existing access arrangements. • Tree preservation orders in vicinity. Developer/Agent/Owner – Land availability unknown. Public response 19 comments – 19 objections Issues raised: Objections • Infrastructure – Schools School no longer threatened by low numbers. • Infrastructure - Traffic / Transport – No direct access to the highway. Access would be on a dangerous bend. Roads unable to take additional capacity. Insufficient capacity on Godley Lane. Traffic will bottleneck at High Street and Godley Lane. Narrow and winding roads to the village. Single lane access from Sarver Lane on unadopted road. Parking issues adjacent to site. Increased traffic will add to congestion at junction of Blyth Bridge High School. Road would need to be widened resulting in loss of trees and nearby bungalow. Safety concerns for children crossing road to school.	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and distance from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.	• There is an issue with providing a suitable access to the site which may be difficult to overcome. • Any adverse impact on the Listed Building could potentially be mitigated, this issue requires further consideration. • The land in question is within the Green Belt, though the Staffordshire Moorlands Core Strategy categorises Dilhorne as a 'smaller village' which will include an infill boundary (to be determined through the Local Plan process). The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site DH004 could be considered for release from the Green Belt. • Trees with TPOS can usually be incorporated in to development schemes with careful design. • Dilhorne has been classified as a 'smaller village' in the Staffordshire Moorlands Core Strategy and this involves the village having an infill boundary within which development will be allowed if it is in line with planning policy. This designation is to support all village facilities not just the school. • New development is the main way to deliver new or improved infrastructure / services.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Infrastructure – Other – Gas and sewerage infrastructure insufficient for site. No local shops or amenities. Old mine workings believed to be under the site. - Landscape – Special landscape area. Impact on Sarver Lane as part of the Moorlands Walk. - Nature Conservation – impact on wildlife and biodiversity. Bats sighted in area. Tree preservation orders in vicinity. - Flood Risk – The natural fall helps ground water drain to the brook. The ground is always wet. - Listed Building / Conservation Area – Adverse effect on nearby grade 2 listed building. - Government Policy – Green belt. Harm to openness of green belt - Other – Application for 10 dwellings at Home Farm site, Godley Lane and 3 at Royal Oak High Street meets the estimated need so no need for additional housing. Future need should be met by small infill in the village. Dilhorne is designated as an infill village. This is not infill. Need for bungalows to accommodate ageing population.		Infrastructure needs specifically related to a new development will be provided as part of that development. - Where sites are affected by historic mine workings, investigative work will take place prior to the commencement of any development. In most circumstances, mining acts as a constraint rather than an absolute barrier to development. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues.	
DH013	6	0.18	Statutory bodies/stakeholders: SCC Highways - Acceptable subject to access design and provision of visibility. Where is access proposed? Sarver Lane should be widened and surfaced at least partially. Visibility must be provided across front of the plot from Sarver Lane. 2m wide footway should be provided on frontage to connect to existing. Dilhorne Parish Council Issues Raised: - Previous applications by landowners refused on access issues. - Junction is insufficient width to accommodate vehicles. - Site is within green belt - Excavation would create visual harm Developer/Agent/Owner – Land available. Public response 10 comments: 10 objections Issues raised: - Infrastructure -Traffic / Transport – Access roads are narrow and winding. Additional traffic would be dangerous. Roads unable to cope with additional capacity. Access roads are not of sufficient width and do not provide the visibility required. Earlier applications for new farm track refused on grounds of access and poor visibility. - Infrastructure – other Insufficient infrastructure – Gas,	The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and distance from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.	- The Highway Authority does not raise any issues indicating that the site is undevelopable. - The land in question is within the Green Belt, though the Staffordshire Moorlands Core Strategy categorises Dilhorne as a 'smaller village' which will include an infill boundary (to be determined through the Local Plan process). The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site DH013 is not considered for release from the Green Belt. - New development is the main way to deliver new or improved infrastructure / services. Infrastructure needs specifically related to a new development will be provided as part of that development. - Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Shops etc - Amenity (e.g. noise, privacy, loss of light) – Dwellings will overlook existing property. Development will restrict views from existing property on Sarver Lane. Noise pollution. - Scale of development - Listed Building / Conservation Area – Development would have adverse affect on nearby grade 2 listed building (Day House Farm) - Government Policy – Green belt. - Other – Brownfield site (Moss Feeds) already identified and will meet required capacity. Dilhorne is designated as an infill village. This is not infill.		- It is not considered that development of this particular site would be out of proportion with its surroundings Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - It is not considered that development on this site would have an adverse impact on Day House Farm.	
DH018	7		0.23	Statutory bodies/stakeholders: SCC Highways - Acceptable subject to access design. Dilhorne Parish Council Issues Raised: - Object on highway issues. - Traffic would emerge on a bend on New Road. - Site is within green belt and would visually harm rural area. - SMD/2014/0143 at Home Farm Godley Lane meets the required housing numbers. Developer/Agent/Owner – Land available Public response 13 comments: 12 objections and 1 support Objections - Infrastructure - Schools Dilhorne Endowed Primary school more than doubled in size in recent years. - Infrastructure -Traffic / Transport – Access to highway would be near a bend. Churnet Valley Road has blind areas. On road parking is already an issue. Roads in the village are narrow and windy and cannot cope with additional traffic. Visibility issues. Blind bends are safety concerns. - Infrastructure – other. No gas mains and sewerage infrastructure is at capacity. Few facilities in the village. Nearest shop is Forsbrook. - Landscape – Extensive excavation would be required. - Nature Conservation – Badgers and protected species in neighbouring woods. - Government Policy – Greenfield site - Other - Brownfield site (Moss Feeds) already identified and will meet required capacity. Capacity met by development at Royal Oak. Dilhorne is designated as an infill village. This is not infill. Can not fit 7 properties onto this site. Support - Infrastructure – Schools – School is under capacity.	The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's district ecological importance.	- The Highway Authority does not raise any issues which would prevent the development of this site. - The land in question is within the Green Belt, though the Staffordshire Moorlands Core Strategy categorises Dilhorne as a 'smaller village' which will include an infill boundary (to be determined through the Local Plan process). The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site DH018 is not considered for release from the Green Belt. - Dilhorne has been classified as a 'smaller village' in the Staffordshire Moorlands Core Strategy and this involves the village having an infill boundary within which development will be allowed if it is in line with planning policy. This designation is to support all village facilities not just the school. - New development is the main way to deliver new or improved infrastructure / services. Infrastructure needs specifically related to a new development will be provided as part of that development. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process.	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Other – Growth is needed in the village to attract younger residents and families.			
DH026	15	0.50	Statutory bodies/stakeholders: Dilhorne Parish Council Issues Raised: - Traffic would emerge on a bend on New Road. - Site is within green belt and would visually harm rural area. - SMD/2014/0143 at Home Farm Godley Lane meets the required housing numbers. SCC Highways: Not connected to highway apart from through DH018. Acceptable if this is possible and subject to access design and visibility at DH018 Developer/Agent/Owner – Land available. Public response 12 comments - 11 objections and 1 support Objections - Infrastructure - Schools - Schools Dilhorne Endowed Primary school more than doubled in size in recent years. - Infrastructure -Traffic / Transport – No highway access. Access to the site is narrow and on a bend. Roads to the village are narrow and winding. Roads cannot cope with more traffic. - Infrastructure – other - no gas mains and sewerage infrastructure is at capacity - Landscape – Extensive excavation would be required. - Nature Conservation – Badgers and protected species in neighbouring woods. - Government Policy - Green belt site - Other - Brownfield site (Moss Feeds) already identified and will meet required capacity. Capacity met by development at Royal Oak. Dilhorne is designated as an infill village. This is not infill. Support - School is under capacity - Other - Growth is needed in the village to attract younger residents and families	The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's district ecological importance and proximity to historic assets.	- The Highway Authority does not raise any issues which would prevent the development of this site. - The land in question is within the Green Belt, though the Staffordshire Moorlands Core Strategy categorises Dilhorne as a 'smaller village' which will include an infill boundary (to be determined through the Local Plan process). The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site DH026 is not considered for release from the Green Belt. - Dilhorne has been classified as a 'smaller village' in the Staffordshire Moorlands Core Strategy and this involves the village having an infill boundary within which development will be allowed if it is in line with planning policy. This designation is to support all village facilities not just the school. - New development is the main way to deliver new or improved infrastructure / services. Infrastructure needs specifically related to a new development will be provided as part of that development. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process.	

Draft - Draycott

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the draft infill boundary							
None							
Sites within the Green Belt							
				Draycott in the Moors village is a ribbon development. There are no amenities to support even the 850 or so residents in the local parish area. Bus services stopped some years ago, We have no shops, medical services, schools, The location of proposed housing in our village seems ill thought out placing houses at the junction of Uttoxeter Road and Cheadle road. If Draycott is to have housing development then consideration needs to be made for services as well. Draycott Parish Council - There are other areas more suited to industrial/residential development than to use green field sites (Fole Dairy/Teon Mill). Concern that Draycott Parish is turning into a suburb of Stoke on Trent. Environment Agency – There is sufficient capacity within the Leek and Checkley treatment works to support growth. However there are known sewer capacity issues with the main sewer from Draycott to Checkley STW. Checkley sewage treatment works serves Draycott.		- Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The District Council will continue to liaise with the Environment Agency and Severn Trent regarding this issue. - No known infrastructure constraints that would prevent small-scale development. - Sites which have received planning permission or have housing completions since 1st April 2011 will be included within the housing requirement.	Allocation of sites not considered necessary – new housing could be accommodated within the infill boundary.
DC003	10	0.50		Statutory bodies/stakeholders SCC Highways - There is no existing access to the site. Access from Cheadle Road adjacent to the site will be difficult to achieve as it is a declassified road which is narrow and has only limited footways. In addition, there is an open watercourse between the site and the highway which will need to be crossed. Acceptable visibility may also be difficult to achieve due to adjacent trees and hedges. Access would be best achieved to this site via adjacent DC005 proposal site. Ideally a footway should be provided over the frontage of the site but as this will affect the open watercourse it may be difficult to insist upon. Leek and Moorland Historic Building Trust - The core of Draycott's historic past is the area that includes the church, and the hollow-way/avenue that leads from the church to the Old Rectory and its curtilage buildings (Listed Grade II). The Old Rectory is set on a moated site consisting of medieval ponds and earthworks (not Scheduled but of considerable archaeological and historical significance). Building on the northern part of DC003 could do serious damage to the setting of the building and impact on the surrounding earthworks. While limited development might be acceptable to the south of DC003 within what we presume to be the current development boundary we would prefer to see the northern part excluded.	The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets and development of greenfield, grade 3 ALC land. The site's district ecological importance is likely to have a negative effect.	- The Highway Authority has raised issues regarding access which would need to be overcome. - The site is within the Green Belt. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study concludes that site DC003 could be considered for release from the Green Belt. - The site is adjacent to a listed building. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Developer/Agent – site is available Public response – no comments received			

Draft - Foxt

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the draft infill boundary							
None							Allocation of sites not considered necessary – new housing could be accommodated within the infill boundary.
Sites outside the draft infill boundary							
F008	8		0.29	Ipstones Parish Council – Object to the site for the following reasons: - It is the only industrial site in Foxt and supports two separate businesses. Support the retention of this site for industrial use. - Consider that any new dwellings should be accommodated through infill only and not an allocated site. - Consider there is a need for bungalows for older residents to release housing for younger residents but these should be infill. Statutory bodies/stakeholders SCC Highways: Not directly connected to highway. May be acceptable if access can be achieved and subject to design. Developer/Agent - Site is available Public response 7 comments - 1 objection, 1 neutral and 5 support Issues raised: General comment from 1 respondent stating: - Other opportunities within Foxt such as existing holiday lets at Rock House Farm Objections - Infrastructure - Traffic / Transport - Infrastructure - Other - Landscape - Amenity (e.g. noise, privacy, loss of light) - Scale of development Support - Landscape - Scale of development – Small scale and would enhance area. - Other – Site is central in village and brownfield site. Would also be a good idea to incorporate	The site has good accessibility to areas of existing employment which is likely to have a significant positive effect. Similarly, the proposed delivery of circa 8 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space. However, the site is inaccessible to services and facilities and is in proximity to designated assets, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.	- There are issues surrounding access to the site which is through an existing employment site. - There are no known infrastructure constraints. - Amenity – issues such as landscaping and screening (mature trees) overlooking and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - There is a limited need for new housing in Foxt. Consider that this could be met by infill opportunities within the infill boundary.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				existing garage into site. No objection to housing but please more information on numbers and timescale. Perfect spot for new housing.			

Draft - Froghall

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwelling 5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the draft infill boundary						
None						
Sites outside the draft infill boundary						
OC001 Bolton Copperworks Site, Froghall	50	5 hectares (net)	This site was not considered as part of the Site Options Consultation as the site is already identified in the Churnet Valley Masterplan and Core Strategy Policy SS6c. Public response – several comments suggesting site for: Housing / leisure /recreation/ retail/ employment / gypsy and traveller site Issues raised: Redevelop the existing brownfield site for housing. This is an eyesore and would improve the local area. It would bring benefits to the local community.	Site appraised in the Churnet Valley Masterplan SA.	The site is identified in the Churnet Valley Masterplan as an opportunity site and identified in the Core Strategy as a major developed area in the countryside. Potentially suitable uses include housing (alongside employment, tourist-related retail/accommodation; and leisure purposes). This site will be included as a preferred option for these uses (as set out in Pol SS6C(4) Core Strategy). Any subsequent applications will be expected to meet the land use expectations set out in the Churnet Valley Masterplan.	

Draft - Hollington

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the draft infill boundary							
None							
Sites outside the draft infill boundary							
			Checkley Parish Council - Traffic – already an issue in the village due to narrow roads, higher speed limits and the ever increasing JCB traffic. Hollington is used as a through route from Rocester to Tean/Cheadle, and these sites are on a particularly dangerous bend. The buildings in Hollington are historical and a majority are listed buildings. How would new buildings fit in with the aesthetics of the village? There is no public transport to Hollington or amenities for additional residents. HO002 – is situated on the narrowest section of the road. At present there is not sufficient width for two vehicles to pass. Consequently there is often a bottleneck when traffic has to stop to allow others to pass by. Access to St Johns Church is already a problem with no parking available so cars have to park on the narrow road. Site HO003 is situated on a dangerous bend. Access to both sites would cause additional hazards for all vehicles.		See comments below.	Allocation of sites not considered necessary – new housing could be accommodated within the infill boundary.	
HO002	7	0.26	Statutory bodies/stakeholders SCC Highways: May be acceptable subject to access design and provision of adequate visibility. Developer/Agent – Site is available Public response 6 comments - 6 objections Issues raised: Objections Infrastructure - Schools Infrastructure - Traffic / Transport – Sites located near sharp bend on very narrow road without footpaths and used as rat run. Access to St Johns Church already a problem. Amount of traffic using road network already busy. Infrastructure – Other – No mains gas, schools, shops or bus. Landscape Listed Building / Conservation Area – Impact on setting of listed building (Hollington House) Government Policy – To support building on brownfield sites first rather than green belt such as Teame Quarry.	The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and location away from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.	- The Highway Authority has not raised any issues which would prevent the development of this site. - No known infrastructure constraints that would prevent small-scale development. - The site is located in a sensitive area close to Hollington House which is listed. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - New development would need to follow the Council's design policies, which will be the subject of consultation as part of the Local Plan production process.		

Site Reference	Capacity dwellingss	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Other – No demand for housing as under occupancy of nearby Tean Mill development. Adequate access to sites will require loss of stone walls and this will have an adverse impact on character of the village.			
HO003	6		0.22	Statutory bodies/stakeholders SCC Highways: May be acceptable subject to access design and provision of adequate visibility. Site is on inside of bend, careful positioning of access will be required to achieve visibility. Developer/Agent – Site is available Public response 6 comments – 6 objections Issues raised: Objections Infrastructure - Schools Infrastructure - Traffic / Transport – Sites located near sharp bend on very narrow road without footpaths and used as rat run. Infrastructure – Other – No mains gas, schools, shops or bus. Landscape Listed Building / Conservation Area – Impact on setting of listed building (Hollington House) Government Policy To support building on brownfield sites first rather than green belt such as Teame Quarry. Other – No demand for housing as under occupancy of nearby Tean Mill development. Adequate access to sites will require loss of stone walls and this will have an adverse impact on character of the village. The site is very shallow and garden space will have to be alongside which is against good design policies in NPPG and SMDC local plan.	The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and location away from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.	- The Highway Authority has not raised any issues which would prevent the development of this site. - No known infrastructure constraints that would prevent small-scale development. - The site is located in a sensitive area close to a number of listed buildings. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The site relates well to the existing settlement.	

Draft - Hulme

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the draft infill boundary							
None							Allocation of sites not considered necessary – new housing could be accommodated within an amended (extended) infill boundary.
Sites within the Green Belt							
				Environment Agency – Surface water in these areas should be treated using suitable SUDS where possible. If development is in a combined sewer area, increased flow should not affect the spill frequency.			
HU002	5		0.29	Statutory bodies/stakeholders SCC Highways - acceptable subject to access design and provision of adequate visibility. Developer/Agent Rob Duncan – Planning Consultancy - support Public response 2 comments - 2 support Issues raised: Support • Infrastructure -Traffic / Transport – Easy access to highway network. • Infrastructure – other – Lack of facilities in village but Weston Coyney and Meir nearby. • Landscape – Greenbelt not affected as surrounded by housing and pub. • Nature Conservation – Can deliver biodiversity enhancements (tree planting) • Flood Risk – Not in flood plain. • Scale of development – spread development out with individual drives rather than 1 access point. This is more in keeping with village. • Other – Much needed housing for local people. Site is available to be brought forward within 5 years and is viable. Suitable for open market local housing needs. Owner indicated adjacent site also available for development	The proposed delivery of circa 5 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space, areas of existing employment and location away from historic assets is likely to have a positive effect, as could the development of brownfield land. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated assets.	• The Highway Authority has not raised any issues which would prevent the development of this site. • The site is within the Green Belt. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study concludes that site HU002 could be considered for release from the Green Belt. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed.	Allocation of site not considered necessary – new housing could be accommodated within an amended (extended) infill boundary.

Draft - Kingsley Holt

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the infill boundary							
							Allocation of sites not considered necessary – new housing could be accommodated within an amended (extended) infill boundary.
KH018	8		0.26	Statutory bodies/stakeholders SCC Highways - Acceptable if adequate visibility can be provided. Hedge, foliage and undergrowth will need to be removed which would also provide a benefit for the adjacent houses and farm access. Developer/Agent/Owner – Landowner intentions unknown. Public response 3 comments - 2 objections and 1 general comment Issues raised: General comment: Previous application on this site refused. Objections Infrastructure - Traffic / Transport - Access to and from the A521 is blind to the north and poor to the south, with the existing 40 mile an hour speed limit any additional traffic at this point would be dangerous. Infrastructure – Other – No schools, doctors or shops. Other – 7 houses already granted permission but not started do these not count? Where is the demand?	The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and areas of existing employment is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.	- The Highway Authority has not raised any issues which would prevent the development of this site. - The planning history for this site dates back to the late 1970's and is not relevant in this case. There is no recent history on the site. - New development is the main way to deliver new or improved infrastructure. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas, footpaths. - All planning consents for housing in the village from 2011 will be taken into account in calculating the housing requirement figure for the village. - The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	Allocation of site not considered necessary – new housing could be accommodated within an amended (extended) infill boundary.
Sites outside the infill boundary							
KH009	9		0.40	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and provision of adequate visibility splay. Footway on frontage should be widened to minimum 2m which would assist with visibility splay. Developer/Agent/Owner – Land not available. Public response 3 comments - 3 objections Issues raised: Objections	The proposed delivery of circa 9 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and areas of existing employment is likely to have a positive effect, as could its location away from historic assets and the development of brownfield land. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated assets.	- The Highway Authority has not raised any issues which would prevent the development of this site. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in this catchment area at Primary and High School level. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				• Infrastructure - Schools • Infrastructure - Traffic / Transport - Access point to site poor at brow of hill with tight bends. Increased traffic. Site sits above 2 sets of terraced houses, which require 'on road parking'. These terraces lie between site KH018 and KH009 means extra cars manoeuvring on and off Churnet Valley Road, within an approximate 100 metre area. • Infrastructure - Other – No schools, doctors or shops • Landscape – Only window to surrounding landscape with views across to Ipstones. Valuable backdrop for events and functions at Chapel. • Other – Site should remain outside of village infill boundary. Staffordshire way passes site. If developed for housing will become a corridor from one side of village to another with no reason to stop in village. 7 houses already granted permission but not started do these not count? This is Open Space' laid down in the Village Plan it is outside the 'Village Boundary'		or improved infrastructure. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas, footpaths. • All planning consents for housing in the village from 2011 will be taken into account in calculating the housing requirement figure for the village.	
ADD07	50		2.2	Statutory bodies/stakeholders SCC Highways – Awaiting comments. Developer/Agent/Owner – Land available. Has good access, road frontage, adjoins village boundary, utilities on site or very close. Public response None – site was put forward during consultation.	The proposed delivery of circa 52 dwellings is considered to have a significant positive effect. The site's accessibility to areas of existing employment is considered to have a positive effect. However, the site's inaccessibility to services and facilities is likely to have a significant negative effect. Similarly, the site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC, land.	Further investigations are required to establish any constraints on the site.	

Draft - Leekbrook

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the infill boundary							
LB006	6		0.22	Statutory bodies/stakeholders SCC Highways - Not connected to highway. How will access be achieved? Developer/Agent/Landowner – Landowner position unknown. Public response 0 comments.	The site's accessibility to areas of existing employment is likely to have a significant positive effect. Similarly, the proposed delivery of circa 6 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space and its location away from designated and historic assets. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.	- County Highways question how site will be connected to highway. [It is believed Spicerstone access track in joint private ownership]. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement.	Allocation of housing sites not considered necessary – new housing could be accommodated within the infill boundary.
Sites outside the infill boundary							
LB011	6		0.21	Statutory bodies/stakeholders Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. SCC Highways - acceptable subject to access design and provision of adequate visibility. Developer/Agent/Landowner – Landowner position unknown. Public response 0 comments.	The site's accessibility to areas of existing employment is likely to have a significant positive effect. Similarly, the proposed delivery of circa 6 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space and its location away from designated and historic assets. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.	- County Highways advise that development of site acceptable subject to access design and provision of adequate visibility. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement.	
LB012	6		0.26	Statutory bodies/stakeholders SCC Highways - acceptable subject to access design and provision of adequate visibility. Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Developer/Agent/Landowner – Landowner position unknown. Public response 0 comments.	The site's accessibility to areas of existing employment is likely to have a significant positive effect. Similarly, the proposed delivery of circa 6 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space and its location away from designated and historic assets. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.	- County Highways advise that development of site acceptable subject to access design and provision of adequate visibility. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement.	
Employment Sites							
ADD09 (CD095 (part of))	Up to 1.67ha employment land.		1.67ha	Statutory bodies/stakeholders SCC Highways – Awaiting comments.	The development of new employment premises should have a significant positive effect on the vitality and viability of the District,	- Further investigations are required to establish any constraints on the site. - The Council has a Landscape & Settlement	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Developer/Agent/Landowner – Correspondence from owner indicates the site is available.	strengthen economic growth and support a higher level of employment within the District. The site's accessibility to open space is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as being a negative effect, as could the site's proximity to historic assets	Setting Study and this site is not identified as being important landscape setting to the settlement.	

Draft - Longsdon

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the draft infill boundary							
				Longsdon Parish Council How has the figure of 20 houses been arrived at as this is a small village with lack of facilities. Criteria is 1 in every 23 electors which is excessive compared with others. If the average formula is used the only 9 are required and can be met from infill and proposed homes already approved. The 3 sites together present a large concentration of houses out of character with area. Village has no mains sewerage so new houses would have to use septic tanks. Site LO02 already has a refusal for 1 house due to harm to SLA so how can 10 be acceptable. Danger of traffic emerging onto Sutherland Road/ A53. History of accidents – blind bend and 40mph traffic. Infill sites could manage to accommodate reduced number of dwellings. Why not widen village boundary to include more suitable sites such as, School Lane. Micklea Lane, Denford Road, and School Lane would be suitable sites for controlled infill development. . Leek and Moorlands Historic Buildings Trust - Extending the development boundary to include LO002, LO007, and LO021 would be acceptable provided the scale and position the existing houses is respected at the road frontages.		- The development requirements for the different villages stem from the rural housing requirement set out within Policy SS3 of the Core Strategy, then split based on a combination of factors including existing village population/ assessed development capacities/ access to facilities and services etc. - As this is an options consultation, not all site options are required to achieve the village housing requirement. - Infill boundaries within the greenbelt will generally be drawn quite tightly around those settlements affected. The Council will also refer to the results of its Green Belt Review.	Allocation of sites not considered necessary – new housing could be accommodated within an amended (extended) infill boundary.
LO002	10		0.43	Statutory bodies/stakeholders SCC Education – - Advise that Woodcroft First School currently oversubscribed. Projections across the Leek catchment indicate that the scale of new housing across it will mean that at least an additional 1 FE First school will need to be provided in Leek, and there is limited potential to expand existing first schools for this purpose. Educational contributions will be required. - Advise that St Edwards CofE Academy Middle School currently has some capacity. However projections across the Leek catchment indicate that the scale of new housing across it will mean that at least an additional 1 FE Middle school will need to be provided in Leek, and there is limited potential to expand existing first schools for this purpose. Educational contributions will be	The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to designated and historic assets.	- County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new First-, Middle-, and High Schools will be required within Leek. Educational contributions will be required. The District Council will work with the County Council to identify an appropriate solution. - County Highways advise that development of site acceptable subject to appropriately designed access point or points with adequate visibility, and maximum gradient. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement.	Allocation of site not considered necessary – new housing could be accommodated within an amended (extended) infill boundary.

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				required. - Advise that Westwood College currently has some capacity. However High Schools in the Leek catchment are projected to have insufficient capacity to accommodate any children generated from housing allocated across the catchment. There is limited potential to enlarge existing secondary schools in the Town. If it is not possible to enlarge existing schools to the level required for the proposed growth on existing sites, then additional land may be needed. Educational contributions will be required. - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts. - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school. SCC Highways - Acceptable subject to appropriately designed access point or points with adequate visibility which appears achievable. Footway must be widened on the frontage to 2m wide. Land falls sharply away from Sutherland Road. Maximum gradient of any access should be 1 in 10. Maximum gradient of any potentially adoptable highway is 1 in 15. Acceptability will depend on layout. Leek and Moorlands Historic Buildings Trust - There are good quality 19th century buildings opposite and adjacent to the LO002 and houses built on this road frontage would need to respect their scale and siting. Developer/Agent/Landowner – Landowner has confirmed support. Public response 50 comments - 48 objections and 2 support Issues raised: Objections •Infrastructure – Schools – Local School closed •Infrastructure - Traffic / Transport – - Exacerbate problem of access and egress from Sutherland Road to A53 (blind bend no visibility). - The density of traffic using the village has increased due to the Cheddleton housing developments. - More houses would increase the danger of accessing the road network. •Infrastructure – Other – - Mains drains would need to be installed to site. - This site and stream in LO021 is used for run off from local septic tanks where would outfall be ? - Lack of facilities – no schools or shop, post office and minimal public transport. •Landscape – - Site is in green belt//area of natural beauty and		- The land in question is within the Green Belt. In order for Longsdon to accommodate new development, an infill boundary will need to be created. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site LO002 for release from the Green Belt. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, any existing facilities/services in Longsdon will assess their capacity needs as a result of new development in Longsdon so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				previous planning applications refused on this ground. - Only area of green belt between urban areas of SM and Stoke. - Longsdon is set in SLA which should be preserved. •Nature Conservation – Impact on wildlife. •Flood Risk •Amenity (e.g. noise, privacy, loss of light) – - Additional noise of 28 houses spoil tranquillity of village. - Land slopes and will be overlooked by existing houses in Sutherland Road. •Scale of development – - Number of dwellings proposed is excessive and not in keeping with village/rural location and spoil character of village (infill better option). - Unlikely to meet Victorian character. - New development on the The New Inn Public House site to be bungalows only, suitable for older people. - Scale of proposed development would open up sites for more housing on green belt and would connect Longsdon to potteries and loose village status. •Government Policy – Against green belt policy. •Other – - Housing numbers for Longsdon excessive and more than double the average. - Infill development of say 10/15 houses max would seem to be a better option - There has been planning permission granted since 2012 for five dwellings on the New Inns Site as yet not developed. - Query viability of site given drain infrastructure required, serious waterlogging and Japanese knotweed. - Devalue existing properties. - Loss of views. - Better area for development would be around New Inn PH. - Extend village infill boundary to include all roads in Longsdon both sides of A53. - Impact on tourism as tourists visit charm of small villages around area. Support •Infrastructure -Traffic / Transport - - Traffic issues would be negligible we all have a bad junction somewhere on the way to work. - Site is accessible from Sutherland Road as access from A53 would be dangerous. - Site adjacent to community centre and might be an option to provide consolidated access. •Infrastructure – other – - Drainage is not an issue with state of the art sewage treatment plants. - Located in centre of village within walking distance of remaining facilities. •Landscape - There would be minimal visual impact providing design parameters are applied. •Nature Conservation		taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The development requirements for the different villages stem from the rural housing requirement set out within Policy SS3 of the Core Strategy, then split based on a combination of factors including existing village population/ assessed development capacities/ access to facilities and services etc. Longsdon is a ‘smaller village’.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				•Scale of development – - Site has strong frontage and is capable of accommodating 2 dwellings similar to surrounding development and would therefore meet infill policy in greenbelt. - Some of the site included within village boundary and Council feel that the site could accommodate 5 dwellings. The site could also provide access to LO021. - LO02 most suitable and relates best to existing layout and character of the village. - Site could accommodate 10 homes without impacting on views and openness of village. - It is a natural infill development site. •Other – - Many years of no housing resulting in declining population and cannot sustain services and facilities impacting on village character. - Additional housing is required to meet long term viability of village. - Requirement of 20 is appropriate.			
LO007 (part in draft infill boundary, part in Green Belt)	5		0.38	Statutory bodies/stakeholders SCC Education – • Advise that Woodcroft First School currently oversubscribed. Projections across the Leek catchment indicate that the scale of new housing across it will mean that at least an additional 1 FE First school will need to be provided in Leek, and there is limited potential to expand existing first schools for this purpose. Educational contributions will be required. • Advise that St Edwards CofE Academy Middle School currently has some capacity. However projections across the Leek catchment indicate that the scale of new housing across it will mean that at least an additional 1 FE Middle school will need to be provided in Leek, and there is limited potential to expand existing first schools for this purpose. Educational contributions will be required. • Advise that Westwood College currently has some capacity. However High Schools in the Leek catchment are projected to have insufficient capacity to accommodate any children generated from housing allocated across the catchment. There is limited potential to enlarge existing secondary schools in the Town. If it is not possible to enlarge existing schools to the level required for the proposed growth on existing sites, then additional land may be needed. Educational contributions will be required. • Consultation with SoT LEA will be required as there is potential for cross-boundary impacts. • In general consideration should be given to sites' proximity to essential infrastructure and services to	The proposed delivery of circa 5 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to designated and historic assets.	• County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new First-, Middle-, and High Schools will be required within Leek. Educational contributions will be required. The District Council will work with the County Council to identify an appropriate solution. • County Highways advise that site appears unable to achieve adequate visibility onto A53. However may be acceptable if accessed through LO002 or if frontage can be extended. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The land in question is within the Green Belt. In order for Longsdon to accommodate new development, an infill boundary will need to be created. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site LO007 for release from the Green Belt. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				maximise sustainable transport, eg walking to school. SCC Highways - appears unlikely to be able to achieve adequate visibility [onto A53]. May be acceptable if accessed through LO002 or if frontage can be extended. Leek and Moorlands Historic Buildings Trust - The road frontage of LO007 is lined by substantial houses set well back from the road and the building line of these would need to be respected. Developer/Agent/Landowner – Correspondence from owner received indicating immediate availability for housing. Also co-own LO021. Public response 46 comments - 44 objections and 2 support Issues raised: Objections • Infrastructure – Schools – Local Schools closed. • Infrastructure - Traffic / Transport – - Exacerbate problem of access and egress from Sutherland Road to A53 (blind bend no visibility). - Land would be required from adjoining sites to deliver safe visibility splays. - More houses would increase the danger of accessing the road network. • Infrastructure – Other – - Mains drains would need to be installed to site. - Lack of facilities – no schools or shop, post office and minimal public transport. • Landscape – - Site is in green belt/area of natural beauty and previous planning applications refused on this ground. - Only area of green belt between urban areas of SM and Stoke. - Longsdon is set in SLA which should be preserved. • Nature Conservation - Impact on wildlife. • Flood Risk • Amenity (e.g. noise, privacy, loss of light) - - Additional noise of 28 houses spoil tranquillity of village. - Land slopes and will be overlooked by existing houses in Sutherland Road. • Scale of development – - Number of dwellings proposed is excessive and not in keeping with village/rural location and spoil character of village. (infill better option). - Unlikely to meet Victorian character. - New development on the The New Inn Public House site to be bungalows only, suitable for the older people. - Scale of proposed development would open up sites for more housing on green belt and would connect		number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, any existing facilities/services in Longsdon will assess their capacity needs as a result of new development in Longsdon so that provision can be made to accommodate new residents. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The development requirements for the different villages stem from the rural housing requirement	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Longsdon to potteries and loose village status. •Government Policy - Against green belt policy. •Other – - Housing numbers for Longsdon excessive. - Infill development of say 10/15 houses max would seem to be a better option. - Query viability of site given drain infrastructure required. - Devalue existing properties. - Loss of views - There has been planning permission granted since 2012 for five dwellings on the New Inns Site as yet not developed. - Develop areas of brownfield land in Leek first. - Better area for development would be around New Inn PH. - Extend village infill boundary to include all roads in Longsdon both sides of A53. Support •Infrastructure -Traffic / Transport – - Traffic issues would be negligible we all have a bad junction somewhere on the way to work. •Infrastructure – other - Drainage is not an issue with state of the art sewage treatment plants. •Landscape - There would be minimal visual impact providing design parameters are applied. •Nature Conservation		set out within Policy SS3 of the Core Strategy, then split based on a combination of factors including existing village population/ assessed development capacities/ access to facilities and services etc. Longsdon is a 'smaller village'.	
Sites within the Green Belt							
LO021(small area in draft infill boundary, but most in Green Belt)	13		0.56	Statutory bodies/stakeholders SCC Education – • Advise that Woodcroft First School currently oversubscribed. Projections across the Leek catchment indicate that the scale of new housing across it will mean that at least an additional 1 FE First school will need to be provided in Leek, and there is limited potential to expand existing first schools for this purpose. Educational contributions will be required. • Advise that St Edwards CofE Academy Middle School currently has some capacity. However projections across the Leek catchment indicate that the scale of new housing across it will mean that at least an additional 1 FE Middle school will need to be provided in Leek, and there is limited potential to expand existing first schools for this purpose. Educational contributions will be required. • Advise that Westwood College currently has some capacity. However High Schools in the Leek catchment are projected to have insufficient capacity to accommodate any children generated from housing allocated across the catchment. There is limited potential to enlarge existing secondary schools in the Town. If it is not possible to enlarge existing schools to the level required for	The proposed delivery of circa 13 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to designated and historic assets.	• County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new First-, Middle-, and High Schools will be required within Leek. Educational contributions will be required. The District Council will work with the County Council to identify an appropriate solution. • County Highways advise that development of site would be acceptable if accessed through site LO002. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The land in question is within the Green Belt. In order for Longsdon to accommodate new development, an infill boundary will need to be created. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				the proposed growth on existing sites, then additional land may be needed. Educational contributions will be required. • Consultation with SoT LEA will be required as there is potential for cross-boundary impacts. • In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school. SCC Highways - would be acceptable if accessed through LO002. Developer/Agent/Landowner – Correspondence from owner received indicating immediate availability for housing. Also co-own LO007. Public response 45 comments - 43 objections and 2 support Issues raised: Objections • Infrastructure – Schools – Local schools closed. Primary school is full. • Infrastructure -Traffic / Transport - - Exacerbate problem of access and egress from Sutherland Road to A53 (blind bend no visibility) - More houses would increase the danger of accessing the road network. - Site is locked and would require access across other land. • Infrastructure – other – - Mains drains would need to be installed to site. - Lack of facilities – no schools or shop, post office and minimal public transport. • Landscape – - Site is in green belt /area of natural beauty and previous planning applications refused on this ground. - Only area of green belt between urban areas of SM and Stoke. - Longsdon is set in SLA which should be preserved. • Nature Conservation – Impact on wildlife. • Flood Risk • Amenity (e.g. noise, privacy, loss of light) – - Additional noise of 28 houses spoil tranquillity of village. - Land slopes and will be overlooked by existing houses in Sutherland Road. • Scale of development – - Number of dwellings proposed is excessive and not in keeping with village/rural location and spoil character of village. (infill better option). - Unlikely to meet Victorian character. - New development on the The New Inn Public House site to be bungalows only, suitable for the older people.		government planning guidance). This study recommends considering site LO021 for release from the Green Belt. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, any existing facilities/services in Longsdon will assess their capacity needs as a result of new development in Longsdon so that provision can be made to accommodate new residents. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. • Amenities – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • It is not considered that development of this particular site would be out of proportion with	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Scale of proposed development would open up sites for more housing on green belt and would connect Longsdon to potteries and loose village status. •Government Policy - Against green belt policy. •Other – - Housing numbers for Longsdon excessive. - Infill development would seem to be a better option. - Devalue property. - Loss of views - Better area for development would be around New Inn PH. - Site no feasible without others. - Density of the housing does not allow for any green space. - Extend village infill boundary to include all roads in Longsdon both sides of A53. Support •Infrastructure - Traffic / Transport- - Traffic issues would be negligible we all have a bad junction somewhere on the way to work. - Site is landlocked but in the same ownership as LO007 so can be accessed from A53. •Infrastructure – Other - Drainage is not an issue with state of the art sewage treatment plants. •Landscape - There would be minimal visual impact providing design parameters are applied. •Nature Conservation		the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The development requirements for the different villages stem from the rural housing requirement set out within Policy SS3 of the Core Strategy, then split based on a combination of factors including existing village population/ assessed development capacities/ access to facilities and services etc. Longsdon is a 'smaller village'.	

Draft - Lower Tean

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the infill boundary							
None							
				Statutory bodies/stakeholders Checkley Parish Council Increase in traffic not just from this area but if the surrounding areas are developed then this will raise the traffic levels. Lower Tean is also on the diversion route if the A50 is closed between Uttoxeter and Blythe Bridge. Surface water run off leads to increased flooding at Mill Lane, which already has an issue with flooding. Detrimental effect on heritage sites, views of the burial mound and the character of the village. Access to both sites are particularly hazardous. Loss of village identity as it will become sprawling and join up with Upper Tean. Infrastructure - Lack of public transport, amenities, and the substation would need upgrading. Local schools are already at capacity. Why green field sites? There are brown field sites ripe for development. Suggestions Fole Dairy isn't included on the maps as a potential site and it is brown field, and ideal for development. Environment Agency – There is sufficient capacity within the Leek and Checkley treatment works to support growth. However there are known sewer capacity issues with the main sewer from Draycott to Checkley STW. Checkley sewage treatment works serves Lower Tean.		- Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - Fole Dairy has the benefit of planning permission and will be counted towards the overall housing requirement. - See comments regarding sites below	Allocation of sites not considered necessary – new housing could be accommodated within the infill boundary.
Sites outside the infill boundary							
LT001	20	1		Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and if adequate visibility splays can be provided. Visibility splay be unlikely to be achieved onto Uttoxeter Road. Alternatively, access would be much more preferable off Heath House Lane. Footway should be provided to link between existing and the proposed access point. Crossroads should not be formed with Goldhurst Drive. SMDC Conservation - Site adjoins Willowgate, Grade II Listed cottage. Development could harm the rural setting of this building and form of the historic settlement.	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and proximity to historic assets. The site's proximity to designated assets and the inaccessibility of areas of existing	- The Highway Authority has raised an issue regarding access to the site from Uttoxeter Road. If access can be resolved to an acceptable standard then development could take place - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Leek and Moorlands Historic Buildings Trust - Lower Tean consists of three elements - the historic village with a cluster of Listed Buildings including a striking collection of farm buildings centred on a tall Dovecote (Listed Grade II) - A southern development: sizeable houses in generous grounds that sit well with Bank House (Listed Grade II) - A northern development: smaller, more densely packed and largely semi-detached houses The positioning of the 20th century developments both respected the historic core and allowed an appropriate style of housing to develop adjacent to Bank House (Listed Grade II). In contrast: the present proposals would have an immediate and damaging impact on the early settlement and its Listed Buildings and the archaeology of a field containing a major barrow (Scheduled Ancient Monument). We suggest searching for alternative development sites. LT001 adjoins Willowgate, Grade II Listed cottage. Development could harm the rural setting of this building and form of the historic settlement. Inappropriate. Developer/Agent – Land is available Public response 176 comments - 175 objections and 1 support Issues raised: Objections •Infrastructure – Schools – Schools full and Checkley School would need to expand limited options to do this. •Infrastructure - Traffic / Transport – - Increased traffic on narrow roads (Heath House Lane), poor access to site and poor visibility. - Poor public transport that does not operate at commuter times. - Parking already a premium on estate. - Heath House Lane and Teanhurst Road used as short cuts – danger to children and public footpath at junction. - A522 regularly used when A50 is closed. - Estate already used as short cut will be worse with increased traffic. - Plans to alter access into Willowgate refused due to safety concerns. •Infrastructure – Other – - No employment for additional 25 homes therefore more commuting adding to traffic and pollution. - No facilities for children to play safely.	employment are likely to have a negative effect.	- The site is located in the close to the historic core of the village and there are listed buildings adjacent to the site. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. The survey identifies the hedgerow as becoming more diverse further north and potentially qualify as SBI status. - The District Council is working with the County Council on the issue of school capacity. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Core Strategy clarifies the role that smaller villages play. They have a more limited role as service centres and will provide a limited amount of housing to provide local housing opportunities. - A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Shop is 1 mile away with little parking and disruptive at loading times. - Schools and GP's full. - Sewerage facilities poor in Upper Tean and will need to be improved. - Infrastructure in area already massively over capacity. - Housing should be nearer employment opportunities such as Cheadle, Uttoxeter and Stoke on Trent. •Landscape – - Site is greenfield site and good agricultural land. - Development would spoil the contours of the land, ancient field layout and visually changes open aspect of land fronting Uttoxeter Road. •Nature Conservation – Loss of wildlife habitat (owls, badgers, bats and buzzards) and hedges/hedgerows. •Flood Risk – - Increased risk of flooding for houses near river and water run-off from new development. - Flooding on Mill Lane and road opposite Dog and Partridge is an issue. •Amenity (e.g. noise, privacy, loss of light) – Loss of privacy and light and overlooking into rear gardens due to topography. •Scale of development - Development will block views of burial ground which is scheduled monument. - Modern development impact on historic village. - This is overdevelopment of the village and does not respect pattern of development in village. •Listed Building / Conservation Area - Site is adjacent to scheduled monument and will ruin views and historical significance of the area. - Site is also near village hall and Heybridge Farm (both listed). - Views impacting on setting of listed building – Willowgate. and Heybridge Farm – which paints historical picture of Lower Tean. •Government Policy – Brownfield sites should be used in preference to greenfield sites such as site at Fole Dairy. •Other – - Already low cost homes for sale in area. - What proportion of new housing would be affordable? - Development previously refused on site due to access issues and urban sprawl. No change since then except A50 is now A522 but still busy road. - Loss of village identity bringing Lower Tean closer to Upper Tean (ribbon development).		• The land has an agricultural classification of Grade 3 which means that it is good to moderate. • Fole Dairy has the benefit of planning permission and will be counted towards the overall housing requirement. • There is a requirement for the developer to provide a proportion of affordable housing on each site. • The Objectively Assessed Housing Need takes into account houses that are for sale.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Village needs to retain its historic character. - No shortage of housing in area and these are generally low cost. - Houses still for sale in mill devt in Upper Tean. - At public meeting in Nov 2011 land to north/west of Heath House public wanted land protected. - Will greatly increase the size of Lower Tean. - Better brownfield site at Fole Dairy. Support Infrastructure -Traffic / Transport – A522 less busy now that A50 completed. •Scale of development – - Better related than other sites put forward through the SHLAA. - It is of an appropriate size to meet the housing need identified. •Government Policy – Planning policy has changed both nationally and locally since previous determinations. •Other – - Can be delivered in a short timescale. - Total increase in population would be 66 people less than 10% of existing population. This is not a disproportionate increase. - Greenfield sites need to be developed in addition to brown field sites such as Fole Dairy. - The existence of vacant housing is not an alternative to new development.			
LT002	6		0.30	Statutory bodies/stakeholders SCC Highways - May be acceptable if visibility splays can be achieved, which may be difficult. Minimum 2m footway should be provided on frontage if visibility can achieved. SMDC Conservation - Group of Listed Buildings across road to the south. Development could harm the rural character and historic form of the village. Leek and Moorlands Historic Buildings Trust - Lower Tean consists of three elements • the historic village with a cluster of Listed Buildings including a striking collection of farm buildings centred on a tall Dovecote (Listed Grade II) • A southern development: sizeable houses in generous grounds that sit well with Bank House (Listed Grade II) • A northern development: smaller, more densely packed and largely semi-detached houses The positioning of the 20th century developments both	The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and proximity to historic assets. The site's proximity to designated assets and the inaccessibility of existing employment are likely to have a negative effect.	• The Highway Authority has raised an issue regarding access to the site. If access can be resolved to an acceptable standard then development could take place • The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The site is located in the close to the historic core of the village and there are listed buildings adjacent to the site. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				respected the historic core and allowed an appropriate style of housing to develop adjacent to Bank House (Listed Grade II). In contrast: the present proposals would have an immediate and damaging impact on the early settlement and its Listed Buildings and the archaeology of a field containing a major barrow (Scheduled Ancient Monument). We suggest searching for alternative development sites. LT002 has a group of Listed Buildings across road to the south. Development could harm the rural character and historic form of the village. Inappropriate. Developer/Agent – land availability unknown Public response 172 comments - 172 objections Issues raised: Objections: Infrastructure – Schools – Schools full and Checkley School would need to expand limited options to do this. •Infrastructure - Traffic / Transport - Poor public transport that does not operate at commuter times. - Heath House Lane and Teanhurst Road used as short cuts – danger to children and public footpath at junction. - A522 regularly used when A50 is closed. - Increased amount of traffic using roads, poor access to site and dangerous junctions with low visibility. - Plans to alter access into Willowgate refused due to safety concerns. - Increase in cars causing danger for children and pedestrians. - A522 used as cyclist race course extra traffic would cause danger to cyclists and other road users. - Amount of tractors and hgv's using Teanhurst and Heath House lane as rat run with some getting stuck. •Infrastructure – Other - No employment for additional 25 homes therefore more commuting adding to traffic and pollution. - No facilities for children to play safely. - Shop is 1 mile away with little parking and disruptive at loading times. - Schools and GP's full. - Sewerage facilities poor in Upper Tean and will need to be improved. - Infrastructure already at capacity. •Landscape – - Site is greenfield site and good agricultural land. - Development would spoil the contours of the land, ancient field layout.		• The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. • Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The District Council is working with the County Council on the issue of school capacity. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Core Strategy clarifies the role that smaller villages play. They have a more limited role as service centres and will provide a limited amount of housing to provide local housing opportunities. • The land has an agricultural classification of Grade 3 which means that it is good to moderate. • Fole Dairy has the benefit of planning permission and will be counted towards the overall housing requirement. • There is a requirement for the developer to provide a proportion of affordable housing on each site. • The Objectively Assessed Housing Need takes into account houses that are for sale.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Loss of open aspect of site fronting Uttoxeter Road. - Natural underground water courses through fissures in this field. Could cause underground water pressure if blocked by development. - Several active domestic wells adjacent to older properties. - Site is SLA and recent planning applications for small development have been refused on these grounds. - Development would impact on setting, heritage and landscape. •Nature Conservation – Loss of wildlife habitat (owls, badgers, bats and buzzards) and hedges/ hedgerows. •Flood Risk – - Increased risk of flooding especially near river despite flood defences being improved. - Increased flooding on Uttoxeter Road and Mill Lane. •Amenity (e.g. noise, privacy, loss of light) – Loss of privacy and light and overlooking into rear gardens due to topography. •Scale of development – - This is overdevelopment of the village and does not respect pattern of development in village. - Will block views of ancient burial ground. •Listed Building / Conservation Area – - Development would cause significant damage to protected monument. - There are a number of architecturally significant buildings near the plot. Development would spoil the attractiveness of these and village. •Government Policy – Brownfield sites should be used in preference to greenfield sites better site at Fole Dairy. •Other – - Already low cost homes for sale in area. - What proportion of housing would be affordable? - Site is outside village boundary and would result in loss of village identity by bringing Lower Tean closer to Upper Tean (ribbon development). - No shortage of housing in area and these are generally low cost. - Houses still for sale in mill devt in Upper Tean. - At public meeting in Nov 2011 land to north/west of Heath House public wanted land protected. - Will greatly increase the size of Lower Tean. - Development previously refused on site due to access issues and urban sprawl. - This part of Lower Tean retains its historic character modern development will spoil this. - Better brownfield site at Fole Dairy.			

Draft - Oakamoor

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the infill boundary							
				Environment Agency – Draft infill boundary in Oakamoor which include additional land in floor plain and likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Environment Agency – Where the main sewer is not available, packaged treatment plants and other non-main solutions are able to operate effectively and discharge their treated effluent safely into the water environment. Issues have been raised regarding this area, and the impact of the allocations needs to be considered. SCC Education – - Advise that Valley Primary School currently has capacity. However only 4 miles from St Werburgh's Primary School in Kingsley, which is currently oversubscribed. Large scale development across the Cheadle Rural north catchment as a whole would not be able to be accommodated at the existing schools. Educational contributions will be required from additional school places. - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts. - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, e.g. walking to school.		Comments noted.	Allocation of sites not considered necessary – new housing could be accommodated within the infill boundary.
				Oakamoor Parish Council responses: OA016 – Unsuitable for housing due to: Topography Numerous underground springs Imminent Conservation Village status OA026 – unsuitable for housing due to: Topography Imminent Conservation Village status OA030 – unsuitable for housing due to: Topography Access OA031 - Further to our earlier recommendation, a redundant plot of land (former children's play area) lies directly opposite this area. Given the major land slip difficulties experienced with the current development (13/00163/FUL) adjacent to OA031, we – again - would recommend that this area is swapped for the land lying opposite.		Comments noted. Housing commitments between 2011-2015 will be factored in to calculate the village's residual housing requirement to 2031. This will inform the Council when it decides whether allocations need to be proposed in this village.	

Site Reference	Capacity dwellingss	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			General: Oakamoor has currently two houses under development and planning has been recently approved for a further seven. Given the housing allocation is ten, we would expect, with the one parcel of land outlined above, and the two approved developments, that this would more than fulfil the estimated requirement. SMDC Conservation Officer - Potential for Conservation Area designation. Boundary around the Holy Trinity Church should be removed – Infilling would be harmful to historic character and views. Leek and Moorlands Historic Buildings Trust – Oakamoor has been put forward in the Churnet Valley Master-plan as a potential Conservation Area. It would be premature to determine development boundaries until the Conservation Area boundaries have been established, as further building here on any of the proposed sites could have a damaging impact on the historic settlement. In determining the development boundary we suggest the church and its churchyard are omitted.			
OA026 (mostly outside boundary but access point within boundary)	11	0.52	Statutory bodies/stakeholders Woodland Trust – Object as site adjacent to ancient woodland SCC Highways - Not directly connected to the highway. Only access appears to be along a narrow, private unadopted unsurfaced track. Land will be required to provide an access of adequate width. Visibility is also restricted at the access onto Star Bank - land also likely to be required for visibility. Is any other access route possible? SMDC Conservation Officer - Work needed to establish any detrimental impact on settlement character and form. During the course of assessing the proposed Conservation Area..[this site has].. been identified as highly sensitive and unsuitable for housing allocations. Leek and Moorlands Historic Buildings Trust - An exceptionally steep site flanking the track leading to Staffordshire Wildlife Trust's site of Cotton Dell. This currently provides a natural boundary the eastern side of the historic settlement and should be left undeveloped. Developer/Agent/Landowner – correspondence from owner/agent received, re-affirming support for residential allocation. Public response 4 comments - 4 objections	The proposed delivery of circa 11 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	- County Education advise that whilst there are no capacity issues at Oakamoor Valley primary School, there are however capacity issues across the Cheadle Rural north catchment as a whole. Therefore educational contributions will be required for additional school places. - County Highways advise that site does not appear connected to highway, and there are access issues. However clarification has been provided to SCC that access is proposed via Rose Bank Cresecent, not the western access to Cotton Dell. Highways comments are awaited on this basis. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, any existing facilities/services in Oakamoor will assess their capacity needs as a result of new development in Oakamoor so that provision can be made to	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Issues raised: Objections - Infrastructure - Traffic / Transport – - Lack of road infrastructure. - Country roads already have to cope with traffic to Alton Towers, JCB, Hales Caravan park etc. - Infrastructure – Other – - Lack of services such as schools doctors etc. - Significant development along Farley Road causing issues re sinkholes and landslip issues. - Landscape - Nature Conservation – - This site adjoins a Wildlife Trust Nature Reserve. There would be large adverse impacts upon it in both nature conservation and landscape terms. - Any idea of using it as an access to the site is ridiculous. - Scale of development – Development ruin small traditional village.		accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Conservation, SMDC Environmental Health, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. With regards land stability the Council consults with Coal Authority and County Minerals Planning Authority during Local Plan preparation. In addition prior to the commencement of any development further investigative work may be required. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed.	
Sites outside the infill boundary							
OA016	9		0.40	Statutory bodies/stakeholders SCC Highways - Acceptable subject to suitable access and visibility. Footway should be provided on frontage. Carr Bank is steep and with limited pedestrian provision. SMDC Conservation Officer - Work needed to establish any detrimental impact on settlement character and form. During the course of assessing the proposed Conservation Area..[this site has].. been identified as highly sensitive and unsuitable for housing allocations. Leek and Moorlands Historic Buildings Trust - Outside and above the northern boundary of the historic settlement on an extremely steep site. Its development will put pressure on a narrow road already constrained by historic buildings. Developer/Agent/Landowner – Owner has confirmed support for residential allocation.	The proposed delivery of circa 9 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	- County Highways advise that development of site acceptable subject to suitable access and visibility. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Conservation, SMDC Environmental Health, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. With regards land stability the Council consults with Coal Authority and County Minerals Planning Authority during Local Plan preparation. In addition prior to the commencement of any development further	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Public response 2 comments - 2 objections Issues raised: Objections - Infrastructure - Traffic / Transport – Impact on already overstretched road network (quarry and Alton Towers). - Infrastructure – Other - Significant development along Farley Road causing issues re sinkholes and landslip issues - Landscape - Nature Conservation - This site adjoins a Wildlife Trust Nature Reserve. There would be adverse impacts upon it. - Scale of development - Development ruin small traditional village.		investigative work may be required. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed.	
OA030	23		0.77	Statutory bodies/stakeholders SCC Highways - Acceptable subject to appropriate access design and visibility provision. Careful consideration required for pedestrian access to village - at the very least a footway on the frontage as far as the proposed access. Possible pedestrian route through OA031? SMDC Conservation Officer - Work needed to establish any detrimental impact on settlement character and form. Leek and Moorlands Historic Buildings Trust - Likely to have a detrimental impact on settlement character and form. An assessment of the sites industrial remains should be an important consideration here. Developer/Agent/Landowner – agent of landowner has advised of their support for residential allocation. Public Response 4 comments - 4 objections Issues raised: Objections - Infrastructure - Traffic / Transport – Impact on already overstretched transport infrastructure (Quarry and Alton Towers) - Infrastructure – Other – - Severn Trent water have recently denied the use of land drains, to remove excess surface water in this area, as they had determined that the current system did not possess sufficient additional capacity. - Land has been destabilised due to development at Farley Road further development could have catastrophic results. - Subsidence and sink hole issues on site. - Landscape – Development impact on landscape and environment.	The proposed delivery of circa 23 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	- County Highways advise that development of site acceptable subject to appropriate access design and visibility provision, and consideration for pedestrian access to village. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Conservation, SMDC Environmental Health, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. With regards land stability the Council consults with Coal Authority and County Minerals Planning Authority during Local Plan preparation. In addition prior to the commencement of any development further investigative work may be required. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - It is not considered that development of this	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Nature Conservation - Site connects to wildlife reserve. - Amenity (e.g. noise, privacy, loss of light) - The topography of this site would result in overlooking This loss of privacy and light would be unacceptable. - Scale of development - Development ruin small traditional village. - Other – Site identified by NFUM as low factor of safety with possible risk of land movement..		particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year.	
OA031	20	0.66	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and visibility provision. Farley Road must be widened on the frontage and a footway provided. Allowance should be made for a potential pedestrian route through the site for access to OA030. SMDC Conservation Officer - Work needed to establish any detrimental impact on settlement character and form. Leek and Moorlands Historic Buildings Trust - The creation of a bund is already underway here (SMD/2014/0834). Its visual impact on the historic settlement is considerable as would any further development. Developer/Agent/Landowner – correspondence received from owners confirming interest in releasing site for housing. Public Response 4 comments - 4 objections Issues raised: Objections - Infrastructure - Traffic / Transport - Would place an additional burden on the over stretched transport infrastructure (quarry and Alton towers traffic) – Narrow and dangerous roads. - Infrastructure – Other – - The land is unsuitable for development due to subsidence / sink hole issues. £2.5m to stabilise land at Farley Road – how ca the site be viable? - It has been identified by (NFUM) and their geotechnical engineers as having an ACTIVE landslide with movement recorded as far up to the tree line due East of OA031. - Approximately 90% of the land covered by OA031 has a slip plane approx 4 metres below the surface. This in itself makes this land unsuitable for construction without a huge investment in stabilisation. - It is also land known to have had historic mining and marl extraction. - The border of OA031 with the new development adjacent to Threeways will also have a huge number of subterranean concrete	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	- County Highways advise that development of site acceptable subject to access design and visibility provision. Farley Road must be widened on the frontage and a footway provided - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Conservation, SMDC Environmental Health, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. With regards land stability the Council consults with Coal Authority and County Minerals Planning Authority during Local Plan preparation. In addition prior to the commencement of any development further investigative work may be required. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				piles installed • Landscape - Affects the landscape and sensitive environment. - • Nature Conservation - This area is one of the most beautiful parts of Staffordshire and connects to a Staffordshire Wildlife Reserve. • Flood Risk – - Approx 75% of the land covered by OA031 is also affected by a natural spring that flows down the hill from where OA030 meets OA031 and runs onto Farley Road. - Severn Trent Water have denied the use of these land drains on previous applications on the basis the current system does not possess sufficient additional capacity. • Amenity (e.g. noise, privacy, loss of light) • Scale of development - Development ruin small traditional village.		site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process.	

Draft - Other Areas

Question 5a - Potential sites suitable for housing and employment

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the Green Belt							
OC003 (south of Hulme)	6		0.25	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and visibility splay provision. Additional land from the builders yard is likely to be required to provide adequate visibility splay. Developer/Agent – Land is available Public response – No comments received	The development of brownfield, grade 4 ALC land is considered to have a positive effect, as could the site's accessibility to areas of open space and the proposed delivery of circa 6 dwellings. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets are likely to have a negative effect.	The site is within the Green Belt. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study concludes that site OC003 should not be considered for release from the Green Belt.	
Sites outside the infill boundary							
OC055 (Blythe Park Cresswell)	Employment		8.58	Statutory bodies/stakeholders Draycott Parish Council - The Local Plan does not include the 168 houses next to the Business Park (approved Feb 2015). No objection to the principle of less than 25 dwellings in the Parish but the chosen site on Core Plan Map is not supported (poor location, access and suitability) - Object to OC055 & Policy SS6c: Insufficient justification text. No assessment of impact on Cresswell settlement and toxicity. - Concerns over the consultation/determination of the Blythe Park site which was approved in Feb 2015. Consider that the concerns of the community were not fully considered. - Blythe Park already has areas within its boundaries for expansion Developer/Agent Turley – Support – Client's site only partially features within site options consultation document and should be included in entirety. Welcome formal allocation of OC055 as employment site. Western parcel of land should be allocated for residential use. Help meet housing needs. There are no environmental constraints on site restricting development that cannot be overcome by mitigation. Creation of 1,000 full time jobs. Decision by SMDC to grant planning permission demonstrates Council are supportive of development on this site. Public response 11 objections, 1 support Objections - Infrastructure – Schools – There are no schools within walking distance of site. - Infrastructure - Traffic / Transport – Increase in traffic at peak times would be unsafe, especially	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site is located away from designated and historic assets. However, the site is inaccessible to services and facilities, is within a flood zone which are both assessed to have a significant negative effect. The development of greenfield, grade 4 ALC land is considered to have a negative effect.	SITE HAS PLANNING PERMISSION PENDING	Site has planning permission – No Decision issued March 2016

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				around Blythe Bridge. Road from Cresswell to Draycott has pinch point at the Izaak Walton. Issue of HGV's using local road network (Draycott and Cresswell, Hilderstone) No land acquired by developer for footpath. Local bus service poor so increased car users. Access to site dangerous. Surrounding road network will be congested and dangerous. • Infrastructure – Other – There are no amenities for 168 houses such as doctors and dentists and shops within 2 miles therefore residents will have to use their car to travel to Cheadle or Blythe Bridge • Landscape – Damage to wildlife and landscape. Location of site in SLA and green field site. • Scale of development - Cresswell is classified as a hamlet. Werrington and Cellarhead and Waterhouses are also hamlets and their development in the local plan is a lot smaller. 10 hectares of employment developments is needed in the WHOLE of the Staffordshire Moorlands. The local plan has put 8.58 hectares of this just in Cresswell Scale of development including houses too big for hamlet. • Nature Conservation – Impact on wildlife and hedgerows. Next to nature reserve. • Amenity – Area much noisier. Amenity The noise of HGV's travelling through the residential area and the safety aspect of these vehicles travelling around proposed roundabouts close to pedestrians and cyclists is unacceptable. A limit of 16 HGV's at night has been proposed but there is no limit during the day. Health and safety is a HUGE issue. • Flooding – Area prone to flooding. In flood risk area 1, 2 and 3. • Listed Building / Conservation Area – • Government Policy - The local plan does not correspond with the adopted Core Strategy. It corresponds with the DRAFT Core Strategy which was rejected and support for the expansion of Blythe Business Park" in the draft Core Strategy was removed. • Other - Support of expansion not justified in supporting text. The evidence indicates 70ha of employment land available in rural areas (over 56ha with planning permission) Impact on Cresswell. Known toxic industrial waste. Is expansion feasible or desirable? There is still land off the site not remediated.			

Draft - Rudyard

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the draft infill boundary							
None							Allocation of sites not considered necessary – new housing could be accommodated within an amended (extended) infill boundary.
Sites within the Green Belt							
			Environment Agency – Where the main sewer is not available, packaged treatment plants and other non-main solutions are able to operate effectively and discharge their treated effluent safely into the water environment. Issues have been raised regarding this area, and the impact of the allocations needs to be considered. SMDC Conservation – Proposed Conservation Area. Discuss sites near reservoir access (land associated with Rudyard Hotel) would have a major impact on openness of the area and future devel associated with the reservoir.		Comments noted.		
RU016	13	0.53	Statutory bodies/stakeholders Horton PC - object on highway grounds, there is no access to site and development would create excessive traffic. Access to the Caravan site is also from Lake Road. SCC Education – - Advise that St Michaels CE First School currently oversubscribed. However additional school places in this catchment are unlikely to be needed to mitigate the impact of this scale of development - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school SCC Highways - RU016 – Not connected to highway. How is access proposed? Not directly connected to the public highway. The Drive is a private/unadopted road, potholed and breaking up. The Drive will need reconstructing with agreement of owners and bringing up to acceptable standard. Gradient at junction with Camrose Hall is steep, this will need to be reduced, again by agreement with owners. The Drive narrows to a field access at 'White Barn' - additional land may be required to construct an acceptable access. SMDC Conservation - Need to assess on site. Likely detrimental impact on form of village/ setting of canal	The proposed delivery of circa 13 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from historic assets are likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	- County Education advise that whilst the local First School is currently oversubscribed, additional school places in the catchment are unlikely to be needed. - County Highways raise physical/legal/ownership issues regarding access of this site from 'The Drive'. It would need to be established whether these issues are viably surmountable (or whether alternative access arrangements are available). - The land in question is within the Green Belt. In order for Rudyard to accommodate new development, an infill boundary will need to be created. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site RU016 for release from the Green Belt. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work.		

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				feeder. Developer/Agent/Landowner – Landowner has confirmed site is available for housing. Also clarifies that some adjacent land to the south (connecting to ‘The Drive’) is also available. Public response 14 comments - 14 objections Issues raised: Objections - Infrastructure - Traffic / Transport – - No access to site without demolition of house/garage. - Lake Road is very narrow with no parking restrictions or turning areas. - The Road also serves, Hotel, sailing club, caravan site, church,lake and visitors centre and parking causes problems and congestion. - Infrastructure – Other – Development would affect main sewer that runs across the site. - Landscape – - Site would be very visible and detract from natural beauty of area. - Site is in green belt - Nature Conservation – Damage to ecology - Flood Risk – Site next to stream and adjacent fields have flooded in past. - Amenity (e.g. noise, privacy, loss of light) - development would lead to noise and loss of privacy. - Scale of development – Would alter character of village. - Other – De value property Footpath runs along site.		• The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year.	
RU020	14	0.43	Statutory bodies/stakeholders Horton PC – This is the preferred site SCC Education – • Advise that St Michaels CE First School currently oversubscribed. However additional school places in this catchment are unlikely to be needed to mitigate the impact of this scale of development • Consultation with SoT LEA will be required as there is potential for cross-boundary impacts • In general consideration should be given to sites’ proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school SCC Highways - Acceptable subject to access design and visibility splays. SMDC Conservation - Need to assess on site. Likely to be	The proposed delivery of circa 14 dwellings is considered to have a significant positive effect. Similarly, the site’s accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site’s proximity to historic assets, the district ecological importance of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	• County Education advise that whilst the local First School is currently oversubscribed, additional school places in the catchment are unlikely to be needed. • County Highways have advised that development of site acceptable subject to access design and visibility splays. • The land in question is within the Green Belt. In order for Rudyard to accommodate new development, an infill boundary will need to be created. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site RU020 for release	Allocation of site not considered necessary – new housing could be accommodated within an amended (extended) infill boundary.	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				acceptable. Developer/Agent Rob Duncan Planning Consultants - Support Public response 13 comments - 3 objections and 10 support Issues raised: Objections - Infrastructure - Traffic / Transport- Roads cannot accommodate additional traffic. - Infrastructure - Other - Landscape – This is a local beauty spot. - Nature Conservation - Flood Risk - Amenity (e.g. noise, privacy, loss of light) – Loss of light and privacy plus additional noise. - Scale of development Support - Infrastructure -Traffic / Transport - It has good access/egress to highway and public transport. Existing access same ownership as site. - Landscape – Site is brownfield site. - Flood Risk – not in flood plain. - Amenity (e.g. noise, privacy, loss of light) - Scale of development – Relate well to existing development and character of village. Well screened. - Other – More housing is needed and this site very suitable. On site of old hotel so already developed land. Permission already granted for housing but approval lapsed. Preferred option of Parish Council. Site achievable and viable within 5 years.		from the Green Belt. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year.	

Draft - Rushton Spencer

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the infill boundary							
				Environment Agency – Where the main sewer is not available, packaged treatment plants and other non-main solutions are able to operate effectively and discharge their treated effluent safely into the water environment. Issues have been raised regarding this area, and the impact of the allocations needs to be considered. SCC Education: - Rushton CE Primary School currently has some capacity. The small number of homes proposed in Rushton Spencer should not impact significantly on this school. - Given the total number of dwellings proposed across the entire catchment area, additional school places are unlikely to be needed to mitigate the impact of this scale of development in the area. - Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. - In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school. General objections: - apparent omission of the permitted housing development site off Sugar Street, to the south of the school and request its inclusion Other: - Site RS006 forwarded for inclusion by landowner.		- Staffordshire County Education Authority advise that there is currently some spare capacity at Rushton CE Primary School and that the small number of homes proposed in Rushton Spencer should not impact significantly on this school. Additional school places are unlikely to be needed to mitigate the impact of this scale of development in the area. - Housing commitments between 2011-2015 will be factored in to calculate the village's residual housing requirement to 2031. This will inform the Council when it decides whether allocations need to be proposed in this village. - The EA have not ruled out development of any of the sites, subject to consideration of each of their impacts.	Allocation of sites not considered necessary – new housing could be accommodated within an amended (extended) infill boundary.
RS005	7		0.45	Statutory bodies/stakeholders Summary of Parish Council meeting submitted by District Councillor - The requirement for five houses can be met by infill development within the existing infill boundary. - None of the sites are suitable or desirable for development and should be removed from future consideration. - The village does not have a mains sewerage system. - Traffic issues were a cause for concern. SCC highways - Slopes up from Sugar Street. Will need careful design to achieve acceptable gradients. Mature hedge and stone wall on Sugar Street frontage. Footway 2m wide should be provided on Sugar Street. Likely to	The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the district ecological importance of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	- The Highways Authority advise that subject to acceptable gradients and provision of 2m footway, likely to acceptable subject to access design and visibility. - It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas,	Does not need to be allocated: site lies within existing infill boundary

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				acceptable subject to access design and visibility. Developer/Agent/Landowner – Landowner confirms that would be willing to release the land for future development. Public response 11 comments – 11 objections Objections • Infrastructure – Schools Primary School is oversubscribed. • Infrastructure -Traffic / Transport – • Frontage on Sugar Street is already heavily congested with farm vehicles and school traffic. • Access road is narrow and existing residents park there. Location is on a badly drained junction. • Leek Old Road needs traffic calming implementation. • Public transport is poor. • Landscape – • Development would impact the rural character of the village • Earlier application to convert field into garden was refused on these grounds. • Field is integral part of unspoilt village setting. • Land is on a steep upwards slope. • Ivy House opposite is already approved for 11 houses adding to congestion and housing density. • Lack of public transport, shops, doctors. Post office etc. • Development would change the rural nature of the village. • Flood Risk – Surface water run-off and standing water is an issue on this site. Sugar Street is subject to flooding. • Scale of development – prominent position in the village • Other – Lack of demand for existing housing.		footpaths. Similarly, any existing facilities/services in Rushton Spencer will assess their capacity needs as a result of new development in Rushton Spencer so that provision can be made to accommodate new residents. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area’s objectively assessed housing needs.	
Sites within the Green Belt							
RS009	30	1	Statutory bodies/stakeholders SCC highways - Acceptable subject to access design and provision of visibility splays of 2.4mx120m. Developer/Agent/Landowner – Landowner has confirmed supports residential allocation. Public response 10 Comments - 10 objections Objections • Infrastructure – Schools. Local schools fully subscribed. • Infrastructure -Traffic / Transport – • Access issues. • Narrow frontage onto A523, Dangerous junction at the Royal Oak pub. • Infrastructure – other.	The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site’s accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site’s proximity to historic assets, the district ecological importance of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	• County Highways advise that development of site acceptable subject to access design and provision of visibility splays. • The land in question is within the Green Belt. In order for Rushton Spencer to accommodate new development, the Green Belt boundary may need adjustment. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that RS009 is not released from the Green Belt. • It is not considered that development of this particular site would be out of proportion with		

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- No mains sewer. Properties rely on septic tanks. - Landscape - Land held under lifetime agricultural tenancy. - Impact on rural street scene. - Scale of development - The site is identified as being capable of delivering 30 dwellings, over 4 times the identified requirement for the village across the 20 years to 2031. - Listed Building / Conservation Area - Government Policy – Green belt site. Identified development needs can be met from non-green belt sites within the immediate locality. Release of RS09 would be inconsistent with the development priorities and scale of development appropriate for Smaller Villages as set out in the Core Strategy Local Plan. - Other – Lack of demand for housing. Existing development land not started shows lack of demand. Housing needs can be delivered by infill.		the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, any existing facilities/services in Rushton Spencer will assess their capacity needs as a result of new development in Rushton Spencer so that provision can be made to accommodate new residents. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work.	
Sites outside the infill boundary							
RS007	26		0.84	Statutory bodies/stakeholders SCC highways - Footway should be widened to 2m on frontage. Accesses will require visibility splays of 2.4m x 120m Developer/Agent/Landowner – correspondence from landowner confirms site still deliverable for housing. Public response 9 Comments - 9 objections Objections - Infrastructure -Traffic / Transport – Site too narrow for access road plus new row of houses. Limited visibility to main road. - Infrastructure – other	The proposed delivery of circa 26 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the district ecological importance of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	- County Highways advise that visibility splays and footway widening required, but otherwise development not ruled out. - When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. - The Council would expect that any development proposals affecting a public right of way would avoid impacting upon its route (or require	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Partially contaminated site. - Septic tank contamination. Drainage issues from those built there already. Further houses would exacerbate this. - Legal mine on site. 6 homes already built on site, these did not prove to be affordable. - No access to mains sewer. - Landscape – 2m Public footpath on site - Nature Conservation – Previously a designated SSI - what happened to remove this? - Flood Risk – - Damage and loss of existing land drains and soakaways has led to standing water and flood risk. - Drainage and contamination issues are part of ongoing legal dispute. Brook runs through site with known flood risk. - Other – Employment in the village is limited. Most housing owned by elderly residents which will be available within next few years.		appropriate re-routing as required under legislation). - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Owing to its size, range of facilities/services, etc, Rushton Spencer is identified in the adopted Core Strategy as a 'smaller village' meaning that the scale of housing proposed relates to local needs only; and only limited economic development is envisaged.	
RS015	12	0.41	Statutory bodies/stakeholders SCC Highways: Visibility at Tanhouse Lane onto A523 is severely restricted. May be acceptable if access is provided directly onto A523 subject to access design and visibility Developer/Agent/Landowner – Owner position unknown. Public response 10 comments – 10 objections Objections - Infrastructure – Schools – School full to capacity - Infrastructure -Traffic / Transport – Tan House Lane is single track with a blind junction to the A523 - Infrastructure – other. Limited facilities, shops, public transport etc. - Landscape – Development would spoil the green field approach to the village. - Amenity (e.g. noise, privacy, loss of light) - loss of local open space. Only flat green space in the village. .Site is better suited to community use. - Other - Housing needs should be met by infill. Should be used for future expansion of the business rather than for housing.	The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the district ecological importance of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	- County Highways advise that visibility to site is severely restricted but development may be acceptable if access is provided directly onto A523. - Owing to its size, range of facilities/services, etc, Rushton Spencer is identified in the adopted Core Strategy as a 'smaller village' meaning that the scale of housing proposed relates to local needs only; and only limited economic development is envisaged.	

Draft - Stockton Brook

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the draft infill boundary							
None							Allocation of sites not considered necessary – new housing could be accommodated within an amended (extended) infill boundary.
Sites within the Green Belt							
SB014	10		0.35	Statutory bodies/stakeholders: Endon Parish Council – Object re greenbelt, narrow access to site and understand planning permission already granted on residential garden area. SCC Highways - No existing access off Willfield Lane. Declassified one-way road with no footways or street lighting. Considerable level difference. Overall appears inappropriate site for development in terms of highways safety. Developer/Agent/Owner – Land available. Public response 8 comments - 7 objections and 1 support Issues raised: Objections • Infrastructure – Schools – Local schools near or at capacity. • Infrastructure - Traffic / Transport – Roads cannot accommodate additional traffic. Surrounding roads used a cut through from Brown Edge to A53. Moss Holl/Leek Rd junction dangerous, no pavements, no lights and high volume of traffic. Stanley Road especially congested with 1 way listed bridge with heavy and large vehicles using this. • Infrastructure - Other • Landscape – Site is in greenbelt • Nature Conservation – Impact on wildlife • Flood Risk – Existing plot absorbs rainwater. • Amenity (e.g. noise, privacy, loss of light) • Scale of development Number of houses excessive for plot. • Government Policy • Other Support • Infrastructure -Traffic / Transport	The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from historic assets are likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's district ecological importance and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	• It would appear that access to this site is problematic and the Highway Authority's concerns require careful consideration. • There appears to be no recent relevant planning history on the site. • The land in question is within the Green Belt, though the Staffordshire Moorlands Core Strategy categorises Stockton Brook as a 'smaller village' which will include an infill boundary (to be determined through the Local Plan process). The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site SB014 could be considered for release from the Green Belt. • Staffordshire County Council say that St Luke's Primary School (Endon) currently has insufficient capacity for the likely number of pupils generated from the overall level of development in that catchment. Endon High School is also projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Landscape		measures will be taken as part of the site development to address any surface water issues. The number of houses suggested for the site is an estimate at this stage and is not fixed. The actual number will reflect site constraints.	
SB016	15	0.66	Statutory bodies/stakeholders: Endon Parish Council – Support site has good access, sustainable location and would form integral part of village. SCC Highways - Existing bellmouth access into the site, currently bollarded off, would appear easy to extend to provide a site road Developer/Agent/Owner – Availability unknown. Public response 40 comments - 5 objections plus petition (34) and 1 support Issues raised: Objections Infrastructure – Schools – local schools oversubscribed. Infrastructure - Traffic / Transport – Visibility will be restricted by listed canal bridge and busy entrance to golf club. Traffic lights Infrastructure – Other – Uncertainty over ground conditions re levels of peat and ground gas may affect viability. Village lacks facilities such as shop or school and residents have to travel. Landscape – Site is in green belt and area of natural beauty. and will be viewed from alongside the canal. Nature Conservation – impact on wildlife Flood Risk – Site has been subject to surface water flooding. Flooding in back gardens a problem. Scale of development – Cluster of development out of character with linear form of village. Why can't housing development site at old community centre count towards housing numbers for Stockton Brook? Listed Building / Conservation Area – Mayfield is listed and surrounded by ancient woodland. Site abuts Caldon Canal Conservation Area and 4 listed buildings within 100m range. Development will cause harm to heritage assets. Access road runs through grounds of listed building which will impact on its character and appearance. Other – Given viability issues site unable to deliver affordable housing numbers. Harm of delivering 15 units does not outweigh benefits.	The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, district ecological importance and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	- The Highway Authority does not raise any issues to suggest that the site is undevelopable. - Staffordshire County Council say that St Luke's Primary School (Endon) currently has insufficient capacity for the likely number of pupils generated from the overall level of development in that catchment. Endon High School is also projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. - Ground conditions would be investigated before any development took place on the site. - New development is the main way to deliver new or improved infrastructure / services. Infrastructure needs specifically related to a new development will be provided as part of that development. - The land in question is within the Green Belt, though the Staffordshire Moorlands Core Strategy categorises Stockton Brook as a 'smaller village' which will include an infill boundary (to be determined through the Local Plan process). The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site SB016 could be considered for release from the Green Belt. - The site adjoins a listed building and a conservation area but it is considered that a carefully designed scheme would not have an adverse impact on either of these nor the character of the village. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - The Council has recently completed a Level 1	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				Housing development should be accommodated in larger villages. Development at Moss Hill more appropriate. 5 houses erected recently so only 10 new houses required. Lots of properties for sale. Support • Infrastructure -Traffic / Transport - Good access • Infrastructure – other – Sustainable location. • Other – Would form integral part of village		Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale.	
ADD08	35		1.4	Statutory bodies/stakeholders SCC Highways – Access would be preferable on to Moss Hill, but its not clear that there would be adequate width. Is access to Quarry House Farm included? If access is provided direct onto A53, adequate visibility, adequate offset from the existing junction, reconstructed retaining wall would be required. Pedestrian linkages should be considered. A53 footway should be widened to 2m. Transport Statement or Assessment may be required depending on numbers. Developer/Agent/Owner – Land available. Public response None – site was put forward during consultation.	The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from designated assets are likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets and district ecological importance are likely to have a negative effect.	• The land in question is within the Green Belt, though the Staffordshire Moorlands Core Strategy categorises Stockton Brook as a 'smaller village' which will include an infill boundary (to be determined through the Local Plan process). The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study does not recommend that this site is considered for release from the Green Belt.	

Draft - Whiston

Question 5a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within the infill boundary							
None							Allocation of sites not considered necessary – new housing could be accommodated within the infill boundary.
Sites outside the infill boundary							
				General comments: The prioritisation of sites is led by landowners and developers rather than community and does not take into account the character of the village. No evidence for housing need in Whiston. Approval for housing at Copperworks – never built. Recently built houses remain unsold. Limited facilities in the village and community transport minimal - reliance on private car travel. If SMDC take into account 13 houses approved at Copperworks and a further housing at The Green and Whiston Leys then housing requirement met and exceeded.			
WH002	10	0.44		Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and provision of visibility splays. Access would need to be off A52 due to topography. How would pedestrians be catered for? No existing footways on A53, no obvious route to the private road to the rear of the site, despite right of way. Public right of way Kingsley 63 runs on the northern boundary. Environment Agency – Site may be brownfield and previous land use may have caused contamination of the ground, or through redevelopment may cause risk to water environment. Such sites will require Preliminary Risk Assessment in support of planning application. If affected by historic landfill. The site may be more expensive to develop due to remediation and mitigation measures to protect water environment and human health. In extreme circumstances may not be developable. Developer/Agent – HLW Development Ltd - support Public response 5 comments - 4 objections and 1 support Issues raised:	The proposed delivery of circa 10 dwellings and proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated and historic assets.	- The Highway Authority has not raised any issues which would prevent the development of this site subject to appropriate access design and provision of visibility splays. - There are sites in Whiston that already have the benefit of planning permission and are under construction. At this stage it is not considered that the development of this site would be necessary to meet the estimated need in this settlement. - Potential contamination issues from former copper works.	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Objections - Infrastructure – Other – limited facilities within village. - Landscape – Greenfields should be preserved - Other – Already plot at Copperworks with permission for 13 houses therefore no need. In addition houses built recently so no further development required. Houses in village remain unsold. Support - Other – Results of recent Envirep report identifies potential contamination on site but development opportunity would facilitate comprehensive remediation of the area.			
WH009a	15	0.80	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and provision of visibility splays. Stone wall on frontage would need to be lowered. Developer/Agent – Site is available Public response 11 comments - 11 objections Issues raised: Objections - Infrastructure - Schools - Infrastructure - Traffic / Transport – Increased traffic through village and small country lanes especially if Moneystone Quarry development goes ahead. . Poor visibility on access to site cause substantial risks to children using playing fields. - Infrastructure – Other – Lack of village facilities no post office, shop, garage, doctors etc. - Landscape - Outside of settlement boundary and in open countryside and using greenfield land. Conflict with policies SS6, SS6b and SS6c which states infill development would be allowed. LSCA states 'part of an attractive field with open views across it' The site is an integral part of the pastoral landscape and sensitive to impacts of development – Policy DC3 seeks to protect this. Development would have harmful impact on the character and appearance of the area and conflict with policy DC3 of the Core Strategy.	The proposed delivery of circa 15 dwellings and proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	- The Highway Authority has not raised any issues which would prevent the development of this site. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Nature Conservation - Flood Risk - Amenity (e.g. noise, privacy, loss of light) - Scale of development – Development on this site would be intrusive on the landscape and impact on the amenity enjoyed by the residents on the south side of Back Lane. Development would block views of play area. - Government Policy - attaches great importance to conserving and enhancing natural environment. To designate site for housing would conflict with core planning principles of NPPF. - Other – This is a public open space owned by SCC. used for horse grazing, allotment and abuts children's play area. . Its supports the use of the village hall, Has potential to provide garden allotments (fresh produce important given lack of shops), provides recreational space for all ages, safe play area for children. There is already permission for at least 5 houses in Ross Rd and Black Lane and therefore no additional need. No need for housing – Copperworks not developed and enough houses for sale in village. 10+ houses built 'Bull House Development' Proposals to develop site opposite WH0018 previously refused for housing due to poor visibility. Site bought by SCC for school but not developed due to poor traffic visibility. Development would harm the settlement of Whiston, its residents, its setting in the wider landscape and would not be outweighed by any significant benefits		- The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - There are sites in Whiston that already have the benefit of planning permission and are under construction. At this stage it is not considered that the development of this site would be necessary to meet the estimated need in this settlement.	
WH015	6	0.20	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and provision of appropriate visibility splay. Developer/Agent – Rob Duncan Planning Consultancy - support Public response 6 comments - 5 objections and 1 support Issues raised: Objections - Infrastructure - Schools - Infrastructure - Traffic / Transport - Infrastructure – Other – Lack of amenities. - Landscape – Object to building on green belt and outside village/infill boundary. - Nature Conservation - Amenity (e.g. noise, privacy, loss of light)	The site's proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and the proposed delivery of circa 6 dwellings are likely to have a positive effect. However, the site is inaccessible to services and facilities is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	- The Highway Authority has not raised any issues which would prevent the development of this site. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed.	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Scale of development – Number of houses excessive for size of site. - Government Policy - Other – 13 houses already approved at old copper works site and should be taken into account including 7 at The Green and 3 at Whiston Leys so housing numbers already exceeded. Number of applications refused as outside village boundary. Site already has 1 house approved out of the suggested 5 not in keeping with current planning policy to add more to this site. Support - Infrastructure -Traffic / Transport – Easy access to local highway network. - Flood Risk - Not in flood plain - Scale of development – unlikely to have impact on character of surrounding area. Views will be seen against backdrop of Ross Road and Whiston as a whole and as a part of linear development that characterises this part of the village. - Other – SHLAA identifies site suitable for 6 dwellings. Site maybe suitable for small scale affordable housing. Site is viable and achievable within 5 years.		- The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - There are sites in Whiston that already have the benefit of planning permission and are under construction. At this stage it is not considered that the development of this site would be necessary to meet the estimated need in this settlement.	
WH0016	6	0.20	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and provision of appropriate visibility splay. Developer/Agent – Site is available Public response 4 comments - 4 objections Issues raised: Objections - Infrastructure – Other – Lack of facilities within village - Landscape – Development should not occur on greenfield sites. Site is outside settlement boundary and in open countryside and conflict with policies in Core Strategy – SS6, SS6b SS6c. - Other – Already plot at Copperworks with permission for 13 houses Other and recently approved housing in village therefore no need. Housing in village remains unsold.	The site's proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and the proposed delivery of circa 6 dwellings are likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	- The Highway Authority has not raised any issues which would prevent the development of this site. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - There are sites in Whiston that already have the benefit of planning permission and are under construction. The site is well related to the existing settlement and could be a reserve site if needed.	
WH0018	5	0.17	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and provision of visibility. Existing footway should be extended.	The site's proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to	The Highway Authority has not raised any issues which would prevent the development of this site.	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Developer/Agent – Rob Duncan Planning Consultancy - support Public response 8 comments - 7 objections and 1 support Issues raised: Objections - Infrastructure - Traffic / Transport – Increased traffic through village and narrow lanes. Poor visibility on access to site cause substantial risks to children using playing fields. - Infrastructure – Other – Lack of facilities within village - Landscape – Outside of settlement boundary and in open countryside and using greenfield land. Conflict with policies SS6, SS6b and SS6c which states infill development would be allowed. LSCA states 'part of an attractive field with open views across it' The site is an integral part of the pastoral landscape and sensitive to impacts of development – Policy DC3 seeks to protect this. Development would have harmful impact on the character and appearance of the area and conflict with policy DC3 of the Core Strategy. Development would fail to make effective use of greenfield land contrary to policies SD1 and SS1 of Core Strategy. Site has character and appearance of open countryside - Scale of development – Would block views of safe play area. - Government Policy – attaches great importance to conserving and enhancing natural environment. - Other – There is already permission for at least 5 houses in Ross Rd and Black Lane and therefore no additional need. Already plot at Copperworks with permission for 13 houses Other and recently approved housing in village therefore no need. 10+ houses built 'Bull House Development' Housing in village remains unsold. This site has had several planning applications refused the most recent dismissed at appeal Oct 2014. Development would harm the settlement of Whiston, its residents, its setting in the wider landscape and would not be outweighed by any significant benefits Support - Infrastructure -Traffic / Transport - Easy access to highway network and existing village facilities. - Flood Risk – Not in flood zone - Scale of development – Site has potential for 5	areas of open space and the proposed delivery of circa 5 dwellings are likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.	- New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - There are sites in Whiston that already have the benefit of planning permission and are under construction. At this stage it is not considered that the development of this site would be necessary to meet the estimated need in this settlement.	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			dwellings, SHLAA suggests some limited development along frontage of Eaves Lane. In keeping with established character of village. Linear development enclosed by existing residential development. Feasible to develop split level housing to reflect slope of site. • Other – Site is economically viable and achievable within 5 years.			

Draft - Biddulph

Question 2a - Potential Housing sites within the development boundary

Site Reference	Capacity dwellings	10+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
All Sites				Environment Agency – Surface water in these areas should be treated using suitable SUDS where possible. If development is in a combined sewer area, increased flow should not affect the spill frequency. United Utilities - United Utilities have advised that surface water flows are very large compared with foul flows and as a result they use up a lot of capacity in their sewers, pumping stations and treatment works. Therefore, proposals that include alternative methods of surface water disposal (i.e. SUDS) rather than via the combine sewerage are more sustainable and help to best manage the impact on the infrastructure. If appropriate measures are included in planning polices and reflected in any future planning permissions then there should be no detrimental impact on the capacity of United Utilities infrastructure. Joan Walley MP: - Residents have had insufficient opportunity to engage with the process and to understand strategic issues – particularly in relation to housing need, climate change and biodiversity. - What are the long term housing requirements for the District and Biddulph? Is the need overestimated? - What work has been done on size and type of homes required (sheltered housing, social housing, meet local needs). What scope is there to dovetail housing needs and tenure patterns? - What about collaborative work with Stoke and neighbouring authorities? - Development boundaries – would undermine the traditional settlement boundary and sense of place, Biddulph will sprawl towards Stoke on Trent, loss of distinctiveness, harm promotion of the town as a visitor destination. - What about the Green Belt review – has this been done in advance of site options? - Biodiversity – what consideration has been given to biodiversity, local nature sites and potential nature corridors? The views of wildlife groups are important in site allocation. - Flooding/contamination: What advice has been received from the Environment Agency and will this be available to residents to comment on prior to consulting on the preferred site options? What assessment has been made regarding site contamination to evaluate brown field land rather than pursue greenfield sites - No consideration of climate change. More reference should be made to town centre sites, former colliery land and other brownfield land.		Comments noted. Refer to comments below for responses.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			When will the Council specify its climate change policy requirements and building standards for new homes? - Has an assessment been made of existing empty homes? - Why are sites of less than 10 houses not included?			
BD004	15	0.36	Statutory bodies/stakeholders: SCC Highways – Access off City Bank requires visibility over third party land. There can be no intensification of use of this access without a visibility improvement. Can this plot be combined with BD064 and BD138a? Developer/Agent/Owner – Landowner intentions unknown. Public response - 7 comments – 4 objections and 3 support. Issues raised: Objections - Infrastructure - Schools - Infrastructure - Traffic / Transport (Mow Lane & Well Lane are narrow, roads are impassable in bad weather) - Infrastructure - Other - odour from sewage works. - Landscape - Nature Conservation - Amenity (e.g. noise, privacy, loss of light) - Detrimental impact on residential amenity - Under the Human Rights Act, in particular Protocol 1, Article 1. States that a person has the right to peaceful enjoyment of all their possessions, which includes the home and other land. - Scale of development - Government Policy - this is a Green Belt area - Other - Consultation form difficult to understand and requirement to complete one for each site is too onerous. Support - Infrastructure - Traffic / Transport - would not significantly compromise traffic flow - Infrastructure - Other - Landscape - Scale of development - would fit well into settlement - Government Policy - Enhance appearance of shabby buildings	The development of urban ALC land on a brownfield site is likely to have a significant positive effect, as could the site's proximity to existing areas of employment. The site should deliver a quantum of housing, circa 15 dwellings which is likely to have a positive effect. The site is located within the settlement boundary and has good accessibility to the services and facilities. However, its proximity to heritage assets would have a negative effect, as would the district ecological importance of the site.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The concerns expressed by the Highway Authority raise issues about the viability of developing this site independently. - An odour assessment of the sewage works has been undertaken on behalf of the landowner and it concludes that the vast majority of the site immediately adjacent to the works is suitable for residential use and odour issues should not be viewed as a constraint to planning consent. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. - It is not considered that development of this particular site would be out of proportion with its surroundings. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The land in question is not Green Belt – it is within the existing settlement boundary.	
BD016	20	0.5	Statutory bodies/stakeholders: SCC Highways – Access should be gained off Tunstall road, with no access off the bypass. Developer/Agent/Owner – Land available. Public response 6 Comments – all support Issues raised: - Infrastructure - Schools - easy access - Infrastructure - Traffic / Transport - easy access - Infrastructure - Other - easy access to health services - Landscape - Government Policy - Not Green Belt - Other - Improve appearance of area, Infill development	The site should deliver a quantum of housing, circa 20 dwellings which is likely to have a significant positive effect, as could the location of the site with regard to its proximity to services and facilities and areas of existing employment as well as the positive effect upon the landscape. The site is located within the settlement boundary and has good accessibility to health care services and facilities. However, its proximity to heritage assets would have a negative effect.	Comments noted.	
BD055	20	0.66	Statutory bodies/stakeholders: SCC Highways – Acceptable in principle subject to access design and Transport Assessment. *Note - this is intended to be a large development scheme also incorporating sites BD106, BD156, BD055, BD108. Access is intended from one of the roundabouts adjacent to the Meadows School (south) and from the road currently used to serve the telephone exchange (north). Developer/Agent/Owner – Land available. Public response 10 comments – all support. Issues raised: - Infrastructure - Schools - good access - Infrastructure - Traffic / Transport - good - Infrastructure - Other - good access - Landscape	The site should deliver a quantum of housing, circa 20 dwellings which will have a significant positive effect, as will the development of urban ALC brownfield land as well as the positive effect upon the landscape. However, the sites proximity to heritage assets is assessed as a significant negative. The site is located within the settlement boundary and has good accessibility to services and facilities and areas of existing employment. However, the sites district ecological importance would have a negative effect.	Planning permission recently granted for a 70 unit extra care facility. No decision issued yet so remains as an allocation.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Amenity (e.g. noise, privacy, loss of light) - would not disturb neighbourhood - Scale of development - Government Policy - not Greenbelt land - Other - Brownfield site, Improve appearance of site. Could consolidate development with neighbouring sites.			
BD059	12	0.29	Statutory bodies/stakeholders SCC Highways - If site includes demolition of number 23, adequate width should be achievable. If so, then acceptable subject to visibility. Developer/Agent/Owner – Land available Public response – 6 comments all support. Issues raised: - Government Policy - not Greenbelt land - Other - Brownfield site, would not create urban sprawl. Also include site of former school canteen (fronting the road) as the owners would make the site available for development.	The development of urban ALC brownfield land should have a significant positive effect, as should the preservation of the landscape and the site's proximity to existing areas of employment and services and facilities. The site is located within the settlement boundary, and away from historical assets. However, the site's district ecological importance would have a negative effect.	Comments noted. The original SHLAA form for the site assumes demolition of number 23 to provide a suitable access to the site.	AMENDED FROM GREEN TO WHITE – AN INFILL SITE WITHIN THE URBAN AREA, NO ALLOCATION NEEDED.
BD101	24	0.16	Statutory bodies/stakeholders SCC Highways - Acceptable subject to detailed design and provision of adequate parking. Parking will be particularly important. Developer/Agent/Owner – Landowner intentions unknown Public response 3 comments – all support. Issues raised: Government Policy - Site is not in the Green Belt	The development of urban ALC brownfield land should have a significant positive effect, as should the preservation of the landscape and the site's proximity to existing areas of employment and services and facilities and the delivery of circa 24 dwellings. The site is located within the settlement boundary, and away from historical assets. However, the site's district ecological importance would have a negative effect.	Comments noted.	
BD102	42	0.28	Statutory bodies/stakeholders SCC Highways - Acceptable subject to detailed design and provision of adequate parking. Parking will be particularly important. Developer/Agent/Owner – Land available. Public response 3 comments – all support. Issues raised: Government Policy - Site is not in the Green Belt	The development of urban ALC brownfield land should have a significant positive effect, as should the preservation of the landscape and the site's proximity to existing areas of employment and services and facilities and the delivery of circa 42 dwellings. The site is located within the settlement boundary, and away from historical assets. However, the site's district ecological importance would have a negative effect.	Comments noted.	
BD108	12	0.44	Statutory bodies/stakeholders SCC Highways - Acceptable in principle subject to access design and Transport Assessment. *Note - this is intended to be a large development scheme	The development of urban ALC brownfield land should have a significant positive effect, as should the preservation of the landscape and the site's proximity to services and facilities. However, there is	Comments noted.	

Site Reference	Capacity dwellings	10+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				also incorporating sites BD106, BD156, BD055, BD108. Access is intended from one of the roundabouts adjacent to the Meadows School (south) and from the road currently used to serve the telephone exchange (north). Developer/Agent/Owner – Land available. Public response 6 comments – all support. Issues raised: - Infrastructure - Easy access to schools. - Infrastructure - Traffic / Transport - A traffic light controlled crossing already exists for pedestrian safety. - Infrastructure - Other - Ideally situated for easy access to local amenities such as public transport, shopping, health centre etc. a short walk away. - Government Policy - Site is not in the Green Belt. - Other - site is a derelict eyesore, infill development which would improve this part of the town.	scope that development of this site could have significant negative effects upon historical assets. Similarly, the site's district ecological importance would have a negative effect.		

Question 2a – Potential Urban Extension

Site Reference	Capacity dwellings	10+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
BD071 + BD071A+ BD106+BD15 6	265		9.42	Statutory bodies/stakeholders SCC Highways - Acceptable in principle subject to access design and Transport Assessment. *Note - this is intended to be a large development scheme also incorporating sites BD106, BD156, BD055, BD108. Access is intended from one of the roundabouts adjacent to the Meadows School (south) and from the road currently used to serve the telephone exchange (north). Natural England - Natural England consider this may represent a strategic site – Has a Landscape & Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Developer/Agent/Owner – Land available. Public response - 43 comments – 5 objections, 38 supports Issues raised: Objections - Infrastructure - Schools are full. - Infrastructure - Traffic / Transport - would create too much traffic, bypass would become dangerous. - Infrastructure - Other - Query capacity of sewage works	The site's proximity to services, facilities and existing areas of employment and proposed delivery of circa 265 dwellings should have a significant positive effect. However, there is scope that development of this site could have negative effects due to the site's district ecological importance and the development of greenfield land.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority does not raise any difficulties which would prevent the development of this site. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - Land is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process and look at all preferred option sites suggesting mitigation measures where appropriate. The results will be incorporated into the Submission Version of the Local Plan. - The Council has recently completed a Phase 1	

Site Reference	Capacity dwellings	10+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				- Landscape - loss of extensive views of countryside from bypass - significant for residents and visitors to the town (Biddulph is known as the 'Garden Town' of the Moorlands), ruin the character of the town - Nature Conservation - impact on wildlife, stream on site, loss of trees and hedgerows. - Amenity (e.g. noise, privacy, loss of light) - Detrimental impact on residential amenity. - Scale of development - over-development of the town. - Government Policy - Land is Green Belt and beyond the defensible boundary of the settlement, conflicts with Core Strategy Policy SO9 and C1. - Other - topography of site would make building problematic, develop brownfield sites first, town centre is declining, no jobs being created in the town, population figures are national so query their accuracy, lack of demand - housing on Uplands Mill site is still for sale, query agricultural land classification of site? Consultation form is not straightforward to complete and requirement to complete one for each site is too onerous. Support - Infrastructure - Schools - easy access - Infrastructure - Traffic / Transport - Bypass could cope with traffic and increased population - Infrastructure - Other - availability of public transport, close to new health centre, residents could use BVW to access Gillow Heath playing fields - Landscape - development here less of a visual impact than east side of town, land is not visually appealing from bypass - Flood Risk - development of site would not add to existing flooding issues like it would elsewhere in the town - Amenity (e.g. noise, privacy, loss of light) - site would not overlook existing properties - Scale of development - Government Policy - would not constitute 'urban creep', land is not Green Belt - Other - good access to Town Centre so will attract people to the area and be more environmentally friendly, may also reduce traffic in town centre as residents would be near enough to walk, would re-balance Biddulph in the right direction, development supported in this location in the Council's Core Strategy, would benefit the town.		Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Study highlights the presence of trees and buildings with bat potential, species rich hedgerows, dense willow scrub and tall ruderal vegetation which are connected to a series of other hedgerows and habitats and form an important potentially biodiverse mosaic. This warrants the site being considered to have regionally important value. Owing to its ecological importance, any future development of this site will be considered in line with relevant NPPF and Core Strategy Policies. A number of precautionary surveys/actions are also recommended in the case of development. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - It is not considered that development of this particular site would be out of proportion with the rest of the town. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The land in question is not Green Belt. - The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements so green field sites also need to be included. Prioritising brown field land over greenfield in all circumstances is not part of Government policy. New employment land is proposed at the south of the town (BD117). New investment in the town would have knock-on positive effects for the town centre. - National population figures are the starting point for assessing an area's objectively assessed housing needs – this is standard practice. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. The land does not have an agricultural land classification as it is within the urban area of Biddulph.	

Question 2a - Potential sites for mixed use- employment & retail

Site Reference	Use	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
BD117	Employment	6.74	Statutory bodies/stakeholders SCC Highways - Where would access be taken? Access to south may have visibility issues, access to the north would conflict with traffic light controlled junction. Access through Victoria Row is at crossroads Brown Lees Road. Careful consideration required. Developer/Agent/Owner – Portion of land available, part of site availability unknown. Public response 7 comments – 6 objections, 1 support. Issues raised: Objections: - Infrastructure - Other - query availability of infrastructure - Landscape - Land has some of the best views over to the Moorlands from anywhere in Biddulph and it would be deplorable to ruin this. - Amenity (e.g. noise, privacy, loss of light) - would have a detrimental impact on residents - Scale of development - constitutes over-development - Government Policy - urban sprawl - concern about merging with Stoke on Trent, land is Green Belt and part of the open countryside, contrary to Core Strategy para. 7.56 and policies SO9 and C1 - Other - Site more suited to housing than employment due to vacant units and scope for extension of Victoria Business Park - could accommodate over 200 homes and lessen the need to consider BD063a, residential development here would have less impact than employment and its location on a major road would appeal to potential purchasers, query agricultural classification of this land? No need for more employment units, there is still availability on Victoria Business Park and the steel works sites. Concerned about complicated response form and consider that filling in one form per site is overly onerous. Support: - Infrastructure - Traffic / Transport - area is situated on a major road and access could easily be achieved. - Other - Ideal location opposite existing successful business park. Can benefit from using existing infrastructure with its close links to Stoke and the M6 without having to go through the town, more jobs are needed. Query why employment land requirement of	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. However, the greenfield nature of this site and its location outside of the settlement boundary, coupled with its district ecological importance could have a negative effect.	- The Council's Core Strategy (Policy SS4) distributes the District's employment land requirement from the Council's Employment Land Study. Taking into account existing commitments this highlights a need for approximately 2 hectares of additional employment land in Biddulph to 2031. The town is heavily constrained by the Green Belt so identification of a suitable site is not straightforward. BD117 has been identified primarily due to its good road links, close proximity to the Victoria Business Park opposite and minimal impact on the Green Belt. - Discussions have taken place with County Highways and it is considered that a suitable access point could be created to serve the site. - The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BD117 for release from the Green Belt. - The land is not identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process and look at all preferred option sites suggesting mitigation measures where appropriate. The results will be incorporated into the Submission Version of the Local Plan. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. - It is not agreed that there is available space on	THIS AREA IS CONSIDERED SUITABLE FOR EMPLOYMENT USE. THE EASTERN PART OF THE AREA COULD BE USED FOR HOUSING (FURTHER INVESTIGATION REQUIRED) AS NOT ALL OF THE AREA MARKED ON THE MAP IS NEEDED FOR EMPLOYMENT USE WITHIN THE PLAN PERIOD.

Site Reference	Use	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			25-45 hectares is higher than stated in the Core Strategy.		Victoria Business Park as all the land on the current site has been sold or leased and there is no scope to extend it onto land immediately adjacent. In any case, the 2 hectare requirement is over and above the Victoria Business Park and the steel works sites as well as all other existing employment sites. The agricultural land classification of this land is grade 4 which is defined as being poor quality.	
BD076A	Mixed use retail employment	3.5 ha	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and transport Assessment. *Note - this is intended to be a large development scheme also incorporating sites BD106, BD156, BD055, BD108. Access is intended from one of the roundabouts adjacent to the Meadows School (south) and from the road currently used to serve the telephone exchange (north). Developer/Agent/Owner - Land available Public response 10 comments – 6 supports, 4 objections. Issues raised: Support - Infrastructure - Schools - Infrastructure - Traffic / Transport - - Infrastructure - Other - good access to local amenities - Landscape - improve derelict land, - Amenity (e.g. noise, privacy, loss of light) - Government Policy - is not in the Green Belt - Other - site would be suitable for residential development, would act as infill development Objections - Infrastructure - Traffic / Transport - would create too much traffic, bypass would become dangerous. - Landscape - ruin the character of the town - Amenity (e.g. noise, privacy, loss of light) - Detrimental impact on residential amenity. - Scale of development - over-development of the town. - Government Policy - Land is Green Belt and beyond the defensible boundary of the settlement, conflicts with Core Strategy Policy SO9 and C1. - Other - Should be used for housing as if it is used for retail it will be the final nail in the coffin for the High Street, Consultation form is not straightforward to complete and requirement to	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site is located within settlement boundary and should have good access to services and facilities which will also have a significant positive effect. However, the site has been assessed as having district ecological importance which will have a negative effect.	- The Highway Authority does not raise any difficulties which would prevent the development of this site. - Part of the land is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process and look at all preferred option sites suggesting mitigation measures where appropriate. The results will be incorporated into the Submission Version of the Local Plan. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - It is not considered that development of this particular site would be out of proportion with the rest of the town. - The land in question is not Green Belt. - The Council's Retail Study recommends that a sequentially preferable site for a discount food retail store is allocated in Biddulph. This is intended to complement the existing retail offer in the town and attract existing residents who currently go out of town for their discount food shopping. As this site is allocated for retail use in the Biddulph Town Centre Area Action Plan and is the only suitable site for this use within and around the town centre it is proposed for allocation.	DRAFT ALLOCATION HAS BEEN EXTENDED TO INCORPORATE EMPLOYMENT AREA AROUND THE TELEPHONE EXCHANGE.

Site Reference	Use	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			complete one for each site is too onerous.			
BD076	Employment		Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and Transport Assessment. *Note - this is intended to be a large development scheme also incorporating sites BD106, BD156, BD055, BD108. Access is intended from one of the roundabouts adjacent to the Meadows School (south) and from the road currently used to serve the telephone exchange (north). Environment Agency – The site has a culverted watercourse flowing beneath it which should be renaturalised through redevelopment to contribute towards WFD objectives. This may take up space within the site, however it may be possible to divert the channel round the edge to create more developable space Developer/Agent/Owner Object to the site being identified for employment. Question issue of need in this specific location as the AAP allocation was not implemented. It is unclear as to whether this site contributes to the 2 hectare employment requirement stated or how it relates to the evidence base. Not considered to be viable for employment use - constraints (e.g. flood risk, levels and ground conditions and also vehicular access would be through third party land). Residential development of this site presents the opportunity to develop an integrated scheme and share remediation and infrastructure costs ensuring a viable scheme. This would also mean that less housing would be required in the Green Belt. Employment needs would be best met on BD117. Public response 12 comments – 7 supports, 5 objections. Issues raised: Objections • Infrastructure - Traffic / Transport - would create too much traffic, bypass would become dangerous. • Landscape - ruin the character of the town • Amenity (e.g. noise, privacy, loss of light) - Detrimental impact on residential amenity. • Scale of development - over-development of the town. • Government Policy - Land is Green Belt and beyond the defensible boundary of the settlement, conflicts with Core Strategy Policy SO9 and C1. • Other - Would be more suited to retail or housing, Consultation form is not straightforward to complete and requirement to complete one for each site is too onerous. Support • Infrastructure - Other - ideally situated for access to amenities	The proposed delivery of circa 70 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the site's location within a flood zone is assessed as having a significant negative effect. The development of greenfield, urban ALC land is assessed as having a negative effect, as could the district ecological importance of the site and the proximity of historic assets.	• The Highway Authority does not raise any difficulties which would prevent the development of this site. • The site is allocated for retail / employment use in the Biddulph Town Centre Area Action Plan, a development plan document which remains in force. • There is demand from existing businesses in the town for premises close to the town centre and this is a suitable site to meet that requirement. Access to the site and the link through to this land is within public ownership. • Viability testing will take place on sites selected by the Council as preferred options. • Part of the land is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process and look at all preferred option sites suggesting mitigation measures where appropriate. The results will be incorporated into the Submission Version of the Local Plan. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • It is not considered that development of this particular site would be out of proportion with the rest of the town. • The land in question is not Green Belt.	

Site Reference	Use	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Landscape - Land is derelict and not visually appealing - Government Policy - land is not Green Belt - Other - Will help businesses who are looking for land / premises in Biddulph, would be suitable for housing,			

Question 2a - Potential Suitable sites within the Green Belt

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
BD062	40	1.45	Statutory bodies/stakeholders SCC Highways - Extensions of York Close and Essex Drive would be acceptable for 40 dwellings. Developer/Agent/Owner - Land ideally suited for development as part of Green Belt Review, has support from Planning Inspector who conducted Core Strategy examination, land does not make a significant contribution to Green Belt and its deletion would not harm function of Green Belt. Land is available and development is achievable for around 35 dwellings taking into account constraints. Highway Authority has no objections to the site being developed, site has good pedestrian connectivity via York Close / Essex Drive and the Biddulph Valley Way, Phase 1 Habitat Survey undertaken confirming site has little ecological significance, an Ecological Mitigation Strategy can address any issues / improvements, site is Flood Zone 1, odour assessment has been commissioned. Public response 56 comments plus petition with 89 signatures – all objecting. Issues raised: Objections - Infrastructure - Schools oversubscribed - Oxhey First School, Woodhouse Academy. - Infrastructure - Traffic / Transport - difficult access, surrounding roads not large enough to cope with additional traffic including HGVs, construction traffic and emergency vehicles, Essex Drive / York Close are narrow and crowded with parked cars, Essex Drive steep so impassable for most vehicles in icy weather, highway safety - Well Lane, lack of pavements on Mow Lane and junction with Congleton Road not ideal, need Transport Study, concern about additional traffic around schools and impact on safety. - Infrastructure - Other - lack of local amenities, could sewerage system cope with all new development? Public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. - Landscape - Nature Conservation - foxes, ducks, badgers, owls,	The proposed delivery of circa 40 dwellings should have a significant positive effect. The site is also accessible to existing services facilities and areas of employment which is likely to have a positive effect. However, the site's potential for protected species to be present due to the habitats present and its connection to the wider countryside are considered to have a significant negative effect. Similarly, the development of greenfield land, grade 4 ALC and the site's proximity to historic assets are also assessed as having a negative effect.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority has no difficulties with this development from their point of view. Cumulative impact of several developments in this area would be assessed through a TA. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - An odour assessment of the sewage works has been undertaken on behalf of the landowner and it concludes that the vast majority of the site immediately adjacent to the works (BD062) is suitable for residential use and odour issues should not be viewed as a constraint to planning consent. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process and look at all preferred option sites suggesting mitigation measures where appropriate. The results will be incorporated into the Submission Version of the Local Plan.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			rabbits, kingfishers, hawks (and many other bird varieties), badgers, bats, bees - disagree with results of agent's Phase 1 Habitat survey - Flood Risk on east side of site & concerns about surface water as a result of new development (photograph supplied), surface water will find its way into sewerage system which cannot cope at present due to design / construction of town sewer causing flooding in Gillow Heath - United Utilities say this cannot be solved without considerable funds. - Amenity (e.g. noise, privacy, loss of light - oppressive impact on existing development including Beaumont Close, out of character with area) - Scale of development - 40 dwellings is excessive (along with other sites earmarked in this area) - Government Policy - not in line with NPPF - Green Belt Land - Brownfield sites should be a priority - Other - Previous planning refusal on the site, site too close to sewage works - existing noise and odour and potential pollution from gases, high concentration of sewage pipes would make land difficult to build on - query economic viability, works are not heavily screened - can be seen in winter, well used public footpath crosses site, loss of mature trees, could residents obtain home insurance due to flooding? Sites closer to the town centre with better access should be used (e.g. Meadows School), no employment in Gillow Heath so new residents will be commuting creating a dormitory town, lack of market demand for houses, Town Centre is declining - shops are closing, need for new houses / flats in town centres, existing empty properties in town centres, contradicts Council's Core Strategy (point 2.3) and NPPF Green Belt section, object to social housing, SHLAA form not clear, poor consultation - should notify affected residents personally, difficult for people to understand some of technical language in documents and on response form, background documents submitted by landowners / agents to support SHLAA forms should be publicly available. Query accuracy of population growth figures as they are nationally produced and not locally.		- The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - It is not considered that development of this particular site would be out of proportion with its surroundings and it is very unlikely that all the sites put forward in the consultation for Gillow Heath will be selected as preferred options. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BD062 for release from the Green Belt. - The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements so green field sites also need to be included. Prioritising brown field land over greenfield in all circumstances is not part of Government policy. - The previous planning history of a site, particularly from over 20 years ago (1991 in this	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					case) is not a good indicator as to whether a site is acceptable at this time as circumstances and policies will have changed over time. - The landowner's agent has indicated that the site is viable for housing development. - Public footpaths can be maintained or re-directed. A link between the area and the Biddulph Valley Way will be maintained. - New employment land is proposed at the south of the town (BD117). New investment in the town would have knock-on positive effects for the town centre. National population figures are the starting point for assessing an area's objectively assessed housing needs – this is standard practice. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. The Council's evidence demonstrates a need for affordable housing in Biddulph and this is reflected in local policy (set out in the Core Strategy). The Council is required to seek to address this need.	
BD063A	40 (REDUCED CAPACITY TO REFLECT GREEN BELT REVIEW)	3.5	Statutory bodies/stakeholders SCC Highways - Not directly connected to the highway. Additional land will be required to provide adequate access and visibility splay. Natural England - Natural England consider this may represent a strategic site – Has a Landscape & Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Developer/Agent/Owner – Land available, in a highly sustainable location close to the town centre and facilities and services, landscape impact would be acceptable – could provide treatments to create a defensible boundary, support extension of the site, Phase 1 Habitat survey supplied demonstrating that no features of ecological interest present which would preclude housing development, a suitable access could be achieved using the existing access point (evidence supplied). Public response 56 comments – all objections. Objections - Infrastructure - Schools - new school is needed as local headmistress believes all schools in Biddulph are full and will be for next 4/5 years. - Infrastructure - Traffic / Transport (road network	The proposed delivery of circa 120 dwellings should have a significant positive effect. The site is also accessible to existing services, facilities and areas of employment which is likely to have a positive effect. However, the site's district ecological importance is considered to have a negative effect. Similarly, the development of greenfield land, grade 3/4 ALC and the site's proximity to historic assets are also assessed as having a negative effect.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - There are issues surrounding the suitability of the access point to the site but if these can be resolved to an acceptable standard then development could take place. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, more medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process and look at all preferred option sites suggesting mitigation	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			cannot cope, problems with bridge on Newpool Road, highway safety - limited access for emergency vehicles and HGVs, inadequate access to site - properties would need to be demolished, pollution from traffic, site is between a bend and the brow of a hill), Knypersley cross roads already heavily congested at rush hour. - Infrastructure - Other - medical facilities like doctors and dentists, utilities, the area is lacking in facilities for outdoor sport and recreation, Public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. - Landscape - loss of rural character, sprawl, Newpool Road represents the border between Biddulph and Knypersley and marks a distinct boundary between Biddulph and the Cheshire Plains. - Nature Conservation (foxes, hedgehogs, owls, bats, birds of prey and herons seen on site), loss of trees and hedges - Flood Risk - site floods during heavy rain, resultant increased insurance premiums for residents, during heavy rain sewers in Newpool Road become full forcing water back into householders drains and causing leakage of sewage onto driveways. - Amenity (e.g. noise (from extra traffic and building work), loss of privacy, loss of light - some of properties along Newpool Road are bungalows and the land has an elevated incline, unsightly appearance of new development, detrimental to health of existing residents) - Scale of development excessive - Government Policy (contradicts NPPF Green Belt policy which protects Green Belt land). - Other - Loss of prime agricultural land, develop brown field sites first, other sites elsewhere in the town are more suitable (BD071 + BD071A + BD106 + BD156, BD117, disused garden centres, all sites within development boundary, smaller sites, land off Childerplay Road land in neighbouring authorities, open spaces), site did not appear on any legal searches when buying property, loss of right of way, why is site still an option when it was removed from Core Strategy?, concern about unmapped mine shafts, need for new houses / flats in town centres, existing empty properties in town centres, query number of homes needed following recent newspaper article claiming only 2500 needed for Moorlands, loss of tourist appeal, no jobs being created in the town, consultation leaflet not received by all households and tendency to bin junk mail, consultation event unsatisfactory as there were no map handouts left, online form difficult to use and to find on the website, consultation period too short.		measures where appropriate. The results will be incorporated into the Submission Version of the Local Plan. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - It is not considered that development of this particular site would be out of proportion with its surroundings. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering a smaller variant of site BD063a for release from the Green Belt but considers that other options would be better. The capacity of the site has been reduced from 120 to 40 to reflect the results of the Green Belt Review. - The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements so green field sites also need to be included. Prioritising brown field land over greenfield in all	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					circumstances is not part of Government policy. The other sites suggested by residents have all been included in the consultation as potentially suitable development sites. - The land has an agricultural classification of Grade 3 which means that it is good to moderate. - The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. - Public footpaths can be maintained or re-directed. This issue would be considered at the planning application stage. - The Council is aware of mining issues which affect a number of green field sites around Biddulph and investigative work will take place in these areas prior to the commencement of any development. - New employment land is proposed at the south of the town (BD117). The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs.	
BD064	12	0.3	Statutory bodies/stakeholders SCC Highways - Acceptable subject to adequate visibility and access design. Can this be combined with BD138a to broaden access options? Developer/Agent/Owner – Land available. Public response 7 comments – all objections. Objections - Infrastructure - Schools at capacity - Infrastructure - Traffic / Transport (Mow Lane and Well Lane struggle with traffic, roads impassable when snow or ice present) - Infrastructure - Other - Public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. - Landscape - spoil character of Gillow Heath - Nature Conservation - Amenity - Detrimental impact on resident's amenity. Under the Human Rights Act, in particular Protocol 1, Article 1. States that a person has the right to peaceful enjoyment of all their possessions, which includes the home and other land. - Scale of development	The site is accessible to existing services, facilities and areas of employment which is likely to have a positive effect. However, the site's district ecological importance is considered to have a negative effect. Similarly, the development of greenfield land, grade 4 ALC and the site's proximity to historic assets and the ecological status of the site are also assessed as having a negative effect.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority has no difficulties with this development from their point of view. Cumulative impact of several developments in this area would be assessed through a TA. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's' play areas. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Government Policy - Contrary to Green Belt Policy and Core Strategy policies SO9, C1 and para 7.56. - Other - Other sites like BD071 & BD071a more suitable as they can cope better with traffic. Consultation form too complicated and requirement to fill in form for each site onerous, query whether land has agricultural value? need for new houses / flats in town centres, existing empty properties in town centres.		- The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. - It is not considered that development of this particular site would be out of proportion with its surroundings and it is very unlikely that all the sites put forward in the consultation for Gillow Heath will be selected as preferred options. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that BD064 is not released from the Green Belt. - The land is classified as Grade 4 agricultural land which means that it is poor quality. - The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements so green field sites also need to be included. The housing need is over and above existing properties whether they are vacant or occupied. A variety of housing types will be delivered in the period to 2031 and this is likely to include houses / flats in a central location. The other sites suggested by residents have all been included in the consultation as potentially suitable development sites.	
BD067A	120	4.25	Statutory bodies/stakeholders SCC Highways - Where is access proposed from? Firwood road? Woodhouse Lane? Acceptable in principle subject to access design and provision of visibility and pedestrian access routes. Woodhouse Lane should be improved on the frontage. Natural England - Natural England consider this may represent a strategic site – Has a Landscape & Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Environment Agency – The site has a culverted watercourse flowing beneath it which should be renaturalised through redevelopment to contribute towards WFD objectives. This may take up space within the site, however it may be possible to divert the channel round the edge to create more developable space. Developer/Agent/Owner - Support development - available within 5 years. Consistent with Core Strategy - need for housing in Biddulph. Site is well enclosed, generally flat rising upwards to the east, open in nature, relates well to the urban area, development could take place without harming the character of the area. Land not important to the setting of the settlement (source: Landscape & Settlement Character Assessment), appropriate landscaping of new development would create a strong edge to the settlement. Sloping nature of site also	The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. The site is accessible to existing services, facilities and areas of employment which is likely to have a positive effect. However, the site's district ecological importance is considered to have a negative effect. Similarly, the development of greenfield land, grade 4 ALC and the site's proximity to heritage assets is also assessed as having a negative effect.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority has no difficulties in principle with this development from their point of view. Public footpaths can be provided as part of a development scheme. Cumulative impact of several developments in this area would be assessed through a TA. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service and medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			presents opportunities for public open space provision and to reinforce and enhance existing wildlife corridors. If site is developed there would still be a distance of half a mile between the edge of Biddulph and Biddulph Moor. Development unlikely to creep any closer due to the rising land. The topography of the locality and the presence of existing development adjacent furthermore means that these sites would not be visible from Congleton Edge and Washington Close on the opposite side of the valley. The development would therefore not have an adverse impact on important views across the valley. Close proximity to local services and facilities - schools, regular public transport, close to the leisure centre, town centre less than a mile away so site is sustainably located. If schools are full then this can be addressed through financial contributions towards extended provision at application stage. In terms of highway safety appropriate access could be achieved onto Woodhouse Lane and the road network is capable of accommodating the growth in traffic. Flooding and drainage issues can be mitigated - site is not within a designated flood plain and not identified by Lead Local Flood Authority as having significant local flooding constraints. Utilities are close by for straightforward connection. Layout will not have an adverse impact on amenity of existing residents. In terms of ecology biodiversity benefits could be achieved through developing the site. Mining issues can be mitigated and would not make the site undeliverable. Public response 269 comments ((including Biddulph North Residents Action Group) – 265 objections and 4 neutral. Issues raised: Objections • Infrastructure - Schools (Ox Hey First and Woodhouse Academy are full) • Infrastructure - Traffic / Transport (existing traffic congestion from both local schools, highway safety, road system will not cope with additional traffic, especially Woodhouse Lane - no public footpaths here, Firwood Road and Carriage Drive, also A527, access for emergency services) • Infrastructure - Other - question whether sewerage system will cope with additional development, public transport serving the estate is poor, strain on household utilities, doctors / dentists have no spare capacity, lack of facilities for children, public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. • Landscape - reduction of gap between Biddulph and Biddulph Moor. • Nature Conservation - reduced habitat including for existing nesting bats, foxes, badgers, hedgehogs, buzzards, owls, crows, rooks • Flood Risk issue, existing drainage problem - where		• The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. The public footpaths are but they could be retained or re-directed as part of a development scheme. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures can be taken as part of the site development to address any surface water issues and suitably address the culverted watercourse. • Amenity – issues such as overlooking and loss of light as well as other impacts on existing residents such as house types and densities will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • It is not considered that development of this particular site would be out of proportion with its surroundings and it is very unlikely that all the sites put forward in the consultation within Biddulph North will be selected as preferred options. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study does not recommend releasing BD067a nor neighbouring sites (BD067b, BD067c, BD110 & BD134) from the	

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			will water from new development drain? Potential difficulty in obtaining home insurance, surface water will find its way into sewerage system which cannot cope at present due to design / construction of town sewer causing flooding in Gillow Heath - United Utilities say this cannot be solved without considerable funds. There is a potential flood risk at the side of Ribble Drive - there is a stream that runs from Biddulph Moor through Ribble Drive and down to the Leisure Centre which has not been correctly ducted at the bank of Ribble Drive. This same stream often floods the Leisure Centre. • Amenity (e.g. noise and air pollution from increased traffic and construction, privacy - overlooking as field slopes upwards, loss of light houses built behind bungalows) • Scale of development excessive taking account of recent Uplands Mill development, concern about house types (flats) and densities, • Government Policy - Land is Green Belt and should be protected, • Other - Land is outside settlement boundary, existing public right of way, have recent developments like Uplands Mill been taken into account in housing figures? Use brown field sites instead, share development more evenly around the town – too much proposed in Biddulph North, fill existing vacant homes first, health and safety particularly of schoolchildren during building work, land is unstable due to mining - sinkholes have appeared recently, lack of open space on the estate, development will not assist regeneration, no more jobs are being created so will just attract more commuters, query accuracy of national population growth statistics and why more housing is needed, struggle to sell properties already built in the area, damage to the beauty of the town, too far from town centre / amenities, shops in town centre are closing, need for new houses / flats in town centres, existing empty properties in town centres, development more suitable to west of town, social housing brings the area down, potential increased crime negative impact on character of town, can meet demand through developing BD071/71a/106 and BD156 and Meadows School site, look at brownfield sites in SOT, Brindley Ford, land produces food for livestock, SHLAA assessments do not consider implications on other sites (i.e. implications of developing a number of neighbouring sites), development will be highly visible on rising land, consider BD116 and BD140 more suitable locations - closer to facilities, lower visual impact, would not add to flooding issues, direct access to bypass could be achieved. Object to site BD066 not being considered.		Green Belt. • The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements so green field sites also need to be included. Prioritising brown field land over greenfield in all circumstances is not part of Government policy. • Public footpaths can be maintained or re-directed. • The Uplands Mill housing site has been taken into account in calculating Biddulph's housing needs. The distribution of development around the town will be considered as part of the selection of Preferred Options sites. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. • The Council is aware of mining issues which affect a number of green field sites around Biddulph and investigative work will take place in these areas prior to the commencement of any development. • If development were to take place, the provision of on site open space would be a requirement. New employment land is proposed at the south of the town (BD117). New investment in the town would have knock-on positive effects for the town centre. National population figures are the starting point for assessing an area's objectively assessed housing needs – this is standard practice. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. The Council's evidence demonstrates a need for affordable housing in Biddulph and this is reflected in local policy (set out in the Core Strategy). The Council is required to seek to address this need. • The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. • Land has a Grade 4 Agricultural land classification which means it is poor quality. • Other suggested sites will be considered where	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					they are not already included and cumulative impact of developing neighbouring sites will also be considered.	
BD067B	150	4.6	Statutory bodies/stakeholders SCC Highways - Where is access proposed from? Firwood road? Woodhouse Lane? Acceptable in principle subject to access design and provision of visibility and pedestrian access routes. Woodhouse Lane should be improved on the frontage. Natural England - Natural England consider this may represent a strategic site – Has a Landscape & Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Environment Agency – The site has a culverted watercourse flowing beneath it which should be renaturalised through redevelopment to contribute towards WFD objectives. This may take up space within the site, however it may be possible to divert the channel round the edge to create more developable space Developer/Agent/Owner - Support development - available within 5 years. Consistent with Core Strategy - need for housing in Biddulph. Site is well enclosed, generally flat rising upwards to the east, open in nature, relates well to the urban area, development could take place without harming the character of the area. Land not important to the setting of the settlement (source: Landscape & Settlement Character Assessment), appropriate landscaping of new development would create a strong edge to the settlement. Sloping nature of site also presents opportunities for public open space provision and to reinforce and enhance existing wildlife corridors. If site is developed there would still be a distance of half a mile between the edge of Biddulph and Biddulph Moor. Development unlikely to creep any closer due to the rising land. The topography of the locality and the presence of existing development adjacent furthermore means that these sites would not be visible from Congleton Edge and Washington Close on the opposite side of the valley. The development would therefore not have an adverse impact on important views across the valley. Close proximity to local services and facilities - schools, regular public transport, close to the leisure centre, town centre less than a mile away so site is sustainably located. If schools are full then this can be addressed through financial contributions towards extended provision at application stage. In terms of highway safety appropriate access could be achieved onto Woodhouse Lane and the road network is capable of accommodating the growth in traffic. Flooding and drainage issues can be mitigated - site is not within a designated flood plain and not identified by Lead	The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. The site is accessible to existing services, facilities and areas of employment which is likely to have a positive effect. However, the site's district ecological importance is considered to have a negative effect. Similarly, the development of greenfield land, grade 4 ALC and the site's proximity to heritage assets is also assessed as having a negative effect.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority has no difficulties in principle with this development from their point of view. Public footpaths can be provided as part of a development scheme. Cumulative impact of several developments in this area would be assessed through a TA. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service and medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's' play areas. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. The public footpaths are but they could be retained or re-directed as part of a development scheme. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures can be taken as part of the site development to	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Local Flood Authority as having significant local flooding constraints. Utilities are close by for straightforward connection. Layout will not have an adverse impact on amenity of existing residents. In terms of ecology biodiversity benefits could be achieved through developing the site. Mining issues can be mitigated and would not make the site undeliverable. Public response 214 comments (including Biddulph North Residents Action Group) – all objections. Issues raised: Objections - Infrastructure - Schools - (Oxhey First and Woodhouse Academy full) - Infrastructure - Traffic / Transport - Cannot build on BD067b without BD067a due to access difficulties, concern about levels of school traffic from Oxhey First and Woodhouse Academy and highway safety in relation to this, concern about highway network coping with further development - Pennine Way / Firwood Road, Carriage Drive, Woodhouse Lane (also lack of public footpaths here), access would be through Firwood Road which is narrow and has a dangerous blind corner onto Pennine Way, A527 (main route for workers) is very congested, access onto A527 from Woodhouse Lane is difficult due to street opposite, no realistic option to improve Woodhouse Lane and Pennine Way, roads are aging and in a poor state of repair. - Infrastructure - Other - query whether sewerage system is adequate to cope with new development, poor public transport serving the estate, could emergency services cope with additional development? Lack of spaces at doctors, lack of open space at this side of town, lack of facilities for children, public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. - Landscape - Concern about closing the gap between Biddulph and Biddulph Moor, concern about visual impact as ground rises. - Nature Conservation - squirrels, badgers, foxes, nesting bats, crows, rooks, seagulls, rabbits, hedgehogs, birds of prey, pheasants present. - Flood Risk - existing drainage problems, field acts as a soak away, risk of residents not being able to obtain home insurance, surface water will find its way into sewerage system which cannot cope at present due to design / construction of town sewer causing flooding in Gillow Heath - United Utilities say this cannot be solved without considerable funds. There is a potential flood risk at the side of Ribble Drive - there is a stream that runs from Biddulph Moor through Ribble Drive and down to the Leisure Centre which has not been correctly ducted at the bank of Ribble		address any surface water issues and suitably address the culverted watercourse. - Amenity – issues such as overlooking and loss of light as well as other impacts on existing residents such as house types and densities will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. - It is not considered that development of this particular site would be out of proportion with its surroundings and it is very unlikely that all the sites put forward in the consultation within Biddulph North will be selected as preferred options. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study does not recommend releasing BD067b nor neighbouring sites (BD067a, BD067c, BD110 & BD134) from the Green Belt. - The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements so green field sites also need to be included. Prioritising brown field land over greenfield in all circumstances is not part of Government policy. - Public footpaths can be maintained or re-directed. - The distribution of development around the town will be considered as part of the selection of Preferred Options sites. - Housing requirements in the Staffordshire	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Drive. This same stream often floods the Leisure Centre. - Amenity - Noise from traffic and construction, air pollution, privacy - existing properties backing on to proposed site are bungalows - impact on residents if houses were built behind them, loss of light, loss of peace, quiet and views of fields, erode look and feel of area, loss of fields for recreation and dog walking, increased crime, risk to public health. - Scale of development - totally unacceptable (assuming all suggested sites are developed), would fundamentally change local area, this side of Biddulph is over-developed, this level of additional housing is not wanted by existing residents. - Government Policy - Land is Green Belt and should be protected, sites need to be easily accessible on foot or by cycle. This site is some distance from the town centre and associated facilities like retail and health care. - Other - Develop brownfield sites first, fill existing vacant homes first, loss of public right of way, loss of farmland, most residents of Biddulph commute to work in Potteries, land unstable due to previous coal mining - sinkhole in field last year, town centre is declining, residents will drive to other shopping areas instead, need for new houses / flats in town centres, existing empty properties in town centres, no additional jobs in Biddulph, town is currently off-set to the west - proposals will exacerbate this, question accuracy of national population figures for Biddulph, lack of demand - houses on Uplands Mill have struggled to sell, proposal is contrary to Core Strategy transport policies, develop BD116 and BD140 as an alternative - closer to facilities, lower visual impact, would not add to flooding issues, direct access to bypass could be achieved, would proposed employment and retail sites BD076 and BD076a be best used for housing? Object to affordable housing being built as flats, BD071, BD071a, BD106 & BD156 are closer to the main town - it would also be easier and more suitable for access via the bypass, SHLAA forms focus on one site only and don't consider implications arising from a number of neighbouring sites being developed and some arguments applicable to more than one site have only been used on one record but not others e.g. highway infrastructure, loss of wealth in Biddulph economy by residents moving away, Biddulph is known as a 'Garden Town', development may put off inward investors, form is difficult to understand.		Moorlands are in addition to existing properties even if these are for sale or derelict. - The Council is aware of mining issues which affect a number of green field sites around Biddulph and investigative work will take place in these areas prior to the commencement of any development. - If development were to take place, the provision of on site open space would be a requirement. New employment land is proposed at the south of the town (BD117). New investment in the town would have knock-on positive effects for the town centre. National population figures are the starting point for assessing an area's objectively assessed housing needs – this is standard practice. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. The Council's evidence demonstrates a need for affordable housing in Biddulph and this is reflected in local policy (set out in the Core Strategy). The Council is required to seek to address this need. - Land has a Grade 4 Agricultural land classification. - Other suggested sites will be considered where they are not already included and cumulative impact of developing neighbouring sites will also be considered.	
BD067C	120	3.9	Statutory bodies/stakeholders SCC Highways - Where is access proposed from? Firwood road? Woodhouse Lane? Acceptable in principle subject to access design and provision of visibility and pedestrian access routes. Woodhouse Lane should be	The proposed delivery of circa 120 dwellings is considered to have a significant positive effect. The site is accessible to existing services, facilities and areas of employment which is likely to have a positive	The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are	

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			improved on the frontage. Natural England - Natural England consider this may represent a strategic site – Has a Landscape & Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Developer/Agent/Owner - Support development - available within 5 years. Consistent with Core Strategy - need for housing in Biddulph. Site is well enclosed, generally flat rising upwards to the east, open in nature, relates well to the urban area, development could take place without harming the character of the area. Land not important to the setting of the settlement (source: Landscape & Settlement Character Assessment), appropriate landscaping of new development would create a strong edge to the settlement. Sloping nature of site also presents opportunities for public open space provision and to reinforce and enhance existing wildlife corridors. If site is developed there would still be a distance of half a mile between the edge of Biddulph and Biddulph Moor. Development unlikely to creep any closer due to the rising land. The topography of the locality and the presence of existing development adjacent furthermore means that these sites would not be visible from Congleton Edge and Washington Close on the opposite side of the valley. The development would therefore not have an adverse impact on important views across the valley. Close proximity to local services and facilities - schools, regular public transport, close to the leisure centre, town centre less than a mile away so site is sustainably located. If schools are full then this can be addressed through financial contributions towards extended provision at application stage. In terms of highway safety appropriate access could be achieved onto Woodhouse Lane and the road network is capable of accommodating the growth in traffic. Flooding and drainage issues can be mitigated - site is not within a designated flood plain and not identified by Lead Local Flood Authority as having significant local flooding constraints. Utilities are close by for straightforward connection. Layout will not have an adverse impact on amenity of existing residents. In terms of ecology biodiversity benefits could be achieved through developing the site. Mining issues can be mitigated and would not make the site undeliverable. Public response 218 comments (including Biddulph North Residents Action Group) – all objections. Issues raised: Objections Infrastructure - Schools (Oxhey First & Woodhouse Academy are full and Biddulph High School is at the other end of town)	effect. However, the site's district ecological importance is considered to have a negative effect. Similarly, the development of greenfield land, grade 4 ALC and the site's proximity to heritage assets is also assessed as having a negative effect.	a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority has no difficulties in principle with this development from their point of view. Public footpaths can be provided as part of a development scheme. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service and medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. The public footpaths are but they could be retained or re-directed as part of a development scheme. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. - Amenity – issues such as overlooking and loss of light as well as other impacts on existing residents such as house types and densities will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Infrastructure - Traffic / Transport - concern about levels of school traffic from Oxhey First and Woodhouse Academy and highway safety in relation to this, concern about highway network coping with further development - Pennine Way / Firwood Road, Carriage Drive, Woodhouse Lane (too narrow and lack of public footpaths here), access would be through Firwood Road which is narrow and has a dangerous blind corner onto Pennine Way, A527 (main route for workers) is very congested, access onto A527 from Woodhouse Lane is difficult due to street opposite, no realistic option to improve Woodhouse Lane and Pennine Way, roads are aging and in a poor state of repair. - Infrastructure - Other - Existing infrastructure could not cope with new development, lack of open space in this area, sewerage system cannot cope with amount of new development, poor public transport on the estate, doctors and dentists could not cope with extra patients, lack of facilities for children. Public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. - Landscape - Concern about closing the gap between Biddulph and Biddulph Moor, east side of Biddulph is over-developed, loss of character of area. - Nature Conservation - squirrels, badgers, foxes, nesting bats, owls seen on site. - Flood Risk - existing drainage problems have caused flooding in adjacent properties, danger of surface water in wintry weather, surface water will find its way into sewerage system which cannot cope at present due to design / construction of town sewer causing flooding in Gillow Heath - United Utilities say this cannot be solved without considerable funds. There is a potential flood risk at the side of Ribble Drive - there is a stream that runs from Biddulph Moor through Ribble Drive and down to the Leisure Centre which has not been correctly ducted at the bank of Ribble Drive. This same stream often floods the Leisure Centre. - Amenity - Noise from traffic and construction, potential air pollution, privacy - land rises and existing properties are mainly bungalows, loss of light / overshadowing, loss of fields for recreation and dog walking, increased crime. - Scale of development - totally unacceptable (assuming all suggested sites are developed), would fundamentally change local area. - Government Policy - Land is Green Belt and should be protected from development. - Other - Loss of existing public right of way, concern about mining history of area - sink hole appeared on site last year, land is farmland, are the new houses for residents of Biddulph or to fulfil a wider quota? Town centre is declining so residents will visit other towns for shopping, no more jobs are being created in the town so it will become a dormitory town, fill existing		- It is not considered that development of this particular site would be out of proportion with its surroundings and it is very unlikely that all the sites put forward in the consultation within Biddulph North will be selected as preferred options. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study does not recommend releasing BD067c nor neighbouring sites (BD067a, BD067b, BD110 & BD134) from the Green Belt. - The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements so green field sites also need to be included. Prioritising brown field land over greenfield in all circumstances is not part of Government policy. - Public footpaths can be maintained or re-directed. - The distribution of development around the town will be considered as part of the selection of Preferred Options sites. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. - The Council is aware of mining issues which affect a number of green field sites around Biddulph and investigative work will take place in these areas prior to the commencement of any development. - New employment land is proposed at the south of the town (BD117). New investment in the town would have knock-on positive effects for the town centre. National population figures are the	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			vacant homes first, question accuracy of national population figures for Biddulph, lack of demand - houses on Uplands Mill have struggled to sell, development would reduce appeal of town, distance from the town centre of this site - residents would use cars and are likely to travel further afield to access larger variety of shops, need for new houses / flats in town centres, existing empty properties in town centres, proposal is contrary to Core Strategy transport policies, loss of appeal as visitor destination, consider brown field sites first (e.g. former Forge Colour Works on Congleton Road), site is outside town development boundary, loss of trees and hedgerows, query why fields around Woodhouse School have not been considered as they do not overlook other properties? BD071, BD071a, BD106 & BD156 are closer to the main town - it would also be easier and more suitable for access via the main bypass, SHLAA forms focus on one site only and don't consider implications arising from a number of neighbouring sites being developed and some arguments applicable to more than one site have only been used on one record but not others e.g. highway infrastructure, loss of wealth in Biddulph economy by residents moving away, Biddulph is known as a 'Garden Town', development may put off inward investors. Investigate alternatives BD140 and BD116 - closer to facilities, lower visual impact, would not add to flooding issues, direct access to bypass could be achieved.		starting point for assessing an area's objectively assessed housing needs – this is standard practice. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - Land has a Grade 4 Agricultural land classification which means that it is poor quality. - Other suggested sites will be considered where they are not already included and cumulative impact of developing neighbouring sites will also be considered.	
BD068	70	2.61	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design and visibility splays. Access is likely to need to be close to the bridge in order to meet visibility standards. Footway should be provided on the frontage to connect to the existing footway. Possible improvements to Marsh Green Road/Congleton Road junction. May be appropriate to realign Marsh Green Road to provide visibility to plot BD087 if possible and if agreement can be reached between owners. Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Developer/Agent/Owner Support development of this site. Propose a sustainable development to include sheltered housing compliant (subject to conditions) with Environmental Health, Environment Agency, United Utilities and Highway Authority requirements. Major supermarket less than one mile from site, churches and schools within easy walking distance, main line railway station at Congleton is just 4 miles away, close to A34 which connects to M6.	The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. However, the site's is located within a flood zone which is likely to have a significant negative effect. Similarly, the district ecological importance is considered to have a negative effect, as could the development of greenfield land, grade 4 ALC and the site's proximity to heritage assets is also assessed as having a negative effect.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority considers that this development is acceptable subject to detailed design issues. Public footpaths can be provided as part of a development scheme. Cumulative impact of several developments in this area would be assessed through a TA. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Where necessary, additional assessment work will be undertaken in line with Environment Agency requirements. Mitigation measures will be taken as part of the site development to address any surface water issues.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Public response 72 comments – 71 objections and 1 neutral. Issues raised: Objections - Infrastructure - Oxhey First School, Woodhouse Academy and Biddulph High School are all full with limited opportunity for expansion. - Infrastructure - Traffic / Transport - Access to the site would be difficult - crosses a public footpath, Marsh Green Road, Portland Drive, Beaumont Close, Marsh Green Close and bridges cannot cope with more traffic - no footpaths on a large part of Marsh Green Road, narrow and no street lighting, dangerous for pedestrians and cyclists - it is not suitable for HGVs, Congleton Road junction with Woodhouse Lane / Marsh Green Road is dangerous, visibility problems - this would be made even worse if all proposed sites in this area were developed, pollution from extra traffic. - Infrastructure - Other - Local amenities are not sufficient for existing residents - doctors full, does water treatments works have the capacity for proposed new development? No access to local shops without car, Public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. - Landscape - site is part of a steep hillside so would be difficult to build on, loss of attractive landscape, negative impact on character of area. - Nature Conservation - Mature trees and abundant wildlife on site including newts, kingfishers, sparrow hawks, buzzards, foxes, badgers, squirrels, robins, wrens, swallows, blue tits, goldfinches, kestrel and jay. Site has also recorded roosts for Daubenton's Bats and Pipistrelle Bats. - Flood Risk - watercourse is prone to flooding, question whether adjacent land is unstable as it is constantly damp, potential issues obtaining home insurance for existing and future residents, development will increase surface water run off, Mow Lane floods, surface water will find its way into sewerage system which cannot cope at present due to design / construction of town sewer causing flooding in Gillow Heath - United Utilities say this cannot be solved without considerable funds. - Amenity (e.g. noise, privacy, loss of light) - Too close to sewage works which can be noisy (works are carried out at night) and smelly, potential health hazard from flies, new residents would have a clear view of site in winter as much of screening is not evergreen, many of properties on Portland Drive are single storey so new development would be overbearing and detrimental to their amenity in terms of privacy and loss of light, extensive earthworks would be required which would be intrusive and noisy for residents. Refer to Government's document "Code		- New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service and medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process and look at all preferred option sites suggesting mitigation measures where appropriate. The results will be incorporated into the Submission Version of the Local Plan. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking and loss of light as well as other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - An odour assessment of the sewage works has been undertaken on behalf of an adjacent landowner and it concludes that the vast majority of the area is suitable for residential use (any which is not can be left undeveloped) and odour issues should not be viewed as a constraint to planning consent. - The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			of Practice on Odour Nuisance from Sewage Treatment Plants". • Scale of development - too high. • Government Policy - Land is Green Belt and should be protected from development. • Other - Difficult to build on land due to high concentration of sewage pipes, site has been used for landfill in the past so query any public health risks, contamination from works running into Biddulph Brook, question whether development is economically viable, more appropriate to build next to bypass (e.g. BD071, BD071a) or on brownfield land, land is in use for grazing, new development generally has a poor appearance, no additional employment proposed, town centre is declining, lack of demand for additional housing - housing on Uplands Mill is not selling, will attract in-migration, increased social problems from social housing, Gillow Heath area will be taking majority of houses, Core Strategy contradicts itself - talks about protecting open space, previous planning application refused, residents do not understand abbreviations used on SHLAA form and would like to see information landowner has provided to Council, poor awareness of consultation - expect to be written to personally about developments affecting them, comments form has too much technical language with residents struggling to understand it, need for new houses / flats in town centres, existing empty properties in town centres.		minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering release of BD068 from the Green Belt. • The landowner has undertaken some initial assessments and considers that the site is viable for development. • The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements so green field sites also need to be included. Sites BD071 and BD071a have been included as potential allocations. Prioritising brown field land over greenfield in all circumstances is not part of Government policy. • The land has no agricultural land classification as it is classified as being within the urban area. • New development would need to follow the Council's design policies, which will be the subject of consultation as part of the Local Plan production process. • New employment land is proposed at the south of the town (BD117). New investment in the town would have knock-on positive effects for the town centre. • The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. The Council's evidence demonstrates a need for affordable housing in Biddulph and this is reflected in local policy (set out in the Core Strategy). The Council is required to seek to address this need. The distribution of development around the town will be considered as part of the selection of Preferred Options sites. • If development were to take place, the provision of on site open space would be a requirement. • The previous planning history of a site, particularly from over 20 years ago (1991 in this case) is not a good indicator as to whether a site is acceptable at this time as circumstances and policies will have changed over time.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict.	
BD069	30	1.02	Statutory bodies/stakeholders: National Trust - This would entail the destruction of the remains of the kitchen garden at Knypersley Hall. While the Trust has no direct involvement in Knypersley Hall, the house was the former home of James Bateman – who created the gardens at Biddulph Grange which are in our protective ownership. The significance of the Knypersley gardens is recognized in the 2010 Historic Environment Character Assessment jointly published by Staffordshire Moorlands District Council and Staffordshire County Council. This notes that the Hall is listed grade II* and the stable and coach house grade II. While the character much of the historic parkland associated with Knypersley Hall has changed in the 20th century, some remains of the walled garden survive. These have heritage value in themselves and contribute to the settings of the nearby listed buildings. The National Trust considers that development of the walled garden would cause unnecessary harm to heritage assets and should be resisted. SCC Highways - Not directly connected to the highway. Spur road off Conway Road (Colwyn Drive) is private and should be brought up to adoptable standard. Access onto Conway Road is good. Leek and Moorlands Historic Buildings Trust - BD069 is the former kitchen garden of Knypersley Hall (Listed Grade II*). It is currently extremely overgrown and therefore difficult to assess. A decade ago various historic structures still survived here so the site will need careful clearance and detailed assessment in advance of any proposed development. Developer/Agent/Owner Support development of site - immediately available, consider it is brownfield, site approximately 1km from town centre and close to Biddulph High School, Mill Hayes playing field and in a residential area. Garden centre closed in 2003, site now derelict, surrounded by security fencing to prevent further vandalism, edge of site is well defined and visually contained by trees and soft landscaping along the boundaries, opportunity to improve Orme Road, no major constraints. Content of NPPF and Core Strategy would not preclude development. Public response 16 comments – 11 supports, 5 objections. Issues Raised: Objections:	The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. The site is also accessible to existing employment areas which is likely to have a positive effect. However, the site's proximity to historic assets is assessed as having a significant negative effect. The development of greenfield land and its location within a flood zone is also assessed as having a negative effect.	- The Highway Authority has not raised any issues which would prevent the development of this site. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - Amenity – issues such as overlooking and house types as well as other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. This site is not identified as being within a flood plain. Mitigation measures will be taken as part of the site development to address any surface water issues. - The scale of development is not an absolute figure at this stage, it is merely an indication. On-site constraints may reduce this figure. - The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate	

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			- Infrastructure - Schools are full - Infrastructure - Traffic / Transport - congestion on Conway Road if this and neighbouring site is developed, Orme Road could not cope - Infrastructure - Other - no parks locally, public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. - Nature Conservation - as the site is next to a lake would expect it to have ecological interest. - Flood Risk - the site is next to a lake, has an abundance of wells, naturally occurring springs and a very high water table so concerned about the effects of sinking further foundations into land of this nature and the proximity of the lake. - Amenity (e.g. noise, privacy, loss of light) - concern about house types - mainly bungalows in this area, do not want youngsters hanging around the streets at night, area is currently quiet - Scale of development - 30 dwellings is overdevelopment, no possibility of adequate parking. - Listed Building / Conservation Area - Historic Landscape Character Assessment recommends that development in this area is inappropriate. James Bateman grew up at Knypersley Hall. Study considers that there is good potential for restoring and/or conserving the heritage assets which contribute to the zones historic character, the walled garden and other structures within BD069 would be an ideal place to begin that restoration. Past owners have removed the historic wall. Council should enforce the recommendations of English Heritage so that the site is brought back to its original state and conserved for future generations. This site should have been added to the Staffordshire Moorlands Local Heritage Register a long time ago to prevent it getting into its current state of disrepair. - Government Policy - Land is Green Belt - Other - Concerned about the type of people who will occupy the houses, need for new houses / flats in town centres, existing empty properties in town centres, 30 houses on this site will not make a significant contribution to Biddulph's housing needs. Support: - Infrastructure - Close to schools - Infrastructure - Traffic / Transport - opportunity to repair and adopt the road - Infrastructure - Other - Close to amenities - Landscape - will enhance current landscape - Flood Risk - no flood risk - Amenity (e.g. noise, privacy, loss of light) - site has been a target for arson and vandalism in its current		the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering the release of BD069 from the Green Belt. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. Brown field sites close to the town centre have also been suggested for housing but there are not enough of these to meet Biddulph's housing requirement to 2031. - The site formerly served as the kitchen gardens to Knypersley Hall. Knypersley Hall was Listed Grade II* in 1984 in recognition of its architectural importance and connection with James Bateman who developed a landscaped garden here and carried out botanical investigation prior to moving to Biddulph Grange. The walled garden is likely to retain features of historic interest worthy of preservation. The historic structures on this site will not be covered by the Knypersley Hall Listing as the site was already in separate ownership at the time of Listing. Residential development of the site has the potential to assess the historic significance of the site and surviving structures and provide funding for conservation repair and enhancement. Development would need to be sensitively sited/designed to preserve heritage significance. - The Council is commissioning a heritage impact assessment for all the sites selected by the Council as Preferred Options for development and this work will be done under the guidance of Heritage England. The work is expected to be completed this summer and will inform the Council as to which sites are appropriate to take forward into its final draft of the plan the 'Submission Version'.	

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			state, current security fencing gives an industrial appearance, no site pollution - Listed Building / Conservation Area - Listed items like the walls and well could be included in the development to retain its character - Government Policy - Brown Field Site, Site is not Green Belt - Other - site has been derelict for around a decade, development would improve the area, site is in a residential area, site is immediately available, considered to be suitable for executive housing.			
BD083	40	1.71	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design, pedestrian routes and visibility splays. Marsh Green Road should be improved on the frontage. Pedestrian links to Gillow Heath and Biddulph should be considered. Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Developer/Agent/Owner - Support development of site. Although schools are oversubscribed, this site alone is unlikely to significantly exacerbate this, County Highways consider that safe access to this site is achievable, could achieve a safe pedestrian route from the main road, over the Staffordshire Way and into Well Lane / Gillow Heath, site is low grade agricultural land, unsuitable as public open space, no trees with preservation orders on the site - the trees screening the site from the sewage works would be retained, hedgerow and wall around site would be retained as far as possible, the stream near the site would facilitate surface water drainage without creating a problem for other properties. Small part of site is flood plain, no adjacent properties to the site, popular residential area, development would be no closer to sewage works than existing development, low density development is proposed on this site, compliant with NPPF policy, a small number of parking spaces could be included on the site to improve safety for walkers, suitable for on-site renewable energy. Public response 34 comments – 33 objections, 1 support. Issues raised: Objections - Infrastructure - Schools - Oxhey First and Woodhouse Academy are full. - Infrastructure - Traffic / Transport - difficult access, Marsh Green Road and bridges cannot cope with more traffic especially HGVs - too narrow, junction on Congleton Road with Woodhouse Lane and Marsh Green Road is already dangerous for traffic, pedestrians, dog walkers, cyclists and horse riders,	The proposed delivery of circa 40 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. However, the site is located within a flood zone which is likely to have a significant negative effect. The development of greenfield land, grade 4 ALC and the site's proximity to heritage assets and an LNR are assessed as having a negative effect.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority considers that this development is acceptable subject to detailed design issues. Public footpaths can be provided as part of a development scheme. Cumulative impact of several developments in this area would be assessed through a TA. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Where necessary, additional assessment work will be undertaken in line with Environment Agency requirements. Mitigation measures will be taken as part of the site development to address any surface water issues. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service and medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			has no footpaths and not wide enough to provide any, cumulative impact on transport network of developing all sites put forward in this area. - Infrastructure - Other - Lack of available amenities e.g. doctors, dentists, if developed alongside other sites utilities (particularly sewage works) would not be able to cope, no public transport in this area so no access to shops without a car, town centre would need more car parks, supermarkets, a decent ironmongers and a DIY store, the library would need more PCs and more books, public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. - Landscape - The topography is very difficult in that the land slopes steeply to the north east, spoil natural beauty / character of area - Nature Conservation - There is a partially filled in pond, which is home to frogs and other amphibians, near the boundary at Marsh Green Road, opposite Marsh Green Farm, loss of trees and hedgerows, reduced habitat for other wildlife - badgers, foxes, bats, ducks, rabbits and a variety of birds. - Flood Risk - Prone to flooding, next to stream, wet ground conditions, potential problems obtaining home insurance, surface water will find its way into sewerage system which cannot cope at present due to design / construction of town sewer causing flooding in Gillow Heath - United Utilities say this cannot be solved without considerable funds. - Amenity (e.g. noise, privacy, loss of light) - Too close to sewage works which is prone to noise, smell and insects and not heavily screened during winter. Refer to the governments "Code of Practice on Odour Nuisance from Sewage Treatment Plants". Loss of amenity and privacy for existing residents. - Scale of development - over-development. - Government Policy - Land is Green Belt and should be protected from development. - Other - Query whether development would be cost effective taking into account constraints, much better areas which could cope with the traffic and increased population such as BD071, BD071a (next to the bypass), develop brownfield sites first, no employment in Gillow Heath, town centre is declining, need for new houses / flats in town centres, existing empty properties in town centres, decision should be taken by local people who know the area, loss of agricultural land, risk of contamination of Biddulph Brook when construction taking place, anti-social behaviour, query accuracy of national population projections, lack of demand - units at Uplands Mill are not selling, will attract in-migration, negative impacts of social housing, residents do not understand abbreviations used on SHLAA form and would like to see information landowner has provided to Council, poor awareness of consultation - expect to be written to personally about developments affecting them.		- The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - Amenity – issues such as overlooking and loss of light as well as other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - An odour assessment of the sewage works has been undertaken on behalf of an adjacent landowner and it concludes that the vast majority of the area is suitable for residential use (any which is not can be left undeveloped) and odour issues should not be viewed as a constraint to planning consent. - The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that BD083 is not released from the Green Belt. - The landowner has undertaken some initial assessments and considers that the site is viable for development. - The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements so green field sites also need to be included. Sites BD071 and BD071a have been included as potential allocations. Prioritising brown field land over greenfield in all circumstances is not part of Government policy. - The land has an agricultural classification of Grade 4 which means that it is poor quality. - New employment land is proposed at the south	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					of the town (BD117). New investment in the town would have knock-on positive effects for the town centre. - National population figures are the starting point for assessing an area's objectively assessed housing needs – this is standard practice. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. The Council's evidence demonstrates a need for affordable housing in Biddulph and this is reflected in local policy (set out in the Core Strategy). The Council is required to seek to address this need. The distribution of development around the town will be considered as part of the selection of Preferred Options sites. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict.	
BD087	25	0.94	Statutory bodies/stakeholders SCC Highways - Visibility splays of 2.4m x 90m are required at Beaumont road onto Marsh Green Road. These cannot be provided without third party land. If this site is to be developed, an alternative access must be provided, or land acquired. There is a public right of way between Beaumont Close and the plot. Could Marsh Green Road be realigned into plot BD068? Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Developer/Agent/Owner Support development of this site. Compliant (subject to conditions) with Environmental Health, Environment Agency, United Utilities and Highway Authority requirements. Major supermarket less than one mile from site, churches and schools within easy walking distance, main line railway station at Congleton is just 4 miles away, close to A34 which connects to M6. Public response 46 comments – all objections. Issues raised: - Infrastructure - Schools oversubscribed. - Infrastructure - Traffic / Transport - difficult access from Beaumont Close - previously refused as access when considering site for extension to graveyard (also would have to cross a public footpath and difficult HGV access, safety risk - no pavements in close, impassable in icy conditions) or over Biddulph Brook,	The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. However, the site is located within a flood zone which is likely to have a significant negative effect. The development of greenfield land, grade 4 ALC and the site's proximity to heritage assets and an LNR is likely to have a negative effect, as could the site's district ecological importance.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority considers that this development is acceptable subject to detailed design issues. The landowner considers that the issue of access to the site can be resolved and discussions with the highway authority have been held. Public footpaths can be provided as part of a development scheme. Cumulative impact of several developments in this area would be assessed through a TA. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service and medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. Rights of access in relation to the site is a matter to be resolved by the landowner and the other parties involved. - United Utilities has advised that if appropriate measures for surface water disposal are	

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			Marsh Green Road and bridges cannot cope with more traffic especially HGVs - too narrow, junction on Congleton Road with Woodhouse Lane and Marsh Green Road is already dangerous for traffic, pedestrians, dog walkers, cyclists and horse riders, has no footpaths and not wide enough to provide any, cumulative impact on transport network of developing all sites put forward in this area, Congleton Road already very busy, traffic pollution. • Infrastructure - Other - amenities are not sufficient for current residents - how would emergency services, doctors and dentists cope? No public transport so no access to shops without a car, does sewage works have capacity? A number of drainage pipes run under this site from properties on Congleton Road which are legally agreed and have right of access plus would also require access to maintain existing rear fencing. As site is lower than sewage works, waste from new houses would be pumped up but if pumping facility in flood plain, could result in raw sewage entering the brook, public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. • Landscape - destroy natural beauty of the area. • Nature Conservation - detrimental impact on flora and fauna - ducks and herons use the riverbank, badgers and foxes present on site, bats, frogs, toads, thrush, stoats, squirrels etc. plus loss of trees. • Flood Risk - Prone to flooding - partial floodplain, next to stream, wet ground conditions, potential problems obtaining home insurance, concern about who would be financially liable if any properties on this site flood in future - would it be the District Council? Surface water will find its way into sewerage system which cannot cope at present due to design / construction of town sewer causing flooding in Gillow Heath - United Utilities say this cannot be solved without considerable funds. • Amenity (e.g. noise, privacy, loss of light) - Too close to sewage works which is prone to noise, smell and insects and not heavily screened during winter. Refer to Government's "Code of Practice on Odour Nuisance from Sewage Treatment Plants". Loss of amenity in terms of light, noise and privacy for existing residents, over-bearing and oppressive impact on houses in Beaumont Close. • Scale of development - overdevelopment, out of character with local area. • Government Policy - Land is Green Belt and should be protected from development. Not in line with NPPF re: protect and enhance natural, built and historic environment helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. • Other - Query whether development would be cost effective taking into account constraints, loss of		included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Where necessary, additional assessment work will be undertaken in line with Environment Agency requirements. Mitigation measures will be taken as part of the site development to address any surface water issues. • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process and look at all preferred option sites suggesting mitigation measures where appropriate. The results will be incorporated into the Submission Version of the Local Plan. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • Amenity – issues such as loss of light, noise and privacy as well as other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • An odour assessment of the sewage works has been undertaken on behalf of an adjacent landowner and it concludes that the vast majority of the area is suitable for residential use (any which is not can be left undeveloped) and odour issues should not be viewed as a constraint to planning consent. • The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning	

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			agricultural land, use brownfield sites instead, Contamination of Biddulph Brook by construction work is a concern, fear of crime, lack of demand - units at Uplands Mill are not selling, concerns about in-migration, SHLAA forms focus on one site only and don't consider implications arising from a number of neighbouring sites being developed and some arguments applicable to more than one site have only been used on one record but not others e.g. highway infrastructure, loss of wealth in Biddulph economy by residents moving away, Biddulph is known as a 'Garden Town', development may put off inward investors, no additional jobs proposed, town centre is declining, need for new houses / flats in town centres, existing empty properties in town centres, concern about anti-social behaviour from residents of social housing, residents do not understand abbreviations used on SHLAA form and would like to see information landowner has provided to Council, poor awareness of consultation - expect to be written to personally about developments affecting them.		guidance). This study recommends that BD087 is considered for release from the Green Belt. - The landowner has undertaken some initial assessments and considers that the site is viable for development. - The land has an agricultural land classification of grade 4 which means that it is poor quality. - The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements so green field sites also need to be included. Sites BD071 and BD071a have been included as potential allocations. Prioritising brown field land is no longer part of Government policy. - The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - Cumulative impact of developing a number of sites in one area is and will continue to be considered as part of the process, particularly in terms of transport and infrastructure. - New employment land is proposed at the south of the town (BD117). New investment in the town would have knock-on positive effects for the town centre. - The Council's evidence demonstrates a need for affordable housing in Biddulph and this is reflected in local policy (set out in the Core Strategy). The Council is required to seek to address this need. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict.	
BD109 & BD118	32	0.77	Statutory bodies/stakeholders SCC Highways - Likely to be acceptable subject to access design and visibility splays. May be appropriate to develop in tandem with BD144. Developer/Agent/Owner – Land available. Owner has rights of access over current access point and an option to purchase it, land is in a suitable location and has a realistic prospect of delivery, would remove a non-conforming land use, would reduce the number of vehicle movements along	The proposed delivery of circa 26 dwellings is considered to have a significant positive effect. The site is also accessible to existing services, facilities and areas of existing employment as well as being located away from historic assets and a SSSI and LNR, as well as the site's low ecological value is likely to have a positive effect. However, the development of greenfield is assessed	The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward.	

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			the access road and improve safety, paddock and grassland adjacent to building is previously developed as a brick works though none of structures are present now, due to its quality it is not suitable for agricultural use, site does not have any special landscape qualities, is well related to the urban area and screened from the more open land to the west and north, landowner of BD109 fully supports a residential allocation and could be developed alongside site BD118 to provide an access onto Towerhill Road. Owner would be willing to bring site forward in conjunction with neighbouring BD144 (which is in separate ownership). Public response 16 comments – 15 objections and 1 support Issues raised: Objections: • Infrastructure - Schools - new school needed as schools are full. • Infrastructure - Traffic / Transport - road network around site would need improving - Brook Street / Towerhill Road junction and Newpool Road / Towerhill Road junction as well as bridge on Newpool Road, existing congestion at the local surrounding schools during leaving and arrival times and the rush hour - queues at the traffic lights at Knypersley cross roads, speeding traffic a problem • Infrastructure - Other - doctor's are full, public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. • Landscape - unsightly and would block the view to Mow Cop • Nature Conservation - detrimental impact on local wildlife • Flood Risk - threat of flooding would increase - drains cannot currently cope • Amenity (noise and dust associated with building work, privacy, loss of light) - negative impact on quality of life of existing residents • Government Policy - Land is Green Belt and should be protected. • Other - there are other alternatives - Suitable sites would be BD071 + BD071A + BD106 + BD156, these are better suited as the road can cope with volume of traffic as it lines the Bypass, use brownfield sites instead, Biddulph does not need more housing, need more business units to create jobs for existing residents, need for new houses / flats in town centres, existing empty properties in town centres. Support • Scale of development - correct scale, would not impact on local area especially with properties	as having a negative effect.	• The Highway Authority considers that this development is acceptable subject to detailed design issues. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service and medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as loss of light, noise and privacy as well as other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that BD109 & BD118 are not released from the Green Belt. • The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			adjacent and across the road Other - Would benefit the area if developed for low cost housing, especially as they are to the west of Biddulph closer to employment areas.		so green field sites also need to be included. Sites BD071 and BD071a have been included as potential allocations. - The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - New employment land is proposed at the south of the town (BD117). New investment in the town would have knock-on positive effects for the town centre. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict.	
BD110	50	1.7	Statutory bodies/stakeholders SCC Highways - Doesn't appear to be directly connected to the highway. How will access be achieved? Extension to Plover Drive would be acceptable subject to land. Developer/Agent/Owner – Land available. Public response 191 comments (including Biddulph North Residents Action Group) – 190 objections and 1 support. Objections: - Infrastructure - Schools - Oxhey First School and Woodhouse Academy full and have limited capacity for extension. - Infrastructure - Traffic / Transport - danger of increasing traffic to pedestrians especially children, narrow estate roads, congestion and pollution, dangerous site access, junction of Woodhouse Lane / A527 is already congested and dangerous, Firwood Road - a potential access point is a small, narrow cul-de-sac as are Plover Drive and Blackbird Way, school traffic already creates congestion, roads are hazardous in wintry weather. - Infrastructure - Other - Inadequate sewerage system to cope with new development, lack of open space on estate and lack of public transport, lack of facilities for children, public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. - Landscape - rising elevation, provides separation and views between Biddulph and Biddulph Moor. - Nature Conservation - rich in wildlife - foxes, badgers, rabbits, bats, owls, woodpeckers, buzzards and a variety of other birdlife. - Flood Risk - flooding in Plover Drive during heavy rainfall. Water runs off the field and also in two diagonal 'underground' water courses. Properties in	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. The site is also accessible to existing services, facilities and areas of existing employment as well as being located away from historic assets and a SSSI and LNR, as well as the site's low ecological value is likely to have a positive effect. However, the development of greenfield land is assessed as having a negative effect.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority has no difficulties in principle with this development provided that a suitable access can be achieved. Public footpaths can be provided as part of a development scheme. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service and medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the	

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			Pennine Way, Firwood Road, Blackbird Way and Woodhouse lane have suffered issues with flooding in previous years, further development will exacerbate this problem, surface water will find its way into sewerage system which cannot cope at present due to design / construction of town sewer causing flooding in Gillow Heath - United Utilities say this cannot be solved without considerable funds. • Amenity (noise - disturbance to existing residents from construction traffic, loss of privacy, loss of light, loss of views) erosion of rural look and feel of estate. • Scale of development is too high • Government Policy - Green Belt land should be protected • Other - too far from Town Centre, Town Centre is declining and building here will result in more car journeys out of town for shopping, need for new houses / flats in town centres, existing empty properties in town centres, town is off-set to east and proposals shift Biddulph even further east, non-greenbelt sites should be developed first - particularly brownfield sites, development should take place within existing town boundaries, sites BD071, BD071a, BD106 & BD156, BD116, BD140 are closer to the main town, bypass and Potteries for employment, lower visual impact, would not add to flooding issues, direct access to bypass could be achieved, no more jobs proposed so new residents will be commuters and town will be dormitory, fill existing vacant homes first, national population growth figures may not be accurate, lack of demand for housing on Uplands Mill site - more social housing, increased crime, east side of town has had its fair share of development, fields are unstable due to mining - large sinkhole opened up last year, contradict Core Strategy transport policies, loss of agricultural land and right of way, undermines the town's status as the garden town of the Moorlands, SHLAA forms focus on one site only and don't consider implications arising from a number of neighbouring sites being developed and some arguments applicable to more than one site have only been used on one record but not others e.g. highway infrastructure, loss of wealth in Biddulph economy by residents moving away, development may put off inward investors.		site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as overlooking and loss of light as well as other impacts on existing residents such as house types and densities will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • It is not considered that development of this particular site would be out of proportion with its surroundings and it is very unlikely that all the sites put forward in the consultation within Biddulph North will be selected as preferred options. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study does not recommend releasing BD110 nor neighbouring sites (BD067a, BD067b, BD067c & BD134) from the Green Belt. • New investment in the town would have knock-on positive effects for the town centre. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. • The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					brownfield land to meet the town's requirements so green field sites also need to be included. Prioritising brown field land is no longer part of Government policy. - New employment land is proposed at the south of the town (BD117). - National population figures are the starting point for assessing an area's objectively assessed housing needs – this is standard practice. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - The distribution of development around the town will be considered as part of the selection of Preferred Options sites and cumulative impact of developing neighbouring sites will also be considered. - The Council is aware of mining issues which affect a number of green field sites around Biddulph and investigative work will take place in these areas prior to the commencement of any development. - Land has a Grade 4 Agricultural land classification which means that it is poor quality. Public footpaths can be maintained or re-directed.	
BD131B	80	2.72	Statutory bodies/stakeholders SCC Highways: Transport Assessment will be required. Possible improvements to Conway Road/Park Lane and Conway Road/A527 may be required dependent on TA. Developer/Agent/Owner – Land not available. Public response 10 comments – 8 objections and 2 support Issues raised: Objections: - Infrastructure - Traffic / Transport - limited access onto site (single gate from Harlech Drive), resultant traffic levels on Conway Road would preclude development, road is narrow, there is a lack of drainage on the lower section and it is impassable in wintry weather. - Infrastructure - Other - Public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. - Landscape - the cricket ground is beautiful and	The proposed delivery of circa 80 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. However, the site is located within a flood zone which is likely to have a significant negative effect. The development of greenfield land is assessed as having a negative effect, as could the site's proximity to historic assets.	- A Transport Assessment will take place at an appropriate time if this site is progressed. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service and medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District,	

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			scenic, could ruin the character of the village. - Nature Conservation - impact on wildlife - including grey herons, buzzards and oyster catchers. - Flood Risk - Amenity (e.g. noise, privacy, loss of light) - loss of visual amenity, increased congestion and noise, Under the Human Rights Act, in particular Protocol 1, Article 1. States that a person has the right to peaceful enjoyment of all their possessions, which includes the home and other land. - Government Policy - Land is Green Belt and part of the open countryside, conflicts with Core Strategy policies C1, SO9 and para. 7.56 - Other - encroachment onto public open space, land is privately owned by residents of Conway Road who do not wish to release it for development, loss of grassland as cattle feed, query agricultural land classification of site? need for new houses / flats in town centres, existing empty properties in town centres, Concerned about complicated response form and requirement to complete one form for each site is overly onerous. Support: - Other - Good location to build some good quality houses in a nice setting which will sell quickly.		the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. - Amenity – issues such as overlooking and loss of light as well as other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. - The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. - The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends releasing site BD131b from the Green Belt. - The agricultural land classification of the land is either urban or grade 4 which means poor quality. (The site is located at the edge of these designations and it is difficult to determine which applies).	

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					- Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. - The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements so green field sites also need to be included. Prioritising brown field land is no longer part of Government policy.	
BD134	40	1.29	Statutory bodies/stakeholders SCC Highways - Extension to Blackbird way would likely be appropriate, if land is available. Developer/Agent/Owner – Land available. Public response 188 comments (including Biddulph North Residents Action Group) – all objections Issues raised: - Infrastructure - Schools - Oxhey First School is full. - Infrastructure - Traffic / Transport - danger of increasing traffic to pedestrians especially children, narrow estate roads, congestion and pollution, unsuitable site access - Blackbird Way which is too narrow and vehicles are often double parked, difficult HGV access, junction of Woodhouse Lane / A527 is already congested and dangerous, school traffic already creates congestion, roads are hazardous in wintry weather. - Infrastructure - Other - lack of open space on estate, poor existing public transport links, Inadequate sewerage system to cope with new development, lack of facilities for children, public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. - Landscape - Erosion of separation and views between Biddulph and Biddulph Moor. - Nature Conservation - loss of habitat for squirrels, badgers, owls and foxes. - Flood Risk - concern about existing and future surface water run off, properties in Pennine Way, Firwood Road, Blackbird Way and Woodhouse lane have suffered issues with flooding in previous years, further development will exacerbate this problem. Site has underground water courses present, sloping downhill towards Blackbird Way, surface water will find its way into sewerage system which cannot cope at present due to design / construction of town sewer causing flooding in Gillow Heath - United Utilities say this cannot be solved without considerable funds.	The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. The site is also accessible to existing services, facilities and existing areas of employment is likely to have a positive effect, as could its distance away from historic assets. However, the development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's location within a flood zone 2 and 3 area and the district ecological importance of the site.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority has no difficulties in principle with this development provided that a suitable access can be achieved. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service and medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then	

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			• Amenity (e.g. noise, privacy, loss of light) - Concern about visual impact of new development as it would be at a higher level than existing development - implications for privacy, erosion of rural look and feel of estate. • Scale of development - proposed density considered too high • Government Policy - Green Belt land should be protected • Other - town is off-set to east and proposals shift Biddulph even further east, too far from Town Centre, Town Centre is declining and building here will result in more car journeys out of town for shopping, no extra jobs proposed so new residents will be commuters and town will be dormitory, increased crime, houses should be built in the south of the town for better access to jobs in the Potteries, non-greenbelt sites should be selected, fill existing vacant homes first, need for new houses / flats in town centres, development should take place within existing town boundaries, other areas of Biddulph are better suited, sites BD071, BD071a, BD106 & BD156, BD116/BD140 are closer to the main town and bypass, closer to facilities, lower visual impact, would not add to flooding issues, direct access to bypass could be achieved, this side of town has seen its fair share of development, fields are unstable due to mining - large sinkhole opened up last year, national population growth figures may not be accurate, lack of demand for housing on Uplands Mill site, contradict Core Strategy transport policies, undermines the town's status as the garden town of the Moorlands, SHLAA forms focus on one site only and don't consider implications arising from a number of neighbouring sites being developed and some arguments applicable to more than one site have only been used on one record but not others e.g. highway infrastructure, loss of wealth in Biddulph economy by residents moving away, development may put off inward investors.		there should be no detrimental impact on the capacity of their infrastructure. • Amenity – issues such as overlooking and loss of light as well as other impacts on existing residents such as house types and densities will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • It is not considered that development of this particular site would be out of proportion with its surroundings and it is very unlikely that all the sites put forward in the consultation within Biddulph North will be selected as preferred options. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study does not recommend releasing BD134 nor neighbouring sites (BD067a, BD067b, BD067c & BD110) from the Green Belt. • New investment in the town would have knock-on positive effects for the town centre. Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. • The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements so green field sites also need to be included. Prioritising brown field land is no longer part of Government policy. • New employment land is proposed at the south of the town (BD117). • National population figures are the starting point	

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					for assessing an area's objectively assessed housing needs – this is standard practice. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - The distribution of development around the town will be considered as part of the selection of Preferred Options sites and cumulative impact of developing neighbouring sites will also be considered. - The Council is aware of mining issues which affect a number of green field sites around Biddulph and investigative work will take place in these areas prior to the commencement of any development.	
BD138A	94	3.7	Statutory bodies/stakeholders SCC Highways - Acceptable subject to access design, provision of adequate visibility and likely improvement of local roads and junctions. The square of land adjacent to number 80 Mow Lane is in separate ownership to the majority of this plot (from previous applications 12/01335 and 05/00409) In order to provide adequate visibility it is crucial that these plots are combined as BD138a and come forward to application together. Wedgwood Lane should be improved between plots 138a and 138b. Natural England - Natural England consider this may represent a strategic site – Has a Landscape & Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Developer/Agent/Owner - Support development of site, adjacent to urban area, available immediately, no legal constraints, interest from development industry, no costly ground conditions, no contamination, contribution to affordable housing and other local infrastructure needs, clear and defensible boundary to its western and northern edge, preliminary highway and transport report does not raise any issues, limited visual impact, Coal Mining and Brine Subsidence Claim report which does not raise any technical or ground objections to development taking place on the site, public footpath across site can be retained or re-provided as part of scheme, no known flood issue on or near to site, no known or significant ecological interests, well served by utilities. Public response 19 comments – all objections. Issues raised:	The proposed delivery of circa 90 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities which is likely to have a positive effect, as could its low biodiversity value of the site. However, the development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's location near to historic assets.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority has no difficulties in principle with this development provided that appropriate highway standards can be achieved. Cumulative development in this area would need to be assessed through a TA. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service and medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The land in question is highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment would need to be undertaken if this site progresses. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District,	

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			- Infrastructure - Schools are at capacity. - Infrastructure - Traffic / Transport - Mow Lane and Well Lane are both small country roads which are narrow and struggle with the amount of traffic already at times, roads impassable in wintry weather, no pavements beyond Wedgwood Lane junction and little street lighting, poor junction with Congleton Road - already dangerous - highway network would need upgrading. - Infrastructure - Other - limited, sewage works would have to be enlarged, public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. - Landscape - Development will alter the special historic landscape this area is valued for. This site is beyond the defensible boundary of the town and forms part of the open countryside. - Nature Conservation - loss of hedgerows, impact on wildlife - foxes, badgers, bats, buzzards, barn owls. - Flood Risk - Mow Lane suffers from flooding, surface water will find its way into sewerage system which cannot cope at present due to design / construction of town sewer causing flooding in Gillow Heath - United Utilities say this cannot be solved without considerable funds. - Amenity (e.g. noise, privacy, loss of light) - will spoil area's natural beauty and character, loss of resource for local residents and views, under the Human Rights Act, in particular Protocol 1, Article 1. - states that a person has the right to peaceful enjoyment of all their possessions, which includes the home and other land. - Scale of development - too much development proposed in Gillow Heath area. - Government Policy - Green Belt land should be protected. Also not in line with Core Strategy para. 7.56 and Policies SO9 and C1. - Other - BD071, BD071a could cope better with the traffic and increased population, also use other non-greenbelt sites and brownfield sites first e.g. four mills, the Forge colour works, two redundant garden nursery sites, need for new houses / flats in town centres, existing empty properties in town centres, loss of public footpath, historic mining on site, town centre is declining, no more jobs being created, new residents will commute creating a dormitory town, figures for population growth are national not local - houses at Uplands mill not selling, query value of land for agriculture. Consultation form is too complicated, requirement to complete a separate form for each site too onerous.		the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - Amenity – issues such as overlooking and loss of light as well as other impacts on existing residents such as house types and densities will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. - It is not considered that development of this particular site would be out of proportion with its surroundings and it is very unlikely that all the sites put forward in the consultation within this area will be selected as preferred options. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate	

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					the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study does not recommend releasing BD138a nor neighbouring sites (BD064 and BD138b) from the Green Belt. - The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements so green field sites also need to be included. Prioritising brown field land is no longer part of Government policy. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. - Public footpaths can be retained in situ or re-directed as part of new development. - The Council is aware of mining issues which affect a number of green field sites around Biddulph and investigative work will take place in these areas prior to the commencement of any development. - New investment in the town would have knock-on positive effects for the town centre. New employment land is proposed at the south of the town (BD117). - National population figures are the starting point for assessing an area's objectively assessed housing needs – this is standard practice. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - The agricultural land classification of the site is grade 4 which means that it is poor quality.	
BD138B	76	2.6	Statutory bodies/stakeholders SCC Highways - Acceptable subject to adequate visibility and access design. May require improvement of local roads. Wedgwood Lane should be improved between plots 138a and 138b	The proposed delivery of circa 76 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. However, the	The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Developer/Agent/Owner - Support development of site, adjacent to urban area, available immediately, no legal constraints, interest from development industry, no costly ground conditions, no contamination, contribution to affordable housing and other local infrastructure needs, clear and defensible boundary to its western and northern edge, preliminary highway and transport report does not raise any issues, limited visual impact, Coal Mining and Brine Subsidence Claim report which does not raise any technical or ground objections to development taking place on the site, public footpath across site can be retained or re-provided as part of scheme, no known flood issue on or near to site, no known or significant ecological interests, well served by utilities. Public response 30 comments – all objections. Issues raised: - Infrastructure - Schools and nurseries at capacity in the area. - Infrastructure - Traffic / Transport - Site access is problematic, Well Lane and Mow Lane are small country roads which could not cope with extra housing and construction traffic, dangerous in wintry conditions, Marsh Green Road / Congleton Road is a poor junction, safety due to lack of footpaths. - Infrastructure - Limited infrastructure in the area - e.g. no shop or takeaway, query capacity of sewage works, capacity of doctors, public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. - Landscape - listed in Council's Landscape & Settlement Setting document as important to setting of settlement. This site is beyond the defensible boundary of the town and forms part of the open countryside. - Nature Conservation - impact on wildlife e.g. foxes, owls, woodpeckers, jays, bullfinches, foxes, badgers, rabbits, loss of hedgerows - need wildlife survey. - Flood Risk - there is an underground watercourse running through the site, Mow Lane floods in heavy rain, surface water will find its way into sewerage system which cannot cope at present due to design / construction of town sewer causing flooding in Gillow Heath - United Utilities say this cannot be solved without considerable funds. - Amenity (e.g. noise, privacy, loss of light) - object to more traffic, noise and pollution, loss of rural character of this part of town, loss of visual amenity, loss of privacy as proposed housing is higher than existing, smells from sewage works. Under the Human Rights Act, in particular Protocol 1, Article 1. - states that a person has the right to peaceful enjoyment of all their possessions, which includes the home and other land.	development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's location near to historic assets and the district ecological importance of the site.	forward. - The Highway Authority has no difficulties in principle with this development provided that appropriate highway standards can be achieved. Cumulative development in this area would need to be assessed through a TA. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service and medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The land in question is highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment would need to be undertaken if this site progresses. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. - United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. - Amenity – issues such as overlooking and loss of light as well as other impacts on existing residents such as house types and densities will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Scale of development - too much development proposed for Gillow Heath, out of proportion. - Government Policy - Green Belt land should be protected. Also not in line with Core Strategy para. 7.56 and Policies SO9 and C1. - Other - BD071, BD071a could cope better with the traffic and increased population, use brownfield sites instead, detrimental impact on tourism - site is clearly visible from Biddulph Grange, site would be next to an area of 4.5 acres of solar panels (if approved), lack of jobs in Biddulph, shops closing, new residents will commute creating a dormitory town, need for new houses / flats in town centres, existing empty properties in town centres, figures for population growth are national not local - houses at Uplands mill not selling, consultation form is too complicated, requirement to complete a separate form for each site too onerous.		Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. - It is not considered that development of this particular site would be out of proportion with its surroundings and it is very unlikely that all the sites put forward in the consultation within this area will be selected as preferred options. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study does not recommend releasing BD138b nor neighbouring sites (BD064 and BD138a) from the Green Belt. - The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements so green field sites also need to be included. Prioritising brown field land is no longer part of Government policy. - Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. - Public footpaths can be retained in situ or re-directed as part of new development.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					- The Council is aware of mining issues which affect a number of green field sites around Biddulph and investigative work will take place in these areas prior to the commencement of any development. - New investment in the town would have knock-on positive effects for the town centre. New employment land is proposed at the south of the town (BD117). - National population figures are the starting point for assessing an area's objectively assessed housing needs – this is standard practice. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. - The agricultural land classification of this site is grade 4 which means that it is poor quality.	
BD144	80	2.4	Statutory bodies/stakeholders SCC Highways - Access should not form crossroads with any existing side road. Developer/Agent/Owner – Land available. Public response – 27 comments – all objections. Issues raised: - Infrastructure - Schools full - Infrastructure - Traffic / Transport (Towerhill Road already busy, Newpool Road bridge inadequate, strain on Brook Street and Brown Lees Road, highway safety issues, speeding traffic) - Infrastructure - Other - difficult to get a doctors appointment, sewage plant at Gillow Heath at capacity, inadequate local amenities, public transport northwards finishes at 6pm. Current deficit in public open space and severe deficit in children's play areas. - Landscape - will spoil it, block views to Mow Cop, loss of mature trees - Nature Conservation - loss of wildlife, hares sighted - Flood Risk - area regularly gets flooded, field is boggy, drainage problems in area - Amenity (e.g. noise, privacy, loss of light, dirt) - Will make quality of life worse for current residents - Scale of development - Government Policy - Green Belt Area - erosion of Green Belt gap between Moorlands and SOT - Other - site is a working farm, use brownfield sites instead, need for new houses / flats in town centres, existing empty properties in town centres, online form	The proposed delivery of circa 80 dwellings is considered to have a significant positive effect. The site is also accessible to existing services, facilities and existing areas of employment is likely to have a positive effect, as could the site's distance away from historic assets. However, the development of greenfield land is assessed as having a negative effect, as could the site's district ecological importance of the site.	- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Highway Authority considers that this development is acceptable subject to detailed design issues. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service and medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District,	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			is difficult to complete, why has BD141 been removed from consideration when it is the same field as BD144? Biddulph does not need more houses. Biddulph needs more employment opportunities.		the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as loss of light, noise and privacy as well as other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that BD144 is not released from the Green Belt. • The agricultural land classification of this site is grade 4 which means it is poor quality. • The SHLAA has assessed more than 150 sites in and around Biddulph including brown field sites and these have been included as allocations where they are suitable, available and deliverable. However, there is not enough brownfield land to meet the town's requirements so green field sites also need to be included. Sites BD071 and BD071a have been included as potential allocations. • The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. • New employment land is proposed at the south of the town (BD117). New investment in the town would have knock-on positive effects for the town centre. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict.	
ADD02 (Land off Childerplay	Around 150		Statutory bodies/stakeholders SCC Highways – Awaiting comments.	The proposed delivery of around 150 dwellings is considered to have a significant positive effect, as could the	• The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Road)			Developer/Agent/Owner – Availability unknown. Public response None – site was put forward during consultation.	site's proximity to areas of existing employment. The site's location away from designated and historic assets is likely to have a positive effect. However, the site's inaccessibility to services and facilities is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.	adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study does not recommend releasing this site from the Green Belt.	
ADD03 BD140 (Land to west of Biddulph bypass)	Up to 300		Statutory bodies/stakeholders SCC Highways – From a highways point of view, a Transport Assessment (TA) would be required. Junctions on the route to the bypass, on the bypass and beyond would need to be considered in the TA and likely improved. Akemoor Lane would need to be improved along its entire length (or at least towards Biddulph) – widen, reconstruct, drainage, road lighting etc. Third party Land may be required. Two access points on to Akemoor Lane to serve the development would suffice. Developer/Agent/Owner – Awaiting response from 3 landowners re: part of area which is registered. One further landowner has agreed to release land. Unregistered area – landowner unknown. Public response None – site was suggested for consideration in the Green Belt Review.	The proposed delivery of up to 300 dwellings is considered to have a significant positive effect. The site's location away from designated assets is likely to have a positive effect, as could the site's accessibility to services, facilities and areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is considered to have a negative effect.	- The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering this land for release from the Green Belt. - Further investigations of this site have been undertaken. The land is in more than one ownership and owners have been contacted. At the time of writing, one owner has responded and indicated that they would be willing to release their land for development. Responses are awaited from the 3 other registered owners. Part of the land is unregistered. - The Highway Authority considers that development in this area is likely to be feasible, subject to detailed design.	Capacity on this site is currently 60 dwellings but could be more – awaiting owner comments.
ADD04 (Land to north of Mill Hayes Road)	Up to 250		Statutory bodies/stakeholders SCC Highways – From a highways point of view, a Transport Assessment (TA) would be required. Creation of an access directly onto the A527 is preferred. Query whether a suitable point could be created at the southern end (e.g. through the SMDC car park?). Developer/Agent/Owner – The land is in multiple ownerships and owners have been contacted. Responses are awaited from most parties. Public response None – site was suggested for consideration in the Green Belt Review.	The proposed delivery of up to 250 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC, land is assessed as having a negative effect.	- The land in question is within the Green Belt. In order for Biddulph to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering this land for release from the Green Belt. - Further investigations within this area have been undertaken. The land is in multiple ownerships and owners have been contacted. At the time of writing, 2 owners who own adjoining pieces of land within this area have expressed an interest	Capacity on this site is currently 150 but could be more – awaiting owner comments

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					in releasing their land for development. This could yield up to 150 dwellings. However, the land concerned is adjacent to Knypersley Hall, a Listed Building which may act as a capacity constraint. - The Council is commissioning a heritage impact assessment for all the sites selected by the Council as Preferred Options for development and this work will be done under the guidance of Heritage England. The work is expected to be completed this summer and will inform the Council as to which sites are appropriate to take forward into its final draft of the plan the 'Submission Version'. - The Highway Authority's preference is for development to be accessed from the A527, though there may be an opportunity to access a smaller proportion of development via Harlech Drive.	

Draft - Cheadle

General Comments

Area	Key Issues	Comment
All sites	Environment Agency – There is sufficient capacity within the Leek and Checkley treatment works to support growth. However there are known sewer capacity issues with the main sewer from Draycott to Checkley STW. Checkley sewage treatment works serves Cheadle. Leek and Moorlands Historic Building Trust - We are concerned about the extent of encroachment into both the Green Belt to the west and open countryside to the east. We hope every effort will be made to minimize this by keeping, as far as possible, within the current development boundaries. SCC School Organisation Team - In Cheadle a new primary school including a site will be required to support the proposed growth in housing numbers. The site will need to be around 2ha in size. When considering sites in Cheadle it appears by grouping the individual sites clustered together that it effectively provides 5 larger proposals each of around 700 dwellings. These are to the NW, NE, 2 x the E and the SW of town. If sites are considered in smaller parcels we would need to understand how the plan could deliver the school including the land. SCC does not have resources available to keep pace with the rate of new development. SCC needs the continued support of the District Council to ensure, where necessary, sufficient developer contributions are received towards education infrastructure to mitigate the impact of their development. The size and number of sites will influence the ability and size of any contribution. At present all school provision is clustered in the SW quadrant of the town. Suggest considering the new school away from this area to avoid exacerbating the transport issues in the centre further. Suggest if the new school was located in the north or east then over time it would draw pupils from the surrounding area and remove education related trips from the centre of town. If the new houses are also located near to the new school then their school related trips would be kept away from the centre of town.	- Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - Comments noted. See comments relating to individual sites below. - The District Council will continue to work with the County Council on the issue of school capacity.
General comments relating to housing sites in Cheadle (Including Cheadle Unite and 1030 petition)	- Core Strategy Inspector rejected Area 2 as it had one of the lowest sustainability scores. - CH001 already allocated, CH006 has planning permission. - Need for employment. Would need to travel across town centre to access main employment sites in Cheadle, main roads and further job opportunities. - Flooding issues. - Cheadle has infrastructure & road infrastructure issues. - Impact on greenfield sites / landscape / Green Belt / agricultural land. - Strain on local schools. Catchment school is in west of town, both High Schools in southwest. Staffordshire County Council have acknowledged there is no need for a new primary school in Cheadle during the plan period. - Loss of wildlife habitat. - Infrastructure in Cheadle is inadequate & cannot cope with additional housing. - Should use brownfield sites. Sites in Stoke.	- A new sustainability appraisal has been undertaken for each site. - CH001 is identified in the Core Strategy as a broad area for new housing development. This needs to be allocated through the Local Plan process. CH006 has planning permission and will be taken into account in the overall housing figures. - Employment site options are also proposed in Cheadle to provide opportunities for local businesses and jobs. - The Highway Authority has provided initial comments for each potential site – see below. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. For individual sites see comments below. Most applications would require a FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The

Area	Key Issues	Comment
		site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has undertaken a Green Belt Review and a Landscape and Settlement Character Assessment. See below for individual site comments. - There are a limited number of brownfield sites in Cheadle. The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation.

Question 2a - Potential Housing sites within the development boundary

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
CH002a	26	0.75	Statutory bodies/stakeholders SCC Highways: Extension of existing estate, acceptable depending on access design. Environment Agency - Cecilly Brook holds a strong isolated population of water voles. As a protected species their habitat must be maintained with no development creating direct or indirect impacts to impinge movement and expansion of the population along the riparian corridor. Developer/Agent – Land is available Public response 4 objections, 1 support Issues raised: Objections - Infrastructure – Schools Cannot cope with numbers now - Infrastructure - Traffic / Transport – Roads can't cope with traffic. Traffic from Alton Towers & JCB. Roads are dangerous. - Infrastructure – Other Health services cannot cope now. - Landscape - Nature Conservation – stream running through this area feeds into Cecilly Brook nature reserve development would impact on nature reserve - Flood Risk _ Already a problem on the estate. - Amenity (e.g. noise, privacy, loss of light) Pollution - Scale of development - Listed Building / Conservation Area - Government Policy - Other No employment in Cheadle. Support	The proposed delivery of circa 26 dwellings is considered to have a significant positive effect, as could the site's proximity to health care services and facilities and areas of existing employment. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is within flood zone 2 and 3 which is likely to have a significant negative effect, as could the development of grade 3 ALC land and the site's proximity to designated assets.	- The Highway Authority has not raised any issues which would prevent the development of this site. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Other Infill site, used for grazing hobby farmer.		sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Cecilly Brook has water voles which are a protected species. Environment Agency comments are noted and advice should be included in any detailed Ecological Study. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. The small area of the site adjacent to the Brook is medium probability and will need to be incorporated into uses other than housing i.e. open space. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The scale of development is considered appropriate and is well related to the existing settlement. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The site is not located within the Conservation Area and is not adjacent to any listed buildings. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - Employment site options are also proposed in Cheadle to provide opportunities for local businesses and jobs.	
CH002b	42	1.20	Statutory bodies/stakeholders SCC Highways: Extension of existing estate, acceptable depending on access design.	The proposed delivery of circa 42 dwellings is considered to have a significant positive effect, as could the site's proximity to services and	The Highway Authority has not raised any issues which would prevent the development of this site.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Developer/Agent – land is available Public response 4 objections, 1 support Issues raised: Objections - Infrastructure - Traffic / Transport Roads can't cope with traffic. Traffic from Alton Towers & JCB. Roads are dangerous. - Flood Risk – Already a problem on the estate. - Amenity (e.g. noise, privacy, loss of light) - Pollution - Scale of development	facilities and areas of existing employment. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site's proximity to a designated asset and the development of grade 3 ALC land is likely to have a significant negative effect.	- The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The scale of development is considered appropriate and is well related to the existing settlement. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year.	
CH003	55	1.70	Statutory bodies/stakeholders SCC Highways: This proposed housing site can be served by gaining vehicular access from Balmoral Drive and Kenilworth Walk given their existing geometry (5.5m wide) and nos. of dwellings currently served by these two roads. Developer/Agent – site has planning permission granted Public response 4 objections, 1 neutral, 0 support Issues raised: Objections - Infrastructure – Schools - schools already overcrowded. Will need more places - Traffic / Transport - Development with adjoining sites CH085a/b/c/d & CH093 & CH126 will overload roads. Cheadle does not have the road infrastructure to handle more traffic. Roads need to be upgraded before development. Southern link road has been ruled out. Traffic will enter via Tean Rd or Brookhouses crossroads already congested. Housing development coincides with industrial development - CH136, CH094, CH127, CH143 increasing traffic - Flood Risk - Grebe Road entrance may have problems with flooding. Site has history of flood problems. - Scale of development – Too high will create urban sprawl. - Other Footpath needs to be protected.	The proposed delivery of circa 55 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's regional ecological importance.	OUTLINE PLANNING PERMISSION GRANTED FOR UP TO 43 DWELLINGS.	SITE HAS PLANNING PERMISSION
CH004	45	1.30	Statutory bodies/stakeholders	The proposed delivery of circa 45	The Highway Authority has not raised any	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			SCC Highways: New access can be created onto Thorpe Rise given current geometry (width 4.8m) and nos. of dwellings served. Ped access to be created onto Froghall Road via existing direct link. Developer/Agent – land is available but later on in plan period. Public response 1 objections, 1 support Issues raised: Objections - General objection Support - Other- Infill site	dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect as could the accessibility to services, facilities and areas of existing employment. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The district ecological importance of the site is likely to have a negative effect.	issues which would prevent the development of this site. - Landowner has confirmed that the land will be available within 5 – 10 years. - No other issues raised.	
CH006	45	1.50	Statutory bodies/stakeholders SCC Highways: Plot was subject of planning application 12/00927. Highways recommended refusal though the developer is currently working towards addressing the highway issues. Will likely be acceptable when visibility splay can be provided. Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. In addition Cecilly Brook holds a strong isolated population of water voles. As a protected species their habitat must be maintained with no development creating direct or indirect impacts to impinge movement and expansion of the population along the riparian corridor. Leek and Moorlands Historic Building Trust - The farmhouse on CH006 is a possible non-designated heritage asset and should form a positive consideration in any development of this site. Developer/Agent Public response 2 objection, 1 support Issues raised: Objections - Infrastructure - Traffic / Transport - Nature Conservation - Flood Risk - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Other- site previously considered for development in Core Strategy and planning permission refused	The proposed delivery of circa 45 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's distance away from historic assets is likely to have a positive effect as could the accessibility to services and facilities. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's location within a flood zone and proximity to a designated asset.	FULL PLANNING PERMISSION GRANTED FOR 36 DWELLINGS.	SITE HAS PLANNING PERMISSION

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Support Other Already been approved for development.			
CH009	16	0.47	Statutory bodies/stakeholders SCC Highways: Public right of way Cheadle 38 runs between CH009 and CH024. Acceptable subject to access design and provision of visibility splays. Developer/Agent – Landowner intentions unknown Public response 1 objections, 1 support Issues raised: Objections - Other Support - Other Used for grazing horses. Footpath needs to be protected.	The site's accessibility to services, facilities and areas of existing employment is considered to have a significant positive effect. Similarly, the proposed delivery of circa 16 dwellings is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's proximity to designated assets. The site's proximity to historic assets is likely to have a negative effect.	The Highway Authority has not raised any issues which would prevent the development of this site. Public footpath crossing site will need to be retained.	
CH013	50	1.40	Statutory bodies/stakeholders SCC Highways: Birches is not yet adopted, but is subject to a S37 to be adopted. Development off it will be acceptable subject to design. The turning head in the Birches will need to be removed and land returned to adjacent owners. Developer/Agent – land is available Public response 2 objections, 1 support Issues raised: Objections - Infrastructure - Schools - Infrastructure - Traffic / Transport - Infrastructure - Other - Landscape - Nature Conservation - Amenity (e.g. noise, privacy, loss of light) - Scale of development Support - Other – Reluctantly accept more housing has to be built. Need to protect footpaths and countryside for tourism. New residents will work outside Cheadle sites need to be close to major roads & avoid town centre which can't cope with increased traffic.	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the district ecological importance of the site and its proximity to historic assets.	- The Highway Authority has not raised any issues which would prevent the development of this site. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a	Planning application pending March 2016

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					planning application is received and residents will have the opportunity to comment on the content of that application. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The scale of development is considered appropriate and is well related to the existing settlement. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year.	
CH015	32	0.80	Statutory bodies/stakeholders SCC Highways: Access off Harborne Road would be restricted to one dwelling or no more than existing. Access off Leek Road will be acceptable subject to design and visibility. Developer/Agent – site is available Public response 1 objections, 1 support Issues raised: Objections - General objection Support - Other Brownfield site surrounded by houses.	The proposed delivery of circa 32 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the development of brownfield land. However, the district ecological importance of the site and its proximity to a LNR, candidate AQMA and historic assets is likely to have a negative effect.	- The Highway Authority has not raised any issues which would prevent the development of this site. - No other issues raised.	
CH020	42	1.20	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design and provision of visibility splays. Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Developer/Agent – site is available. Recent planning application. Public response	The proposed delivery of circa 42 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could its location away from historic assets. However, the site is within a flood zone which is likely to have a significant negative effect. The district ecological importance of the site is likely to	- The Highway Authority has not raised any issues which would prevent the development of this site. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			5 objections Issues raised: Objections - Infrastructure – Schools - Infrastructure – Traffic/Transport - access is dangerous No developments should go ahead until the towns traffic problems are addressed. JCB development did not consider traffic impact. Dilhome Road is narrow, limited pavements. - Flood Risk. History of flooding - Amenity (e.g. noise, privacy, loss of light) development should consider surrounding properties ,ie bungalows should be developed next to existing bungalows - Scale of development- number of houses too high development will not match surrounding properties - Other - Site should be used for housing for the elderly scope to build residential home. Cheadle has lost Lightwood Home has not been replaced. No consideration has been given to housing for older people. IS to the rear of the only petrol station in town. Unsuitable for housing. Too dangerous. Former gas works maybe contaminated.	have a negative effect.	to take forward. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. The western section of the site adjacent to the Brook is high probability and will need to be incorporated into uses other than housing i.e. open space. EA and LLFA have not objected to recent scheme on flood risk grounds. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The scale of development is considered appropriate but needs to reflect any constraints such as flood risk. - Comments regarding suitability for housing for older people is noted. - Contamination issues will need to be explored and may have an impact on site viability.	
CH024	45	1.20	Statutory bodies/stakeholders SCC Highways: Public right of way Cheadle 38 runs across this plot. If combined with adjacent site CH009 acceptable subject to access design and provision of visibility splays. Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. In addition, Cecilly Brook holds a strong isolated population of water voles. As a protected species their habitat must be maintained with no development creating direct or indirect impacts to impinge movement and expansion of the population along the riparian corridor.	The proposed delivery of circa 45 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The district ecological importance of the site, its location near to a LNR, and its proximity to heritage assets is assessed as a negative effect.	- There is no direct access to the site, however access could be provided through adjacent site CH009. Public right of way needs to be protected. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. The small area of the site adjacent to the Brook is high probability and will need to be incorporated into uses other than housing i.e. open space. - Any application would be accompanied by an	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Landowner/Agent J C Bamford Excavators. Supports site allocation. Sustainable location no major constraints. Public response 1 objections, 2 support Issues raised: Objections - General objection Support - Site can be developed on a standalone basis or in conjunction with adjacent site - High sustainable location adj to existing housing - No road safety issues - No landscape protection issues. - FRA obtained by owner – no issues raised - No ground condition problems - Recognise need to have a buffer along Ceccilly Brook to protect wildlife - Other – Infill site. Need to protect footpath.		FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Ceccilly Brook has water voles which are a protected species. Environment Agency comments are noted and advice should be included in any detailed Ecological Study.	
Area 1 CH001	240	7.00	Statutory bodies/stakeholders SCC Highways: This proposed housing site can be served by existing vehicular accesses from Cheltenham Avenue and Ayr Road given their existing geometry and nos. of dwellings currently served by these two roads. Pedestrian connections should be made to the residential area to the north. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Environment Agency - Cecilly Brook holds a strong isolated population of water voles. As a protected species their habitat must be maintained with no development creating direct or indirect impacts to impinge movement and expansion of the population along the riparian corridor. Leek and Moorlands Historic Building Trust - The road frontage of CH001 affects the setting of Woodhead Yard, an undesignated heritage asset. Development should be set back from the road frontage to allow views and retain the form and layout of this unusual group. Developer/Agent RPS Supports allocation. Is promoting site and CH132 for development. Will provide access to CH132. Have produced a masterplan for the sites which includes: - land for a new primary school - new area of public open space & allotments - play area	The proposed delivery of circa 240 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. Similarly, the site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect.	- The Highway Authority has not raised any issues which would prevent the development of this site. Pedestrian routes and links need to be maintained. - The site has been included in the Council's Landscape and Settlement Character Assessment. It concludes that the land is not significant in landscape terms. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. A small section to the east of the site is located in Flood Zone 3 – High probability and will need to be incorporated into uses other than housing i.e. open space. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- SUDs - Improvements to local highways network - Landscaping 33% affordable housing (subject to viability) Public response 15 objections, 1 support Issues raised: Objections - Infrastructure – Schools – Schools are overcrowded. Schools would be outside Cheadle. - Infrastructure - Traffic / Transport – Traffic is terrible in Cheadle. Road congestion. Existing high levels of traffic. Traffic from JCB. Results of Cheadle traffic survey not available. Infrastructure – Other – No infrastructure or amenities in Cheadle. GPs & dentists full. - Landscape - Nature Conservation – Impact on wildlife. Habitat survey 2001 is out of date. - Flood Risk – Potential flooding. - Amenity (e.g. noise, privacy, loss of light) Impact on existing residents. - Scale of development – Number too high. Site too large. - Listed Building / Conservation Area – Increase in traffic will potentially damage St Giles Church. - Government Policy - Other Loss of open green space. Should build on brownfield. Least sustainable site. Mining workings on site. Lack of employment. Public right of way crosses site. Are suitable brownfield sites in Stoke. No employment. Support - Other Listed as a potential housing site for years. Good bus route to Leek Stoke .Used for grazing not dairy. - Site is identified in the Core Strategy		which come forward and are potentially suitable for development will also need to be assessed. - Cecilly Brook has water voles which are a protected species. Environment Agency comments are noted and advice should be included in any detailed Ecological Study. - The site is not located within the Conservation Area and there are no listed buildings within the site. The road frontage to the site affects the setting of Woodhead Yard, which is an undesignated heritage asset. Development should be set back from the road frontage to allow views and retain the form and layout of this unusual group. Former mid-19th century historic tramline crosses site and should be reflected in the site layout. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - A Masterplan has been submitted by the developer for the proposed development of the site (CH001 & CH132) which indicates land for a primary school. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	

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					- This area has already been identified as an appropriate area for housing in the adopted Core Strategy (Area 1) and is well related to the existing settlement. - There are not enough brownfield sites within Cheadle to accommodate the level of housing it needs. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - There are former mineral workings on the site. The Coal Authority have confirmed that this would not prevent development from taking place. Investigative work will take place in these areas prior to the commencement of any development. - Employment site options are also proposed in Cheadle to provide opportunities for local businesses and jobs.	
CH085a	120	4.85	Statutory bodies/stakeholders SCC Highways: Can serve approx 50-75 dwellings off Dryden Way as Dryden Way has width of 5.5m and is connected to main road network via roads with similar geometry. Alternatively Brookhouse Way could be extended to serve land in area CH085a. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Developer/Agent - Supports allocation of site for housing. Core Strategy states Cheadle's role as a service centre market town will be expanded. South of town is logical place for development. Outside floodplain, no landscape/ecological constraints. Not good quality agricultural land. Access possible. Sustainable transport links to town. Size to safeguard land for community facilities. Public response 45 objections 2 support 1 general Issues raised: Objections	The proposed delivery of circa 120 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's location within flood zone 2 and 3. The site's district ecological importance is likely to have a negative effect.	- There are issues regarding access to the site as both means of access would involve crossing the former railway line. Access from the north would be limited to 50-75 dwellings. If access can be resolved to an acceptable standard then development could take place. Public footpath crossing site will need to be retained. - The Highway Authority confirms that site CH128 could provide access to sites CH093 and CH085a – d. - The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. The western edge of the site adjacent to the Brook is high probability and will need to be incorporated into uses other than housing i.e. open space. Clarification with EA regarding a Level 2 SFRA needed. - Any application would be accompanied by a FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Infrastructure – Schools Existing schools cannot cope with additional development. Need more school places. Schools are too far from the site. - Infrastructure - Traffic / Transport – Will increase traffic & disturbance. Create road safety issues. Roads around Cheadle already struggles with traffic & is congested. Traffic from Alton Towers. Site too far from town centre/schools will increase traffic & congestion. Traffic congestion will have an adverse impact on tourism. No access to site from Wedgewood Estate meaning new owners would have to use a car to access town centre. New access created through existing estate would increase traffic. Need southern link road to access site, this is not feasible has been ruled out by SCC & Core Strategy Inspector. Railway next to site, Moorland & City Rail are considering opening part of line to Cresswell. Emergency access. Access difficult. - Infrastructure – Insufficient emergency services. Health services cannot cope with additional houses. GPs/dentists already full. Existing infrastructure cannot cope with such huge development. No space in cemeteries. Need major infrastructure before development. Lack of open space. - Landscape – Loss of high quality landscape/green land. Wardell Armstrong Study 2008 land west of Cheadle is an area of landscape enhancement. - Nature Conservation – Area used by many types of wild animals. Loss of wildlife from area. - Flood Risk - Would increase flooding. Stream on site already floods. Site borders River Tean - Amenity (e.g. noise, privacy, loss of light) Existing residents would be overlooked. Loss of privacy/light. Increase in noise and pollution. - Scale of development – Too big & too far from services Unbalanced development of Cheadle. - Listed Building / Conservation Area Need to conserve heritage assets. - Government Policy Contrary to NPPF - Other – Are brownfield sites/sites in built up area that can be used. Sites to north & east are more sustainable. Public right of way on site used for walking/dog walking. Loss of only area on this side of town for children, walkers. Popular area of countryside well used by local community for walking.. Should build in north & east of Cheadle. Loss of green belt. Coal workings on site. Support - Listed Building / Conservation Area Historic legibility/landscape been categorised as medium compared to high in NE Cheadle. - Other Allocated for housing in 1998 Local Plan. Inside development boundary & new draft development boundary. Previous application on site, refused but indicates desirability of site. Walking distance to schools. Site was preferred site in Preferred Options stage 2008.		- The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The scale of development will depend on the number of sites allocated in this particular location. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - The land is Agricultural Class 3 Good to Moderate. - The site is not located within the Conservation Area or adjacent to any listed buildings. A Heritage Impact Assessment will be undertaken	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					during the plan production process if the site is taken forward. - The development boundary will be amended to incorporate any new allocations. The site is not located within Green Belt. - The Coal Authority have confirmed that there are no issues that would prevent development of the site. Investigative work will take place in these areas prior to the commencement of any development.	
CH085b	70	2.80	Statutory bodies/stakeholders SCC Highways: To serve the quantum of housing envisaged then Brookhouse Way would need to be extended from the North. Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Developer/Agent Supports allocation of site for housing. Core Strategy states Cheadle's role as a service centre market town will be expanded. South of town is logical place for development. Outside floodplain, no landscape/ecological constraints. Not good quality agricultural land. Access possible. Sustainable transport links to town. Size to safeguard land for community facilities. Public response 20 objections, 2 support Issues raised: Objections - Infrastructure – Schools - Would need more school places. - Infrastructure - Traffic / Transport. Site too far from town centre/schools will increase traffic & congestion. Need southern link road to access site, this is not feasible has been ruled out by SCC & Core Strategy Inspector. Access to the site is difficult. Site bounded by railway line reinstitution of this line is feasible. Moorland & City Railways are considering opening part of the line to Cresswell. Access through Meakin Close would create road safety issues. Would increase traffic. Traffic congestion will have an adverse impact on tourism. Cheadle is already congested and roads cannot cope. Alton Towers traffic goes through Cheadle. Access is difficult. How would it be accessed? - Infrastructure – Other - Lack of public areas on this side of Cheadle. Infrastructure inadequate. Existing facilities poor. Lack of open space. Need GPs, dentists are already over stretched. Insufficient	The proposed delivery of circa 70 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care services and facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's location within flood zone 2 and 3.	- There is no direct access onto the highway and therefore access would have to be achieved through an adjacent site and this is currently not achievable via the existing road network. If access can be resolved to an acceptable standard then development could take place. - The Highway Authority confirms that site CH128 could provide access to sites CH093 and CH085a – d. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. The western edge of the site adjacent to the Brook is high probability and will need to be incorporated into uses other than housing i.e. open space. Clarification with EA regarding a Level 2 SFRA needed. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			emergency services. - Landscape Impact on landscape. Wardell Armstrong Study 2008 land west of Cheadle is an area of landscape enhancement. - Nature Conservation – Loss of wildlife from area. - Flood Risk Site borders River Tean, which has a history of flooding in Tean 2 miles away. Development would increase likelihood of further flooding - Amenity (e.g. noise, privacy, loss of light) Existing residents would be overlooked. Loss of privacy/light. Increase in noise - Scale of development - Disproportionate to infrastructure. Too many houses for Cheadle. Too far from services. Unbalanced development of Cheadle - Listed Building / Conservation Area – Need to conserve heritage assets. - Government Policy – Contrary to NPPF. - Other Sites to north of Cheadle centre would balance town (provided infrastructure improved). Proposed development disproportionate to other towns. Where will the people come from will Employment plans in Cheadle south are unacceptable. Cheadle will become a dormer town. Popular area of countryside well used by local community for walking. Should build in north & east of Cheadle. Is green belt. Coal workings on site. Cheadle has lost Lightwood Home has not been replaced. No consideration has been given to housing for older people .Coal workings on site. Loss of agricultural land. Support - Listed Building / Conservation Area Historic legibility/landscape been categorised as medium compared to high in NE Cheadle. - Government Policy - Other Allocated for housing in 1998 Local Plan. Inside development boundary & new draft development boundary. Previous application on site, refused but indicates desirability of site. Walking distance to schools. Site was preferred site in Preferred Options stage 2008.		- The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The scale of development will depend on the number of sites allocated in this particular location. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - The land is Agricultural Class 3 Good to Moderate. - The site is not located within the Conservation Area or adjacent to any listed buildings. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The development boundary will be amended to incorporate any new allocations. The site is not located within Green Belt. - The Coal Authority have confirmed that there are no issues that would prevent development of the site. Investigative work will take place in these areas prior to the commencement of any	

Site Reference	Capacity dwellings	10+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					development.	
CH085c	125	5.00	Statutory bodies/stakeholders SCC Highways: Can serve the envisaged no. dwellings of Dandillion Avenue if widened to 5.5m; if Dandillion Avenue remains at 4.8m wide then an additional approx 25-50 dwellings on area CH85c could be served. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Developer/Agent Supports allocation of site for housing. Core Strategy states Cheadle's role as a service centre market town will be expanded. South of town is logical place for development. Outside floodplain, no landscape/ecological constraints. Not good quality agricultural land. Access possible. Sustainable transport links to town. Size to safeguard land for community facilities. Public response 70 objections, 3 support Issues raised: Objections • Infrastructure – Schools – Need more school places. Schools full. • Infrastructure - Traffic / Transport - Is some distance from schools/services would increase traffic congestion. Would need Southern Link Road, this is not feasible has been ruled out by SCC & Core Strategy Inspector. Access to the site is difficult. Site bounded by railway line reinstitution of this line is feasible. Moorland & City Railways are considering opening part of the line to Cresswell. Access through Meakin Close would create road safety issues. Would increase traffic. Cheadle is already congested and roads cannot cope. Traffic from Alton Towers/JCB & Tarmac. Traffic congestion will have an adverse impact on tourism. How will site be accessed? • Infrastructure – Other – Infrastructure inadequate. Need more health services. Are already overstretched. Lack of open space. • Scale of development - Disproportionate to infrastructure. Too many houses for Cheadle. Unbalanced development of Cheadle • Landscape Impact on landscape. Wardell Armstrong Study 2008 land west of Cheadle is an area of landscape enhancement. • Nature Conservation – Loss of wildlife from the area. Site is abundant in wildlife. • Flood Risk Site borders River Tean, which has a history of flooding in Tean 2 miles away. Development	The proposed delivery of circa 125 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect.	• There is no direct access onto the highway and therefore access would have to be achieved through an adjacent site and this is not achievable via the existing road network. If access can be resolved to an acceptable standard then development could take place. • The Highway Authority confirms that site CH128 could provide access to sites CH093 and CH085a – d. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. • Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. • The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			would increase likelihood of further flooding. Site currently gets waterlogged. Potential flooding. • Amenity (e.g. noise, privacy, loss of light) Existing residents would be overlooked. Loss of privacy/light. Increase in noise/pollution. No public areas this side of Cheadle. • Scale of development Too high. Unsustainable too far from shops & facilities. Lead to urban sprawl. Unbalanced development of Cheadle. Site unsustainable too far from shops& facilities. • Listed Building / Conservation Area – Need to protect heritage assets. • Government Policy – Contrary to NPPF. • Other - Sites to north of Cheadle centre would balance town (provided infrastructure improved). Proposed development disproportionate to other towns. Where will the people come from Employment plans in Cheadle south are unacceptable. Cheadle will become a dormer town. Popular area of countryside well used by local community for walking. Should build in north & east of Cheadle. SNPP indicate don't need this many houses. Is green belt. Coal workings on site. Are other suitable brownfield sites. Limited employment will lead to commuting. Loss of agricultural land. Support • Listed Building / Conservation Area Historic legibility/landscape been categorised as medium compared to high in NE Cheadle. • Other Allocated for housing in 1998 Local Plan. Inside development boundary & new draft development boundary. Previous application on site, refused but indicates desirability of site. Walking distance to schools. Site was preferred site in Preferred Options stage 2008. Reluctantly accept more housing has to be built. Need to protect footpaths and countryside for tourism. New residents will work outside Cheadle sites need to be close to major roads & avoid town centre which can't cope with increased traffic		sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The scale of development will depend on the number of sites allocated in this particular location. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. • The land is Agricultural Class 3 Good to Moderate. • The site is not located within the Conservation Area or adjacent to any listed buildings. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The development boundary will be amended to incorporate any new allocations. The site is not located within Green Belt. • The Coal Authority have confirmed that there are no issues that would prevent development of the site. Investigative work will take place in these areas prior to the commencement of any development.	
CH085d	95	3.80	Statutory bodies/stakeholders SCC Highways: Can serve the envisaged no. dwellings of Dandillion Avenue if widened to 5.5m; if Dandillion Avenue remains at 4.8m wide then an additional approx 25-50 dwellings on area CH85c could be served. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Developer/Agent	The proposed delivery of circa 95 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care services and facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's location within flood zone 2 and 3. The site's district ecological importance and proximity to historic	• There are issues regarding access to the site and the number of dwellings that could be served. If access can be resolved to an acceptable standard then development could take place. • The Highway Authority confirms that site CH128 could provide access to sites CH093 and CH085a – d. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Supports allocation of site for housing. Core Strategy states Cheadle's role as a service centre market town will be expanded. South of town is logical place for development. Outside floodplain, no landscape/ecological constraints. Not good quality agricultural land. Access possible. Sustainable transport links to town. Size to safeguard land for community facilities. Public response 37 objections, 4 support Issues raised: Objections - Infrastructure – Schools – Need more school places. Schools already full. - Infrastructure - Traffic / Transport - Is some distance from schools/services would increase traffic congestion. Need southern link road to access site, this is not feasible has been ruled out by SCC & Core Strategy Inspector.. Access to the site is difficult. Traffic congestion will have an adverse impact on tourism. Railway next to site reinstitution of this line is feasible. Moorland & City Rail are considering opening part of line to Cresswell. Access difficult. Access through estate would create road safety issues. Would increase traffic. Cheadle is already congested and roads cannot cope. Traffic from Alton Towers/JCB & Tamarac. Site bounded by railway line reinstitution of this line is feasible. Access from south through green belt. - Infrastructure – Other – Infrastructure inadequate. Need more health services. Are already overstretched. Lack of open space. No services/sewerage to the site. Too far from facilities/services. - Scale of development - Disproportionate to infrastructure. Too many houses for Cheadle. Lead to urban sprawl. Unbalanced development of Cheadle. Site unsustainable too far from shops& facilities. - Landscape Wardell Armstrong Study 2008 land west of Cheadle is an area of landscape enhancement. - Nature Conservation – Site home to wildlife. Loss of wildlife from the area. Abundant wildlife on the site. - Flood Risk Site borders River Tean, which has a history of flooding in Tean 2 miles away. Development would increase likelihood of further flooding. Is a flood risk area.. - Amenity (e.g. noise, privacy, loss of light) – Loss of light/privacy. Noise pollution. Existing residents would be overlooked. Loss of privacy/light. Increase in noise/pollution. - Listed Building / Conservation Area - Need to conserve heritage assets - Government Policy - Contrary to NPPF - Other - Sites to north of Cheadle centre would balance town (provided infrastructure improved).	assets is likely to have a negative effect.	- Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The scale of development will depend on the number of sites allocated in this particular location. Any new development taking place will	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Proposed development disproportionate to other towns. Where will the people come from Employment plans in Cheadle south are unacceptable. Cheadle will become a dormer town. Loss of green belt/ agricultural land. Loss of open space, used for walking/recreation. Should build in north & east of Cheadle. Is green belt. Coal workings on site. Land unsuitable for development possible need for piling. Loss of area used by residents for recreation. Support - Listed Building / Conservation Area Historic legibility/landscape been categorised as medium compared to high in NE Cheadle. - Other Allocated for housing in 1998 Local Plan. Inside development boundary & new draft development boundary. Previous application on site, refused but indicates desirability of site. Walking distance to schools. Good bus links. Site was preferred site in Preferred Options stage 2008. Reluctantly accept more housing has to be built. Need to protect footpaths and countryside for tourism. New residents will work outside Cheadle sites need to be close to major roads & avoid town centre which can't cope with increased traffic		be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - The land is Agricultural Class 3 Good to Moderate. - The site is not located within the Conservation Area or adjacent to any listed buildings. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The development boundary will be amended to incorporate any new allocations. The site is not located within Green Belt. - The Coal Authority have confirmed that there are no issues that would prevent development of the site. Investigative work will take place in these areas prior to the commencement of any development.	

Question 2a - Potential sites for employment

Site Reference	Use	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Plus CS Broad Area EM1 – CH127	Employment	4.27	Statutory bodies/stakeholders SCC Highways: TA required. New Haden Road would likely need improvement. Extension of Brookhouse Way may be a better access. Developer/Agent - Public response 3 objections, 1 support Issues raised: Objections - Infrastructure - Schools - Infrastructure - Traffic / Transport –Will increase number of HGVs in residential area & be dangerous for residents & children that play in the area. Will park in residential area causing noise disturbance – engines running. Access via a country lane. -Infrastructure - Other - Landscape - Nature Conservation	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities and its location away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is likely to have a negative effect as could the district ecological importance of the site.	- The Highway Authority has indicated that a TA would be required and improvements would be likely along New Haden Road. If these can be resolved to an acceptable standard then development could take place. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward.	

Site Reference	Use	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Flood Risk - Amenity (e.g. noise, privacy, loss of light) – Noise from units. - Scale of development - Other – Units will be target for crime as they will be empty for long periods. Footpath crosses site. Leisure facility should be protected.		- The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. The small area of the site adjacent to the Brook is medium probability and will need to be incorporated into uses other than housing i.e. open space. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The scale of development is considered appropriate and is well related to the existing settlement. - New developments should be well designed and incorporate 'designing out crime' initiatives.	
Plus CS Broad Area EM2 CH019	Employment	3.32	Statutory bodies/stakeholders SCC Highways: Not directly connected to the highway. Acceptable subject to Transport Assessment if access can be achieved. Developer/Agent – majority of site already in employment use Public response 3 objections Issues raised: Objections - Infrastructure - Schools - Infrastructure - Traffic / Transport – Road network around Cheadle already stretched. Need to re-evaluate areas ability to have this much development.	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the low ecological importance of the site, the development of brownfield land and its location away from historic assets is likely to have a positive effect.	- The Highway Authority has indicated that a TA would be required. If access can be resolved to an acceptable standard then development could take place. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering	

Site Reference	Use	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Landscape - Nature Conservation - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Other Current use is farmland.		school capacity dependant on the sites selected to take forward. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The scale of development is considered appropriate. The site is former landfill now used for storage.	
CH143	Employment	1.27	Statutory bodies/stakeholders SCC Highways: See SMD/2014/0655. TA required. Access available onto Brookhouse Way. Developer/Agent Public response 2 objections, 1 support Issues raised: Objections - Infrastructure - Schools - Infrastructure - Traffic / Transport –Will increase number of HGVs in residential area & be dangerous for residents & children that play in the area. Will park in residential area causing noise disturbance – engines running -Infrastructure - Other - Landscape - Nature Conservation - Flood Risk - Amenity (e.g. noise, privacy, loss of light) – Noise from units. - Scale of development - Other – Units will be target for crime as they will be empty for long periods.	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, its location away from historic assets is likely to have a positive effect as could its accessibility to services and facilities. However, the development of greenfield, grade 4 ALC land is likely to have a negative effect as could the regional ecological importance of the site.	OUTLINE PLANNING PERMISSION GRANTED.	SITE HAS PLANNING PERMISSION

Site Reference	Use	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Support Other Will be an extension of existing industrial estate.			

Question 2a - Potential Housing sites outside the development boundary

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
CH073a	90	3.00	Statutory bodies/stakeholders SCC Highways TA will be required and alternative accesses through CH121, CH129, CH073a. Improvements to highway network may be required including Cheadle Town Centre. May be acceptable subject to access design and provision of visibility. Mature hedge on frontage. May be better to combine with CH129 and provide one access onto Oakamoor and emergency/secondary access onto upgraded Moor Lane and through Shelsey Road. This would allow more of the hedge to be retained. Acceptable subject to access design, provision of adequate visibility and pedestrian links. Mature hedge on frontage. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site Leek and Moorlands Historic Building Trust - Development of CH073a would start to encroach on the setting of Hales Hall (Grade II*) and its medieval fish pond. This is an outstanding building, already in difficulties because it has been shorn of much of its setting. Further development affecting its surroundings would be highly controversial. Agent /Owner Supporting development of sites CH73a-e Public response 6 objections Issues raised: Objections - Infrastructure – Schools – No additional schools, doctors/hospital facilities & poor shopping facilities - Infrastructure - Traffic / Transport roads cannot support additional traffic, job site on Oakamoor Road, JCB & Alton Towers mean roads are already congested. Access onto B417 close to end of 30mph	The proposed delivery of circa 90 dwellings is considered to have a significant positive effect, as could the accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The district ecological importance of the site and its location near to a LNR and historic assets is likely to have a negative effect.	- The Highway Authority has indicated that a TA and also improvements to the highway network including Cheadle Town Centre are likely to be required. If access can be resolved to an acceptable standard then development could take place. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - Note comments regarding regarding the proximity and setting to Hales Hall which is a Grade II* Listed Building. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			limit. Roads are dangerous. • Infrastructure - Other • Landscape • Nature Conservation – close to nature reserves, possibly within SSSI at Dimmingsdale • Flood Risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed Building / Conservation Area • Government Policy • Other Increased noise/pollution from extra cars, site is open productive farmland. Outside draft new town boundary & existing town boundary.		Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. • Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. • The town development boundary would be extended to include allocated sites.	
CH073b	114	3.80	Statutory bodies/stakeholders SCC Highways: CH073b may be connected through Rockingham Drive. TA will be required and alternative accesses through CH121, CH129, CH073a. Improvements to highway network may be required including Cheadle Town Centre. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Agent /Owner Supporting development of sites CH73a-e	The proposed delivery of circa 114 dwellings is considered to have a significant positive effect, as could the accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's proximity to designated assets.	• The Highway Authority has indicated that a TA and also improvements to the highway network including Cheadle Town Centre are likely to be required. If access can be resolved to an acceptable standard then development could take place. • The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Public response 6 objections Issues raised: Objections • Infrastructure - Schools • Infrastructure - Traffic / Transport – Ashbourne Rd is congested • Infrastructure - Other • Landscape • Nature Conservation - close to nature reserves, possibly within SSSI at Dimmingsdale. Supports wildlife with adjoining ancient woodlands in CH073d & CH073e loss of wildlife habitat for wetland animals & protected owls. • Flood Risk risk of flooding would increase • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed Building / Conservation Area • Government Policy • Other - site is open productive farmland. Intrusion into countryside. Loss of public footpath. Outside draft new town boundary		• The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. • Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					- The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - The town development boundary would be extended to include allocated sites.	
CHO73c	90	2.90	Statutory bodies/stakeholders SCC Highways: CH073c is not connected to the highway. A TA will be required and alternative accesses through adjacent sites. Improvements to highway network may be required including Cheadle Town Centre Agent /Owner Supporting development of sites CH73a-e Public response 6 objections Issues raised: Objections - Infrastructure - Schools - Infrastructure - Traffic / Transport - Infrastructure - Other - Landscape - Nature Conservation – close to nature reserves and possibly within SSSI at Dimmingsdale - Flood Risk - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Listed Building / Conservation Area - Government Policy - Other – site is open productive farmland. Outside draft new town boundary.	The proposed delivery of circa 90 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land and proximity to designated assets is assessed as having a significant negative effect. The site's inaccessibility to areas of existing employment is likely to have a negative effect.	- There is no direct access onto the highway and therefore access would have to be achieved through an adjacent site. The Highway Authority has indicated that a TA and also improvements to the highway network including Cheadle Town Centre are likely to be required. If access can be resolved to an acceptable standard then development could take place. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - Note comments regarding the proximity to Hales Hall which is a Grade II* Listed Building. Not considered to have an impact on setting compared to site 73a. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					new development will be provided as part of that development e.g. children's play areas. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - The town development boundary would be extended to include allocated sites.	
CH073d	77	2.56	Statutory bodies/stakeholders SCC Highways: CH073d is not connected to the highway. A TA will be required and alternative accesses through adjacent sites. Improvements to highway network may be required including Cheadle Town Centre Woodlands Trust – site adjacent to ancient woodland and unsound and should not be taken forward. Agent /Owner Supporting development of sites CH73a-e Public response 6 objections Issues raised:	The proposed delivery of circa 77 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's location near to a LNR is likely to have a negative effect.	- There is no direct access onto the highway and therefore access would have to be achieved through an adjacent site. The Highway Authority has indicated that a TA and also improvements to the highway network including Cheadle Town Centre are likely to be required. If access can be resolved to an acceptable standard then development could take place. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Objections • Infrastructure - Traffic / Transport • Landscape • Nature Conservation – close to nature reserves and possibly within SSSI at Dimmingsdale • Scale of development • Other –site is open productive farmland. Loss of public footpath. Outside draft new town boundary.		• The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. Note close proximity to ancient woodland. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. • Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					content of that application. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - The town development boundary would be extended to include allocated sites. - The land is Agricultural Grade 3 – Good to moderate.	
CH073e	140	4.66	Statutory bodies/stakeholders SCC Highways: CH073d is not connected to the highway. A TA will be required and alternative accesses through adjacent sites. Improvements to highway network may be required including Cheadle Town Centre Woodlands Trust – site adjacent to ancient woodland and unsound and should not be taken forward. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Agent /Owner Supporting development of sites CH73a-e Public response 6 objections Issues raised: Objections - Infrastructure - Traffic / Transport - Landscape - Nature Conservation – close to nature reserves and possibly within SSSI at Dimmingsdale - Scale of development - Other – Site is open productive farmland. Outside draft new town boundary.	The proposed delivery of circa 140 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the remote nature of this site within the open countryside. The site's inaccessibility to areas of existing employment and proximity to designated assets is likely to have a negative effect.	- There is no direct access onto the highway and therefore access would have to be achieved through an adjacent site. The Highway Authority has indicated that a TA and also improvements to the highway network including Cheadle Town Centre are likely to be required. If access can be resolved to an acceptable standard then development could take place. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Council has recently completed a Phase	

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					1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. Note close adjacent to ancient woodland. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - The town development boundary would be extended to include allocated sites.	
CH075a	50	1.60	Statutory bodies/stakeholders SCC Highways: Not clear where CH075a ends and CH075b starts. Access for 50 dwellings will be appropriate off Thorley Drive subject to access design and pedestrian provision. Visibility splay should be safeguarded across the site from Thorley Drive. Planning application SMD/2014/0227 has been submitted for this site. Developer Providence Land Ltd - Supports residential development of site. - Would avoid Green Belt and areas of flood risk - Could provide additional green space in the area - Well related to settlement no significant constraints. - Landscaping can be provided	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's location near to a LNR.	- The Highway Authority has not raised any issues which would prevent the development of this site. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Landowner Supports residential development of sites CH075a and CH075b. • Considers it is a natural extension to the Thorley Drive housing estate. • Adjacent to sports facilities • Local facilities close by • Local bus services connecting the area with town centre • Considers the size of development would be more appropriate than a larger scheme (refers to previous planning application) Public response 13 objections Issues raised: Objections • Infrastructure – Schools - Cheadle has reduced level of infrastructure services. Already oversubscribed. • Infrastructure - Traffic / Transport – will significantly increase traffic roads already congested, cannot accommodate further development, impact on emergency services using the road network. Is contrary to Core Strategy policy T1. Inadequate public transport. • Infrastructure – Other Already too many houses for the infrastructure. Health services are at capacity. • Landscape – Development would harm the landscape, intrusion into countryside. In Landscape & Settlement Character Appraisal most of site is important for setting of Cheadle, not well related to existing housing. Conflict with Core Strategy policy DC3 & NPPF chapter 11 and paragraph 17 which requires planning to protect the landscape • Nature Conservation Important for wildlife (in L& SCA) • Flood Risk – flood zone 3 on part of site. Could lead to flooding of adjacent properties. • Amenity (e.g. noise, privacy, loss of light) Overlooking of adjacent properties/loss of privacy. • Scale of development • Listed Building / Conservation Area • Government Policy – Harm of development is significant & demonstrable & outweighs the benefits, contrary to NPPF & Core Strategy policies T1, DC2 & C2. Development unsustainable does not conform with NPPF • Other – Would increase footprint of Cheadle. Previous application for residential development refused on appeal. Previous Inspector's decision that this location is not suitable for such developments, Is least suitable area in Cheadle for development in Core Strategy. No employment provision. Is outside Cheadle settlement boundary. Location of potential employment sites will		mitigation measures once the location of new sites is known. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. • Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The scale of development is considered appropriate and is well related to the existing settlement. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The site is not located within the Conservation Area and is not adjacent to any	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			lead to increased traffic.		listed buildings. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - Employment site options are also proposed in Cheadle to provide opportunities for local businesses and jobs. - The town development boundary would be extended to include allocated sites.	
CH075b	60	2.00	Statutory bodies/stakeholders SCC Highways: Access for 220 dwellings will require more than one access point. May need to be combined with CH075a. Transport Assessment will need to look at junctions and access through Cheadle town centre. Acceptable subject to provision of adequate accesses and visibility splays, which may be compromised by geometry of Ashbourne Road. Mature hedge on Ashbourne road frontage which may be desirable to retain. Careful consideration of access locations required. May require speed limit extension. Pedestrian links must be considered and provided. Planning application SMD/2014/0227 has been submitted for this site. Developer Providence Land Ltd - Supports residential development of site. - Would avoid Green Belt and areas of flood risk - Could provide additional green space in the area - Well related to settlement no significant constraints. - Landscaping can be provided Landowner Supports residential development of sites CH075a and CH075b. - Considers it is a natural extension to the Thorley Drive housing estate - Adjacent to sports facilities - Local facilities close by - Local bus services connecting the area with town centre - Considers the size of development would be more appropriate than a larger scheme (refers to previous planning application) Public response 7 objections	The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's proximity to designated assets. The site's inaccessibility to areas of existing employment is likely to have a negative effect.	- The Highway Authority has indicated that a TA and also improvements to the highway network including Cheadle Town Centre are likely to be required. If access can be resolved to an acceptable standard then development could take place. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The land in question is highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Issues raised: Objections • Infrastructure - Schools • Infrastructure - Traffic / Transport – will significantly increase traffic roads already congested cannot accommodate further development, impact on emergency services using the road network. Is contrary to Core Strategy policy T1. • Infrastructure - Other • Landscape – Development would harm the landscape. In Landscape & Settlement Character Appraisal most of site is important to setting of Cheadle. Conflict with Core Strategy policy DC3 & NPPF chapter 11 and paragraph 17 which requires planning to protect the landscape • Nature Conservation • Flood Risk - Poor drainage on Millbrook estate. Potential flooding. • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed Building / Conservation Area • Government Policy – Harm of development is significant & demonstrable & outweighs the benefits, contrary to NPPF & Core Strategy policies T1, DC2 & C2. Development unsustainable does not conform with NPPF		is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Study recognises the connections with other biodiverse habitats and recommends additional surveys / actions before development takes place. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. • Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The scale of development will depend on the number of sites allocated in this particular location. Site is not as well related to settlement as other sites. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The site is not located within the Conservation Area and is not adjacent to any listed buildings. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs.	
CH075c	125	4.10	Statutory bodies/stakeholders	The proposed delivery of circa 125 dwellings is considered to have a	• There is no direct access onto the highway and therefore access would have to be	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			SCC Highways: : CH075c is not connected to the highway. Access for 220 dwellings will require more than one access point. May need to be combined with CH075a. Transport Assessment will need to look at junctions and access through Cheadle town centre. Acceptable subject to provision of adequate accesses and visibility splays, which may be compromised by geometry of Ashbourne Road. Mature hedge on Ashbourne road frontage which may be desirable to retain. Careful consideration of access locations required. May require speed limit extension. Pedestrian links must be considered and provided. Planning application SMD/2014/0227 has been submitted for this site. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Developer/Agent – land subject to recent planning application Public response 5 objections Issues raised: Objections • Infrastructure - Schools • Infrastructure - Traffic / Transport – will significantly increase traffic roads already congested cannot accommodate further development, impact on emergency services using the road network. Is contrary to Core Strategy policy T1. • Infrastructure - Other • Landscape – Development would harm the landscape. In Landscape & Settlement Character Appraisal most of site is important of setting of Cheadle. Conflict with Core Strategy policy DC3 & NPPF chapter 11 and paragraph 17 which requires planning to protect the landscape • Nature Conservation • Flood Risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Government Policy – Harm of development is significant & demonstrable & outweighs the benefits, contrary to NPPF & Core Strategy policies T1, DC2 & C2. Development unsustainable does not conform with NPPF	significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land and the site's proximity to designated assets is assessed as having a significant negative effect. The site's inaccessibility to areas of existing employment is likely to have a negative effect.	achieved through an adjacent site. The Highway Authority has indicated that a TA and also improvements to the highway network including Cheadle Town Centre are likely to be required. If access can be resolved to an acceptable standard then development could take place. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The land in question is highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Study recognises the connections with other biodiverse habitats and recommends additional surveys / actions before development takes place. • The Council has recently completed a Level 1	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The scale of development will depend on the number of sites allocated in this particular location. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The site is not located within the Conservation Area and is not adjacent to any listed buildings. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs.	
CH075d	45	1.50	Statutory bodies/stakeholders SCC Highways: : CH075d is not connected to the highway. Access for 220 dwellings will require more than one access point. May need to be combined with CH075a. Transport Assessment will need to look at junctions and access through Cheadle town centre. Acceptable subject to provision of adequate accesses and visibility splays, which may be compromised by geometry of Ashbourne Road. Mature hedge on Ashbourne road frontage which may be desirable to retain. Careful consideration of access locations required. May require speed limit extension. Pedestrian links must be considered and provided. Planning application SMD/2014/0227 has been submitted for this site. Developer/Agent – land is available Public response	The proposed delivery of circa 45 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land and proximity to designated assets is assessed as having a significant negative effect.	- There is no direct access onto the highway and therefore access would have to be achieved through an adjacent site. The Highway Authority has indicated that a TA and also improvements to the highway network including Cheadle Town Centre are likely to be required. If access can be resolved to an acceptable standard then development could take place. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			5 objections Issues raised: Objections • Infrastructure - Schools • Infrastructure - Traffic / Transport – will significantly increase traffic roads already congested cannot accommodate further development, impact on emergency services using the road network. Is contrary to Core Strategy policy T1. • Infrastructure - Other • Landscape – Development would harm to landscape. In Landscape & Settlement Character Appraisal most of site is important to setting of Cheadle. Conflict with Core Strategy policy DC3 & NPPF chapter 11 and paragraph 17 which requires planning to protect the landscape • Nature Conservation • Flood Risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Government Policy – Harm of development is significant & demonstrable & outweighs the benefits, contrary to NPPF & Core Strategy policies T1, DC2 & C2. Development unsustainable does not conform with NPPF		forward. • The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • If there is a need to provide additional playing fields in Cheadle this site is adjacent to Thorley Drive Playing Fields and existing facilities there. • The land in question is highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Study recognises the connections with other biodiverse habitats and recommends additional surveys / actions before development takes place. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. • Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The scale of development will depend on the number of sites allocated in this particular location. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The site is not located within the Conservation Area and is not adjacent to any listed buildings. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs.	
CH076a	100	3.40	Statutory bodies/stakeholders SCC Highways: Don't appear to be connected to the highway. TA's required. Improvements to surrounding highway network likely. Will need cooperation from adjacent developments to provide access. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Developer/Agent – land is available Public response 137 objections (including Cheadle South East Residents), Issues raised: Objections - Infrastructure – Schools – Need additional education provision. Schools are full. - Infrastructure - Traffic / Transport – will significantly increase traffic. Roads already congested cannot accommodate further development. Road network in and around Cheadle needs to be improved in line with development, Need to consider environmental impact of stationary traffic particularly around Cheadle Primary School. Increase in traffic around primary school. Impact on emergency services using the road network. Is contrary to Core Strategy policy T1. - Infrastructure – Other – Need additional GPs &	The proposed delivery of circa 100 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's location within flood zone 2 and 3. The site's location near to designated and historic assets and the inaccessibility of areas of existing employment is likely to have a negative effect.	- There is no direct access onto the highway and therefore access would have to be achieved through an adjacent site. The Highway Authority has indicated that a TA and also improvements to the highway network including Cheadle Town Centre are likely to be required. If access can be resolved to an acceptable standard then development could take place. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - New development is the main way to deliver new or improved infrastructure e.g. more	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			dentists. Are there plans to increase police/fire services? Leisure facilities inadequate need additional work on open spaces. Infrastructure can't cope with these plans. Impact on sewage system. • Landscape – Development would harm to landscape. In Landscape & Settlement Character Appraisal most of site is important to setting of Cheadle. Conflict with Core Strategy policy DC3 & NPPF chapter 11 and paragraph 17 which requires planning to protect the landscape. Landscape contributes to tourism potential of the town. • Nature Conservation – Harm to wildlife. • Flood Risk - Floodplain with drainage issues. Area floods when it rains. Will make drainage problems on Millbrook Estate & football pitches worse. • Amenity (e.g. noise, privacy, loss of light) Increase in pollution. • Scale of development • Listed Building / Conservation Area – Farmhouse Millhouse Rakeway Rd is listed will be surrounded by development. • Government Policy Core Strategy – Harm of development is significant & demonstrable & outweighs the benefits, contrary to NPPF & Core Strategy policies T1, DC2 & C2. Development unsustainable does not conform with NPPF • Other – Loss of agricultural land. Outside adopted 1998 Local Plan boundary & new draft development boundary. Scored low in SA in 2008. Already been significant development in SE Cheadle. Housing should be affordable /starter homes.		residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The land in question is highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. • Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The scale of development will depend on the number of sites allocated in this particular location. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The site is not located within the Conservation Area but is close proximity to Mill house which is listed. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					- The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - Land is Agricultural Class 3 Good to Moderate. - The development boundary will be amended to incorporate any new allocations. - A new sustainability appraisal has been undertaken for each site. - Housing completions since 2011 and current housing commitments will be taken into account. - There is a requirement for the developer to provide a proportion of affordable housing on each site.	
CH076b	110	3.66	Statutory bodies/stakeholders SCC Highways: Don't appear to be connected to the highway. TA's required. Improvements to surrounding highway network likely. Will need cooperation from adjacent developments to provide access. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Developer/Agent Public response 143 objections (including Cheadle South East Residents), Issues raised: Objections - Infrastructure – Schools Need additional educational provision. Schools are full. - Infrastructure - Traffic / Transport – Will significantly increase traffic. Roads already congested cannot accommodate further development. Road network in and around Cheadle needs to be improved in line with development, Increase in traffic around primary school. Impact on emergency services using the road network. Is contrary to Core Strategy policy T1. - Infrastructure – Other – Infrastructure inadequate. Health services already beyond capacity. Impact on sewage system. Need more leisure facilities. - Landscape – Development would harm to landscape. In Landscape & Settlement Character Appraisal most	The proposed delivery of circa 110 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's location within flood zone 2 and 3. The site's location near to a LNR and historic assets is likely to have a negative effect, as could the inaccessibility of areas of existing employment.	- There is no direct access onto the highway and therefore access would have to be achieved through an adjacent site. The Highway Authority has indicated that a TA and also improvements to the highway network including Cheadle Town Centre are likely to be required. If access can be resolved to an acceptable standard then development could take place. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			of site is important to setting of Cheadle. Conflict with Core Strategy policy DC3 & NPPF chapter 11 and paragraph 17 which requires planning to protect the landscape. Landscape contributes to tourism potential of the town. • Nature Conservation – Damage to wildlife. • Flood Risk – On flood plain are drainage issues. Will make drainage problems around Mill estate and football pitches. • Amenity (e.g. noise, privacy, loss of light) Increase in pollution • Scale of development • Listed Building / Conservation Area – Farmhouse Mill House Rakeway Rd is listed would be surrounded by development. • Government Policy Core Strategy – Harm of development is significant & demonstrable & outweighs the benefits, contrary to NPPF & Core Strategy policies T1, DC2 & C2. Development unsustainable does not conform with NPPF • Other - Loss of agricultural land. • Scored low in SA in 2008. Already been significant development in SE Cheadle. Housing should be affordable /starter homes.		that development e.g. children's play areas. • The land in question is highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. • Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The scale of development will depend on the number of sites allocated in this particular location. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The site is not located within the Conservation Area or adjacent to any listed buildings. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					- The land is Agricultural Class 3 Good to Moderate. - The development boundary will be amended to incorporate any new allocations. - A new sustainability appraisal has been undertaken for each site. - Housing completions since 2011 and current housing commitments will be taken into account. - There is a requirement for the developer to provide a proportion of affordable housing on each site.	
CH077a	100	3.50	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design, provision of visibility splays and pedestrian facilities. Two points of access required for 200 dwellings. Moss Lane is narrow and not practical to improve it. Pond could be retained for SUDS. Mature hedge on frontage - careful access positioning required to retain as much as possible. Footway available on far side of Rakeway Road. One access close to Mill House and a second close to inside of bend near Beech Lodge would be appropriate. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Leek and Moorlands Historic Building Trust - CH077a is adjacent to Mill House farm (Grade II*) an exceptionally fine 17th century farmhouse. A controversial site that would separate the farmhouse from its rural setting and which should at all costs be protected from development. Developer/Agent – land is available Public response 136 objections, (including Cheadle South East Residents) Issues raised: Objections - Infrastructure – Schools –Need additional educational provision. Schools are full. - Infrastructure - Traffic / Transport – Will significantly increase traffic. Roads already congested cannot accommodate further development. Road network in and around Cheadle needs to be improved in line with development, Impact on emergency services using	The proposed delivery of circa 100 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's location within flood zone 2 and 3 and proximity to historic assets. Additionally, the site has regional ecological importance and could be classed as an SBI which has a significant negative effect. The inaccessibility of areas of existing employment is likely to have a negative effect.	- The site is adjacent to Mill House Farm (Grade II*) Listed Building. It is considered that this is a sensitive site and would separate the farm from its rural setting. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Highway Authority has not raised any issues which would prevent the development of this site. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			the road network. Increase in traffic around primary school. Is contrary to Core Strategy policy T1. - Infrastructure – Other – Infrastructure inadequate. Health services already beyond capacity. Impact on sewage system. Need more leisure facilities. - Landscape – Development would harm to landscape. In Landscape & Settlement Character Appraisal most of site is important to setting of Cheadle. Conflict with Core Strategy policy DC3 & NPPF chapter 11 and paragraph 17 which requires planning to protect the landscape. Landscape contributes to tourism potential of the town. - Nature Conservation – Will impact on wildlife. - Flood Risk - Flood plain with drainage issues. Will make drainage problems are mill estate & football pitches worse. - Amenity (e.g. noise, privacy, loss of light) Increase in pollution. - Scale of development - Listed Building / Conservation Area – Farmhouse Millhouse, Rakeway Rd is listed would be surrounded by development. - Government Policy – Harm of development is significant & demonstrable & outweighs the benefits, contrary to NPPF & Core Strategy policies T1, DC2 & C2. Development unsustainable does not conform with NPPF. - Other - Loss of agricultural land. Planning Inspector said this area unsuitable for large scale development. . Loss of area used for recreation. Map submitted showing sites CH121-122 & CH75a/d CH76 a-c, CH77a-b with constraints overlaid. Outside adopted 1998 Local Plan boundary & new draft development boundary. Scored low in SA in 2008. Should build on brownfield sites in Stoke. Already been significant development in SE Cheadle. Housing should be affordable /starter homes.		- The land in question is highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Study suggests that the site could be considered for designation as a Site of Biological Importance. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The scale of development will depend on the number of sites allocated in this particular location. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - The land is Agricultural Class 3 Good to Moderate. - The development boundary will be amended	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					to incorporate any new allocations. - A new sustainability appraisal has been undertaken for each site. - Housing completions since 2011 and current housing commitments will be taken into account. - There is a requirement for the developer to provide a proportion of affordable housing on each site.	
CH0077b	105	3.56	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design, provision of visibility splays and pedestrian facilities. Two points of access required for 200 dwellings. Moss Lane is narrow and not practical to improve it. Pond could be retained for SUDS. Mature hedge on frontage - careful access positioning required to retain as much as possible. Footway available on far side of Rakeway Road. One access close to Mill House and a second close to inside of bend near Beech Lodge would be appropriate. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Leek and Moorlands Historic Building Trust - CH077b forms part of the rural setting of Mill House Farm an exceptionally fine 17th century farmhouse. A controversial site that would separate the farmhouse from its rural setting, and which should at all costs be protected from development. Developer/Agent – land is available Public response 134 objections (including Cheadle South East Residents) Issues raised: Objections - Infrastructure – Schools Need additional educational provision. Schools are full. - Infrastructure - Traffic / Transport – will significantly increase traffic roads already congested cannot accommodate further development, . Road network in and around Cheadle needs to be improved in line with development, Impact on emergency services using the road network. Is contrary to Core Strategy policy T1. - Infrastructure – Cheadle does not have the infrastructure to cope with current demands. How will it cope with increase in population? Health services	The proposed delivery of circa 105 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's location within flood zone 2 and 3. Additionally, the site has regional ecological importance and could be classed as an SBI which has a significant negative effect. The site's location near to historic assets is likely to have a negative effect, as could the inaccessibility of areas of existing employment.	- The site is adjacent to Mill House Farm (Grade II*) Listed Building. It is considered that this is a sensitive site and would separate the farm from its rural setting. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Highway Authority has not raised any issues which would prevent the development of this site. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The land in question is highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			already beyond capacity. Impact on sewage system. Need more leisure facilities. • Landscape – Development would harm to landscape. In Landscape & Settlement Character Appraisal most of site is important to setting of Cheadle. Conflict with Core Strategy policy DC3 & NPPF chapter 11 and paragraph 17 which requires planning to protect the landscape. Landscape contributes to tourism potential of the town. • Nature Conservation – Will harm wildlife. • Flood Risk – Flood plain with drainage issues. Will make drainage problems are mill estate & football pitches worse. • Amenity (e.g. noise, privacy, loss of light) Increase in pollution. • Scale of development • Listed Building / Conservation Area – Farmhouse Millhouse, Rakeway Rd is listed would be surrounded by development. • Government Policy – Harm of development is significant & demonstrable & outweighs the benefits, contrary to NPPF & Core Strategy policies T1, DC2 & C2. Development unsustainable does not conform with NPPF • Other – Statistics do not support increase in building. Loss of agricultural land. Planning Inspector said this area unsuitable for largescale development. . Loss of area used for recreation. Should use brownfield sites. Sites in Stoke. Map submitted showing sites CH121-122 & CH75a/d CH76 a-c, CH77a-b with constraints overlaid. Outside adopted 1998 Local Plan boundary & new draft development boundary. Scored low in SA in 2008. Already been significant development in SE Cheadle. Housing should be affordable /starter homes.		during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Study suggests that the site could be considered for designation as a Site of Biological Importance. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. • Any application would be accompanied by a FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The scale of development will depend on the number of sites allocated in this particular location. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. • The land is Agricultural Class 3 Good to Moderate. • The development boundary will be amended to incorporate any new allocations. • A new sustainability appraisal has been undertaken for each site.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					- Housing completions since 2011 and current housing commitments will be taken into account. - There is a requirement for the developer to provide a proportion of affordable housing on each site.	
CH080	80	2.40	Statutory bodies/stakeholders SCC Highways: No obvious access to the highway. How would access be proposed? Cherry Lane is a private road with poor visibility onto Oakamoor Road. Careful consideration of access through CH081 and Bala Grove estate. TA would be required. Environment Agency - Cecilly Brook holds a strong isolated population of water voles. As a protected species their habitat must be maintained with no development creating direct or indirect impacts to impinge movement and expansion of the population along the riparian corridor. Developer/Agent – land is available Public response 293 objections Issues raised: Objections - Infrastructure – Schools are full to capacity - Infrastructure - Traffic / Transport – No direct access to site can only be accessed if surrounding fields developed creating large housing estate with lengthy access roads. Existing traffic congestion in the area. Alton Towers traffic. JCB expanding leading to more traffic. Need to look at road system before houses are built. Roads are dangerous due to volumes of traffic & HGVs. One person knocked over a week. Roads cannot cope with existing traffic and increase in traffic. Need a traffic survey. Cheadle cannot support massive proposed developments. Pavements are a major problem. - Infrastructure –Need more GPs & dentists. Sewage issues. - Landscape - In the countryside would be visually prominent would have significant landscape impact. - Nature Conservation – Impact on wildlife. - Flood Risk - Part of site in a flood zone, on a slope would exacerbate flooding further downstream of Cecily Brook. Will increase flooding. Wrong to build houses close to brook that feeds Cecily Brook & other sites of nature significance will impact on wildlife & will lose flood plain. - Amenity (e.g. noise, privacy, loss of light) - Scale of development- Too high - Listed Building / Conservation Area Historic character	The proposed delivery of circa 80 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's location within flood zone 2 and 3. The site's location near to a LNR and historic assets is likely to have a negative effect.	- There is no direct access onto the highway and therefore access would have to be achieved through an adjacent site. The Highway Authority has indicated that a TA would be required. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - Cecilly Brook has water voles which are a protected species. Environment Agency comments are noted and advice should be included in any detailed Ecological Study. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The land in question is not highlighted as being important to the setting of the	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			assessment for CH080 & 081 states historic legibility & aesthetics of the area is of high value. Former mid-19th century historic tramline crosses site. Area full of local history should be publicised. • Government Policy • Other - Site outside Local Plan (1998) boundary & new draft development boundary. No planning history. Well used footpath on sites. Loss of agricultural land. Loss of open space for recreation/green. Impact on tourism. Loss of green belt Not enough jobs. Should use brownfield sites e.g. Thomas Bolton site and sites in town boundary. Need an infrastructure plan before development can be considered. Cheadle becoming overpopulated. Lack of shops on High Street. Should be self build to a high standard. Need affordable housing. Building on site not shown.		settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. The north west edge of the site adjacent to the Brook is high probability and will need to be incorporated into uses other than housing i.e. open space. • Any application would be accompanied by a FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The scale of development will depend on the number of sites allocated in this particular location. Site is not as well related to settlement as other sites. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The site is not located within the Conservation Area or adjacent to any listed buildings. Note comments regarding Historic Landscape Characterisation Study. It states that any new development should reflect the overall regularity of the historic landscape character and designed to reflect local vernacular in terms of scale and architectural form. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward which should consider former mid-19th century historic tramline. • The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					- The land is Agricultural Class 3 Good to Moderate. - The development boundary will be amended to incorporate any new allocations. - New housing will support the town centre. - There is a requirement for the developer to provide a proportion of affordable housing on each site.	
CH081	110	3.20	Statutory bodies/stakeholders SCC Highways: This proposed housing site can be served by gaining vehicular access from Bala Road and Tay Close given their existing geometry and nos. of dwellings currently served by these two roads. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Environment Agency - Cecilly Brook holds a strong isolated population of water voles. As a protected species their habitat must be maintained with no development creating direct or indirect impacts to impinge movement and expansion of the population along the riparian corridor Developer/Agent Developer/Agent – land is available Public response 290 objections Issues raised: Objections - Infrastructure – Schools are full to capacity - Infrastructure - Traffic / Transport – No main road access can only be accessed through existing estate roads many are poorly designed. Dangerous S bend on Rudyard Way/Ullswater & several other bends/junctions. Roads are dangerous due to volumes of traffic & HGVs. One person knocked over a week. Main estate access would be via B5417 Oakamoor Road which is not designed for large throughput of traffic. Existing traffic congestion in the area. Alton Towers traffic. JCB expanding leading to more traffic. Need to look at road system before houses are built. Roads cannot cope with existing traffic and increase in traffic. Need a bypass. Need a traffic survey. Cheadle cannot support massive proposed developments. Pavements are a major	The proposed delivery of circa 110 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to health care services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's location within flood zone 2 and 3. The site's location near to a LNR and historic assets and its district ecological importance is likely to have a negative effect.	- The Highway Authority has not raised any issues which would prevent the development of this site. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - Cecilly Brook has water voles which are a protected species. Environment Agency comments are noted and advice should be included in any detailed Ecological Study. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			problem. • Infrastructure –Need more GPs & dentists. Sewage issues. • Landscape - In the countryside would be visually prominent would have significant landscape impact. • Nature Conservation – Impact on wildlife. • Flood Risk -. Will increase flooding Wrong to build houses close to brook that feeds Cecily Brook & other sites of nature significance will impact on wildlife & will lose flood plain. • Amenity (e.g. noise, privacy, loss of light) • Scale of development- Too high • Listed Building / Conservation Area Historic character assessment for CH080 & 081 states historic legibility & aesthetics of the area is of high value. Area full of local history should be publicised. • Government Policy • Other - Site outside Local Plan (1998) boundary & new draft development boundary. No planning history. Well used footpath on sites. Loss of agricultural land. Loss of open space for recreation/green spaces. Loss of green belt Not enough jobs. Should use brownfield sites eg Thomas Bolton site and sites in town boundary. Need an infrastructure plan before development can be considered. Cheadle becoming overpopulated. Lack of shops on High Street. Should be self build.to a high standard. Need affordable housing.		• The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. The western edge of the site adjacent to the Brook is high probability and will need to be incorporated into uses other than housing i.e. open space. • Any application would be accompanied by a FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The scale of development will depend on the number of sites allocated in this particular location. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The site is not located within the Conservation Area or adjacent to any listed buildings. Note comments regarding Historic Landscape Characterisation Study. It states that any new development should reflect the overall regularity of the historic landscape character and designed to reflect local vernacular in terms of scale and architectural form. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward which should consider former mid-19th century historic tramline. • The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					needs. - The land is Agricultural Class 3 Good to Moderate. - The development boundary will be amended to incorporate any new allocations. - New housing will support the town centre. - There is a requirement for the developer to provide a proportion of affordable housing on each site.	
CH093	165	5.50	Statutory bodies/stakeholders SCC Highways: Not connected to highway. Obvious access through CH128, will require adjacent landowners to cooperate. TA required. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Leek and Moorlands Historic Buildings Trust - Development of CH093 (and its neighbour CH128) extends too far into open countryside, where a good group of traditional buildings currently mark the break between town and countryside. Developer/Agent – Land available Public response 22 objections Issues raised: Objections - Infrastructure – Schools – Need more school places. Schools already full. - Infrastructure - Traffic / Transport - Is some distance from schools/services would increase traffic congestion. Cheadle is already congested and roads cannot cope. Traffic from Alton Towers .Need southern link road to access site, this is not feasible has been ruled out by SCC & Core Strategy Inspector Access to the site is difficult. Site bounded by railway line reinstitution of this line is feasible. Moorland & City Rail are considering opening part of line to Cresswell. Road system already inadequate. - Infrastructure – Other – Infrastructure inadequate. Need more health services. Are already	The proposed delivery of circa 165 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's location within flood zone 2 and 3. The site's proximity to historic assets is likely to have a negative effect, as could the inaccessibility of areas of existing employment.	- There is no direct access onto the highway and therefore access would have to be achieved through an adjacent site. If access can be resolved to an acceptable standard then development could take place. - The Highway Authority confirms that site CH128 could provide access to sites CH093 and CH085a – d. - The site is within the Green Belt. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study concludes that site CH093 could be considered for release from the Green Belt. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take	North East Section only = GREEN incorporated within CH085d Rest of site = AMBER

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			overstretched. Lack of open space. • Landscape Wardell Armstrong Study 2008 land west of Cheadle is an area of landscape enhancement. • Nature Conservation – Deter wildlife from the area. Abundant wildlife on site. • Flood Risk Site borders River Tean, which has a history of flooding in Tean 2 miles away. Development would increase likelihood of further flooding. • Amenity (e.g. noise, privacy, loss of light) Existing residents would be overlooked. Loss of privacy/light. Increase in noise • Scale of development - Too many houses for Cheadle Disproportionate to infrastructure. Too far from shops & facilities. • Listed Building / Conservation Area - Need to conserve heritage assets • Government Policy - Contrary to NPPF. • Other - Sites to north of Cheadle centre would balance town (provided infrastructure improved). Proposed development disproportionate to other towns. Where will the people come from Employment plans in Cheadle south are unacceptable. Cheadle will become a dormer town. Site is green belt. Should build in north & east of Cheadle. Are other suitable brownfield sites. Coal workings on site. Loss of land used by residents for recreation. Green belt land. Good agricultural land. Support • Other - Reluctantly accept more housing has to be built. Need to protect footpaths and countryside for tourism. New residents will work outside Cheadle sites need to be close to major roads & avoid town centre which can't cope with increased traffic. Planning gain develop southern link road.		forward. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. • The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The scale of development will depend on the number of sites allocated in this particular location. Site is not as well related to settlement as other sites. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					- The land is Agricultural Class 3 Good to Moderate. - The site is not located within the Conservation Area or adjacent to any listed buildings. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The development boundary will be amended to incorporate any new allocations. - The Coal Authority have confirmed that there are no issues that would prevent development of the site. Investigative work will take place in these areas prior to the commencement of any development.	
CH121	38	1.20	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design, provision of visibility splays and pedestrian links to existing footways. Improvement of the existing access to the cottage would be most appropriate. Public right of way Cheadle 4 runs along the access to the cottage. Developer/Agent – landowner intentions unknown Public response 3 objections Issues raised Objections Other Loss of agricultural land. Loss of footpath. Outside draft new town boundary.	The proposed delivery of circa 38 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's district ecological importance and proximity to a LNR is likely to have a negative effect.	- The Highway Authority has not raised any issues which would prevent the development of this site. Public right of way would need to be retained. - The land is Agricultural Class 3 Good to Moderate. - The development boundary will be amended to incorporate any new allocations.	
CH122	22	0.70	Statutory bodies/stakeholders SCC Highways: Not directly connected to the highway. Would need to be developed in conjunction with CH121. See comments for CH121 Developer/Agent – landowner intentions unknown Public response 3 objections Objections Other Loss of agricultural land. Loss of footpath. Outside draft new town boundary. Dwellings of Lightwood Fields & the Hollies on this land.	The proposed delivery of circa 22 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's district ecological importance and proximity to a LNR is likely to have a negative effect.	- There is no direct access onto the highway and therefore access would have to be achieved through an adjacent site. If access can be resolved to an acceptable standard then development could take place. - The land is Agricultural Class 3 Good to Moderate. - The development boundary will be amended to incorporate any new allocations.	
CH128	28	0.90	Statutory bodies/stakeholders SCC Highways: Access onto highway and visibility can be achieved. Footway should be extended into the plot. Could provide access to CH093 and provide alternative access to CH085a to d to avoid all traffic accessing off existing residential roads.	The proposed delivery of circa 28 dwellings and accessibility to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the	- The Highway Authority has not raised any issues which would prevent the development of this site. In addition the site could provide access to site CH093, and sites CH085a – d. - The site is within the Green Belt. The Council	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Leek and Moorlands Historic Buildings Trust - Development of CH128 (and its neighbour CH093) extends too far into open countryside, where a good group of traditional buildings currently mark the break between town and countryside. Developer/Agent – site is available Public response 21 objections Issues raised: Objections • Infrastructure – Schools – Need more school places. • Infrastructure - Traffic / Transport - Is some distance from schools/services would increase traffic congestion. Cheadle is already congested and roads cannot cope. Traffic from Alton Towers/JCB & Tamarac. Need southern link road to access site, this is not feasible has been ruled out by SCC & Core Strategy Inspector. Access to the site is difficult. Site bounded by railway line reinstitution of this line is feasible. Moorland & City Rail are considering opening part of line to Cresswell. • Infrastructure – Other – Infrastructure inadequate. Need more health services. Are already overstretched. Lack of open space. • Scale of development - Disproportionate to infrastructure. Site too far from shops & facilities.. • Landscape Wardell Armstrong Study 2008 land west of Cheadle is an area of landscape enhancement. • Nature Conservation – Deter wildlife from the area. .Abundant wildlife on site. • Flood Risk Site borders River Tean, which has a history of flooding in Tean 2 miles away. Development would increase likelihood of further flooding • Amenity (e.g. noise, privacy, loss of light) Existing residents would be overlooked. Loss of privacy/light. Increase in noise/pollution. • Scale of development - Too many houses for Cheadle. • Listed Building / Conservation Area - Need to conserve heritage assets • Government Policy - Contrary to NPPF • Other - Sites to north of Cheadle centre would balance town (provided infrastructure improved). Proposed development disproportionate to other towns. Where will the people come from Employment plans in Cheadle south are unacceptable. Cheadle will become a dormer town. Site is green belt. Should build in north & east of Cheadle. Coal workings on site. Loss of area used by residents for recreation. Green belt. Outside draft new town boundary.	development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's proximity to a historic assets is likely to have a negative effect.	has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study concludes that site CH128 could be considered for release from the Green Belt. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. • The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Other - Reluctantly accept more housing has to be built. Need to protect footpaths and countryside for tourism. New residents will work outside Cheadle sites need to be close to major roads & avoid town centre which can't cope with increased traffic. Brownfield, good access & would access CH093. Close to housing. Flat. No constraints.		inform the site selection process. The site is within Flood Zone 1 – Low probability. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The scale of development will depend on the number of sites allocated in this particular location. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - The site is not located within the Conservation Area or adjacent to any listed buildings. However note comments regarding group of traditional buildings marking edge of town and open countryside. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The development boundary will be amended to incorporate any new allocations. - The Coal Authority have confirmed that there are no issues that would prevent development of the site. Investigative work will take place in these areas prior to the commencement of any development.	
CH129	120	3.90	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design, provision of adequate visibility and pedestrian links. Mature hedge on frontage. Moor Lane is a private/unadopted road. Could be brought up to adoptable standard on site frontage and emergency access provided along Shelsey Road (with boulders removed). May be difficult to upgrade Moor Lane between Shelsey Road and Oakamoor Road or to provide adequate visibility at Moor Lane/Oakamoor Road junction. Acceptable subject to access design, provision of	The proposed delivery of circa 120 dwellings is considered to have a significant positive effect, as could the accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities and distance away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant	- The Highway Authority has not raised any issues which would prevent the development of this site. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			adequate visibility and pedestrian links. Mature hedge on frontage. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Developer/Agent – site is available Public response 8 objections Issues raised: Objections • Infrastructure – Schools – Not enough schools • Infrastructure - Traffic / Transport – No provision for extra traffic area cannot cope with exiting traffic. Traffic from Alton Towers & JCB. No main access road traffic would come onto B5417 close to 30mph zone. Roads dangerous. • Infrastructure – Other – Not enough GPs, dentists, hospital facilities. • Landscape • Nature Conservation – Close local nature reserves & possibly within SSSI at Dimmingsdale. • Flood Risk – Already a problem on the estate. • Amenity (e.g. noise, privacy, loss of light) Noise & pollution. • Scale of development • Listed Building / Conservation Area • Government Policy • Other – Close to Hales Pool local amenity area. Is productive farmland. Outside new draft town boundary.	negative effect. The site's proximity to a LNR and district ecological importance is likely to have a negative effect.	sites is known. • The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. • Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					content of that application. - The scale of development will depend on the number of sites allocated in this particular location. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - The site is not located within the Conservation Area or adjacent to any listed buildings. Note comments about Hales Pool local amenity area. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The land is Agricultural Class 3 Good to Moderate. - The development boundary will be amended to incorporate any new allocations.	
CH132	130	4.00	Statutory bodies/stakeholders SCC Highways: Vehicular access to link site CH001 to South but nos would be limited to approx 50 with this access arrangement. To deliver total envisaged no. need new vehicular link to Froghall Road via Thorpe Rise. Pedestrian access to be provided to existing residential estate to the West and South. Acceptable subject to access design, provision of adequate visibility and pedestrian links. No direct connection to the highway. How is access proposed? Hammersley Hayes Road will need significant improvement. Additional land will be required if it can be acquired, from multiple owners. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Environment Agency - Cecilly Brook holds a strong isolated population of water voles. As a protected species their habitat must be maintained with no development creating direct or indirect impacts to impinge movement and expansion of the population along the riparian corridor Developer/Agent RPS Supports allocation. Is promoting site and CH001 for development. Will provide access to CH001. Have produced a masterplan for the sites which includes:	The proposed delivery of circa 130 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and distance away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's location within flood zone 2 and 3. The site's proximity to two LNRs and district ecological importance is likely to have a negative effect.	- The Highway Authority has raised issues regarding access. No of dwellings would be limited to 50 if accessed through adjacent site CH001. Additional land would be required if other access gained into site which would involve numerous landowners. - The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. A small section to the east of the site is located in Flood Zone 3 – High probability and will need to be incorporated into uses other than housing i.e. open space. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not	

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			- land for a new primary school - new area of public open space & allotments - play area - SUDs - Improvements to local highways network - Landscaping 33% affordable housing (subject to viability) Public response 290 objections Issues raised: Objections - Infrastructure – Schools are full to capacity - Infrastructure - Traffic / Transport – No direct road access. Roads are dangerous due to volumes of traffic & HGVs. One person knocked over a week.. Existing traffic congestion in the area. Alton Towers traffic. JCB expanding leading to more traffic. Need to look at road system before houses are built. Roads cannot cope with existing traffic and increase in traffic. Need a traffic survey. Cheadle cannot support massive proposed developments. Pavements are a major problem. - Infrastructure –Need more GPs & dentists. Sewage issues. - Landscape - In the countryside would be visually prominent would have significant landscape impact. - Nature Conservation – Impact on wildlife. - Flood Risk -. Will increase flooding Wrong to build houses close to brook that feeds Cecily Brook & other sites of nature significance will impact on wildlife & will lose flood plain. - Amenity (e.g. noise, privacy, loss of light) - Scale of development- Too high - Listed Building / Conservation Area In the vicinity of Broad Haye Farmhouse grade II listed. Area full of local history should be publicised. - Government Policy - Other - Site outside Local Plan (1998) boundary & new draft development boundary. Well used footpath on sites. Loss of open space for recreation/green spaces. Loss of green belt Not enough jobs. Should use brownfield sites e.g. Thomas Bolton site and sites in town boundary. Need an infrastructure plan before development can be considered. Cheadle becoming overpopulated. Lack of shops on High Street. Should be self build.to a high standard. Need affordable housing. Loss of agricultural land.		affected. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Cecilly Brook has water voles which are a protected species. Environment Agency comments are noted and advice should be included in any detailed Ecological Study. - The site is not located within the Conservation Area and there are no listed buildings within the site. Comments about Broad Haye Farmhouse are noted. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - A Masterplan has been submitted by the developer for the proposed development of the site (CH001 & CH132) which indicates land for a primary school. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas.	

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					- Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - The land is Agricultural Class 3 Good to Moderate. - The development boundary will be amended to incorporate any new allocations. - New housing will support the town centre. - There is a requirement for the developer to provide a proportion of affordable housing on each site.	
CH134a	150	5.30	Statutory bodies/stakeholders SCC Highways: Only 134b is connected to highway. TA required. Potential through route to connect CH135a – c and Leek Road. Pedestrian connectivity onto existing network should be considered. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Developer/Agent – land is available Public response 302 objections, 2 support Issues raised: Objections - Infrastructure – Schools are full to capacity - Infrastructure - Traffic / Transport – Existing traffic congestion in the area. Alton Towers traffic. JCB expanding leading to more traffic. Need to look at road system before houses are built. Roads are dangerous due to volumes of traffic & HGVs. One person knocked over a week. Roads cannot cope with existing traffic and increase in traffic. Need a traffic survey. Cheadle cannot support massive proposed developments. Pavements are a major problem. - Infrastructure –Need more GPs & dentists. GPs	The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land and the remote nature of the site is assessed as having a significant negative effect, as could the site's location within flood zone 2 and 3.	- There is no direct access to site 134a and would need access via an adjacent site. If access can be resolved to an acceptable standard then development could take place. - The site is within the Green Belt. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study concludes that site CH134a makes a significant contribution and should not be considered for release. - The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			already full. Sewage issues. • Landscape – In the countryside would be visually prominent would have significant landscape impact. • Nature Conservation – Impact on wildlife. • Flood Risk - Part of site in a flood zone.. Will increase flooding. Wrong to build houses close to brook that feeds Cecily Brook & other sites of nature significance will impact on wildlife & will lose flood plain. • Amenity (e.g. noise, privacy, loss of light) • Scale of development- Too high • Listed Building / Conservation Area - Area full of local history should be publicised. • Government Policy • Other - Site outside Local Plan (1998) boundary & new draft development boundary within green belt. Area 3 scored lowest of broad areas in 2008 Preferred Options Sustainability Appraisal. Scored 13 out of 46. Well used footpath on sites. Loss of open space for recreation/green spaces. Loss of green belt Not enough jobs. Should use brownfield sites e.g. Thomas Bolton site and sites in town boundary. Need an infrastructure plan before development can be considered? Cheadle becoming overpopulated. Lack of shops on High Street. Should be self build to a high standard. Need affordable housing. Green belt site are other sites to build on. Loss of agricultural land. Will change character of town. Brownfield sites in Stoke. Support • Other Reluctantly accept more housing has to be built. Need to protect footpaths and countryside for tourism. New residents will work outside Cheadle sites need to be close to major roads & avoid town centre which can't cope with increased traffic. Green belt but are exceptional circumstances. Could house JCB workers. Good bus routes.		options for delivering school capacity dependant on the sites selected to take forward. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. • Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The scale of development will depend on the number of sites allocated in this particular location. • The site is not located within the Conservation Area or adjacent to any listed buildings. A Heritage Impact Assessment will	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					be undertaken during the plan production process if the site is taken forward. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - The development boundary will be amended to incorporate any new allocations. - A new sustainability appraisal will be undertaken for each site. - The land is Agricultural Class 3 Good to Moderate.	
CH134b	150	5.30	Statutory bodies/stakeholders SCC Highways: Only 134b is connected to highway. TA required. Potential through route to connect CH135a – c and Leek Road. Pedestrian connectivity onto existing network should be considered. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Developer/Agent – land is available Public response 302 objections, 2 support Issues raised: Objections - Infrastructure – Schools are full to capacity - Infrastructure - Traffic / Transport – Existing traffic congestion in the area. Alton Towers traffic. JCB expanding leading to more traffic. Need to look at road system before houses are built. Roads are dangerous due to volumes of traffic & HGVs. One person knocked over a week. Roads cannot cope with existing traffic and increase in traffic. Need a traffic survey. Cheadle cannot support massive proposed developments. Pavements are a major problem. - Infrastructure –Need more GPs & dentists. GPs already full. Sewage issues. - Landscape – In the countryside would be visually prominent would have significant landscape impact. - Nature Conservation – Impact on wildlife. - Flood Risk - Part of site in a flood zone.. Will increase flooding. Wrong to build houses close to brook that feeds Cecily Brook & other sites of nature significance will impact on wildlife & will lose flood plain.	The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's location within flood zone 2 and 3. The site's proximity to a LNR is likely to have a negative effect.	- The Highway Authority has not raised any issues which would prevent the development of this site. - The site is within the Green Belt. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study concludes that site CH134b makes a significant contribution and should not be considered for release. - The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			• Amenity (e.g. noise, privacy, loss of light) • Scale of development- Too high • Listed Building / Conservation Area - Area full of local history should be publicised. • Government Policy • Other - Site outside Local Plan (1998) boundary & new draft development boundary within green belt. Area 3 scored lowest of broad areas in 2008 Preferred Options Sustainability Appraisal. Scored 13 out of 46. Well used footpath on sites. Loss of open space for recreation/green spaces. Loss of green belt. Not enough jobs. Should use brownfield sites e.g. Thomas Bolton site and sites in town boundary. Need an infrastructure plan before development can be considered? Cheadle becoming overpopulated. Lack of shops on High Street. Should be self build to a high standard. Need affordable housing. Green belt site are other sites to build on. Loss of agricultural land. Will change character of town. Brownfield sites in Stoke. Support • Other Reluctantly accept more housing has to be built. Need to protect footpaths and countryside for tourism. New residents will work outside Cheadle sites need to be close to major roads & avoid town centre which can't cope with increased traffic. Green belt but are exceptional circumstances. Could house JCB workers. Good bus routes.		that development e.g. children's play areas. • The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. • Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The scale of development will depend on the number of sites allocated in this particular location. • The site is not located within the Conservation Area or adjacent to any listed buildings. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. • The development boundary will be amended to incorporate any new allocations.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					- A new sustainability appraisal will be undertaken for each site. - The land is Agricultural Class 3 Good to Moderate.	
CH0135a	160	5.40	Statutory bodies/stakeholders SCC Highways: CH135a connects to Leek Road. Highfield Avenue connects onto boundary between 135b and c. TA required. Highfield Avenue should be secondary access with primary access onto Leek Road (or Highfield Ave may need improvement). Through route should be considered to connect through to CH134a – b and Froghall Road. Pedestrian connectivity onto existing network should be considered. Speed limit may need to be extended. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Leek and Moorlands Historic Buildings Trust - CH135a extends too far into the Green Belt which should be maintained between the built up area and Harewood Park which, with its open land and fine stand of parkland trees forms a fine open setting for the north-western side of the town. Developer/Agent – land available Public response 301 objections, 2 support Issues raised: Objections - Infrastructure – Schools are full to capacity - Infrastructure - Traffic / Transport – Existing traffic congestion in the area. Alton Towers traffic. JCB expanding leading to more traffic. Need to look at road system before houses are built. Roads are dangerous due to volumes of traffic & HGVs. One person knocked over a week. Roads cannot cope with existing traffic and increase in traffic. Need a traffic survey. Cheadle cannot support massive proposed developments. Pavements are a major problem. No direct road access. - Infrastructure –Need more GPs & dentists. GPs already full. Sewage issues. - Landscape – In the countryside would be visually prominent would have significant landscape impact. - Nature Conservation – Impact on wildlife. - Flood Risk - Part of site in a flood zone.. Will increase flooding. Wrong to build houses close to brook that feeds Cecily Brook & other sites of nature significance	The proposed delivery of circa 160 dwellings is considered to have a significant positive effect, as could its proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's location within flood zone 2 and 3.	- The Highway Authority has not raised any issues which would prevent the development of this site. - The site is within the Green Belt. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study concludes that site CH135a makes a significant contribution and should not be considered for release. - The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			will impact on wildlife & will lose flood plain. • Amenity (e.g. noise, privacy, loss of light) • Scale of development- Too high • Listed Building / Conservation Area - Area full of local history should be publicised. • Government Policy • Other - Site outside Local Plan (1998) boundary & new draft development boundary within green belt. Area 3 scored lowest of broad areas in 2008 Preferred Options Sustainability Appraisal. Scored 13 out of 46. Well used footpath on sites. Loss of open space for recreation/green spaces. Loss of green belt. Not enough jobs. Should use brownfield sites eg Thomas Bolton site and sites in town boundary. Need an infrastructure plan before development can be considered? Cheadle becoming overpopulated. Lack of shops on High Street. Should be self build to a high standard. Need affordable housing. Green belt sites are other sites to build on. Loss of agricultural land. Will change character of town. Brownfield sites in Stoke. Support • Other Reluctantly accept more housing has to be built. Need to protect footpaths and countryside for tourism. New residents will work outside Cheadle sites need to be close to major roads & avoid town centre which can't cope with increased traffic. Green belt but are exceptional circumstances. Could house JCB workers. Good bus routes.		• The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability. • Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The scale of development will depend on the number of sites allocated in this particular location. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The site is not located within the Conservation Area or adjacent to any listed buildings. Comments regarding proximity to Harewood Park are noted. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. • The development boundary will be amended to incorporate any new allocations. • A new sustainability appraisal will be undertaken for each site.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
CH0135b	110	3.70	Statutory bodies/stakeholders SCC Highways: CH135a connects to Leek Road. Highfield Avenue connects onto boundary between 135b and c. TA required. Highfield Avenue should be secondary access with primary access onto Leek Road (or Highfield Ave may need improvement). Through route should be considered to connect through to CH134a – b and Froghall Road. Pedestrian connectivity onto existing network should be considered. Speed limit may need to be extended. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Leek and Moorlands Historic Buildings Trust - If extension into the Green Belt on the south-western side of the town is essential then this together with its northern neighbour (CH135c) form are logical in relationship to the existing developments, and would still allow the preservation a belt of open land between the built up area and the fine group of buildings at Harewood Park. Developer/Agent – land is available Public response 303 objections, 2 support Issues raised: Objections - Infrastructure – Schools are full to capacity - Infrastructure - Traffic / Transport – Access should not be from Highfield Avenue cul-de-sac not suitable. Existing traffic congestion in the area. Alton Towers traffic. JCB expanding leading to more traffic. Need to look at road system before houses are built. Roads are dangerous due to volumes of traffic & HGVs. One person knocked over a week. Roads cannot cope with existing traffic and increase in traffic. Need a traffic survey. Cheadle cannot support massive proposed developments. Pavements are a major problem. - Infrastructure –Need more GPs & dentists. GPs full. Sewage issues. Shops closing in town centre. Town centre should be improved for existing residents. - Landscape - In the countryside would be visually prominent would have significant landscape impact. - Nature Conservation – Impact on wildlife. - Flood Risk - Part of site in a flood zone.. Will increase flooding. Wrong to build houses close to brook that feeds Cecily Brook & other sites of nature significance will impact on wildlife & will lose flood plain. - Amenity (e.g. noise, privacy, loss of light) Lack of		- The land is Agricultural Class 3 Good to Moderate. - The Highway Authority has not raised any issues which would prevent the development of this site. - The site is within the Green Belt. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study concludes that site CH135b makes a significant contribution and should not be considered for release. - The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. - The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			privacy, increase in noise pollution from traffic. - Scale of development- Too high - Listed Building / Conservation Area - Area full of local history should be publicised. - Government Policy - Other - Site outside Local Plan (1998) boundary & new draft development boundary within green belt. Area 3 scored lowest of broad areas in 2008 Preferred Options Sustainability Appraisal. Scored 13 out of 46. Well used footpath on sites. Loss of open space for recreation/green spaces. Loss of green belt. Not enough jobs. Should use brownfield sites eg Thomas Bolton site and sites in town boundary. Need an infrastructure plan before development can be considered? Cheadle becoming overpopulated. Lack of shops on High Street. Should be self build to a high standard. Need affordable housing. Green belt site are other sites to build on. Loss of agricultural land. Will change character of town. Brownfield sites in Stoke. Support - Other Reluctantly accept more housing has to be built. Need to protect footpaths and countryside for tourism. New residents will work outside Cheadle sites need to be close to major roads & avoid town centre which can't cope with increased traffic. Green belt but are exceptional circumstances. Could house JCB workers. Good bus routes.		potentially suitable for development will also need to be assessed. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The scale of development will depend on the number of sites allocated in this particular location. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The site is not located within the Conservation Area or adjacent to any listed buildings. Comments regarding proximity to Harewood Park are noted. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - The development boundary will be amended to incorporate any new allocations. - A new sustainability appraisal will be undertaken for each site. - The land is Agricultural Class 3 Good to Moderate.	
CH0135c	130	4.40	Statutory bodies/stakeholders SCC Highways: CH135a connects to Leek Road. Highfield Avenue connects onto boundary between 135b and c. TA required. Highfield Avenue should be secondary access	The proposed delivery of circa 130 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is	- The Highway Authority has not raised any issues which would prevent the development of this site. - The site is within the Green Belt. The Council	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			with primary access onto Leek Road (or Highfield Ave may need improvement). Through route should be considered to connect through to CH134a – b and Froghall Road. Pedestrian connectivity onto existing network should be considered. Speed limit may need to be extended. Natural England – The site may present a strategic site. Has a Landscape and Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Leek and Moorlands Historic Buildings Trust - If extension into the Green Belt on the south-western side of the town is essential then this together with its northern neighbour (CH135b) form are logical in relationship to the existing developments, and would still allow the preservation a belt of open land between the built up area and the fine group of buildings at Harewood Park. Developer/Agent Public response 297 objections 2 support Issues raised: Objections • Infrastructure – Schools are full to capacity • Infrastructure - Traffic / Transport – Access should not be from Highfield Avenue cul-de-sac not suitable. Existing traffic congestion in the area. Alton Towers traffic. JCB expanding leading to more traffic. Need to look at road system before houses are built. Roads are dangerous due to volumes of traffic & HGVs. One person knocked over a week. Roads cannot cope with existing traffic and increase in traffic. Need a traffic survey. Cheadle cannot support massive proposed developments. Pavements are a major problem. • Infrastructure –Need more GPs & dentists. GPs full. Sewage issues. • Landscape – In the countryside would be visually prominent would have significant landscape impact. • Nature Conservation – Impact on wildlife. • Flood Risk - Part of site in a flood zone.. Will increase flooding. Wrong to build houses close to brook that feeds Cecily Brook & other sites of nature significance will impact on wildlife & will lose flood plain. • Amenity (e.g. noise, privacy, loss of light) • Scale of development- Too high • Listed Building / Conservation Area - Area full of local history should be publicised. • Government Policy • Other - Site outside Local Plan (1998) boundary & new draft development boundary within green belt. Area 3 scored lowest of broad areas in 2008	likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's location within flood zone 2 and 3.	has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study concludes that site CH135c makes a significant contribution and should not be considered for release. • The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Cheadle Transport Study has assessed the impact of proposed new development on local roads. This concludes that improvements are required and additional work will need to be undertaken to identify mitigation measures once the location of new sites is known. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Preferred Options Sustainability Appraisal. Scored 13 out of 46. Well used footpath on sites. Loss of open space for recreation/green spaces. Loss of green belt. Not enough jobs. Should use brownfield sites eg Thomas Bolton site and sites in town boundary. Need an infrastructure plan before development can be considered? Cheadle becoming overpopulated. Lack of shops on High Street. Should be self build to a high standard. Need affordable housing. Green belt sites are other sites to build on. Loss of agricultural land. Will change character of town. Brownfield sites in Stoke. Support Other Reluctantly accept more housing has to be built. Need to protect footpaths and countryside for tourism. New residents will work outside Cheadle sites need to be close to major roads & avoid town centre which can't cope with increased traffic. Green belt but are exceptional circumstances. Could house JCB workers. Good bus routes.		District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. - Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The scale of development will depend on the number of sites allocated in this particular location. - The site is not located within the Conservation Area or adjacent to any listed buildings. Comments regarding proximity to Harewood Park are noted. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The National Planning Policy Framework supports housing growth which meets the Council's objectively assessed housing needs. - The development boundary will be amended to incorporate any new allocations. - A new sustainability appraisal will be undertaken for each site. - The land is Agricultural Class 3 Good to Moderate.	
CH165	26	0.90	Statutory bodies/stakeholders SCC Highways: Park Lane is a private road. It is narrow and unmade. It would need to be widened and improved over its full length to provide access to this plot. Developer/Agent – land is available Willard – site should not be included as a large site and is more suitable for 4 – 6 dormer bungalows. Public response 14 objections	The proposed delivery of circa 26 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.	- The Highway Authority has raised issues with access to the site. - The site is within the Green Belt. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study concludes that site CH165 makes a significant contribution and should not be considered for release.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Issues raised: Objections • Infrastructure – Schools- Can't support increase in housing. • Infrastructure - Traffic / Transport – Access poor along a narrow lane. Single track road with limited pavements which is main access to cemetery and is well used by people visiting cemetery Junction with Town Lane poor. Unsuitable for significant development. Would cause traffic congestion. Need to improve road infrastructure. Road floods. • Infrastructure – Other – Infrastructure will not support development. • Landscape – Beautiful landscape important to setting of Cheadle. Landscape & Character Assessment states site is important to setting of Cheadle. • Nature Conservation – Wildlife would be destroyed. Are buzzards in the area. • Flood Risk – Road floods adding to flood problems in the area. • Amenity (e.g. noise, privacy, loss of light) • Scale of development – Too high • Listed Building / Conservation Area • Government Policy – Site is green belt contrary to NPPF to develop it. • Other – Close to cemetery should be respected left in peace & quiet. Previous applications in Park Lane area in 1980s refused. Small semi rural area development is out of keeping with this. Is green belt. Would destroy rural nature of the area. One of the few places that provides residents access to the countryside without a long hike. Area popular with walkers. Wrongly classified as urban is Special Landscape Area. 26 capacity is wrong.		• The land in question is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. • Any application would be accompanied by an FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					- The scale of development is considered to be limited. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. - The site is not located within the Conservation Area or adjacent to any listed buildings. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The development boundary will be amended to incorporate any new allocations.	
CH094	Employment	2.03	Statutory bodies/stakeholders SCC Highways: New Haden Road is narrow and would likely need improvement. Developer/Agent – Land availability unknown Public response 3 objections, Issues raised: Objections - Infrastructure - Traffic / Transport _ Via a country lane. - Landscape – Sloping site would be highly visible. - Nature Conservation - Amenity (e.g. noise, privacy, loss of light). Recent development shows little consideration for impact of noise & light pollution. - Government Policy - Other – Site is green belt & should only be considered as last resort.	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the site's district ecological importance is likely to have a negative effect.	- The Highway Authority has raised an issue regarding access to the site. - The site is within the Green Belt. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study concludes that site CH94 makes a contribution to the Green Belt and should not be considered for release. - The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	
CH136	Employment	1.30	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design and provision of visibility.	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen	The Highway Authority has not raised any issues which would prevent the development of this site.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Developer/Agent – Land availability unknown Public response 4 objections Issues raised: Objections - Infrastructure - Schools - Infrastructure - Traffic / Transport Access to some of the new sites is planned along an 'upgraded' Huntley Road but does not show improvement to the Brookhouses junction or the very steep Huntley Bank. - Infrastructure – Other – Existing infrastructure should be upgraded before the development takes place. - Landscape – Sloping site will be highly visible. - Amenity (e.g. noise, privacy, loss of light) – Recent development shows little consideration for noise & light pollution. - Scale of development - Other – All industrial development is planned for south of Cheadle. This area has large number of businesses & access is difficult. Is green belt should only be used as last resort.	economic growth and support a higher level of employment within the District. Similarly, site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the site's district ecological importance is likely to have a negative effect.	- The site is within the Green Belt. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study concludes that site CH136 could be considered for release but retaining Green Belt designation washed over the land. - The land in question is not highlighted as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. - The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth at the Primary phase of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. - Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	

Site Reference	Capacity 10+ dwellings	Size of site	Key issues from the Site Options Consultation July 2015	Sustainability / Appraisal Report	Comment	Draft Recommendation
Additional Site ADD005 (CH084)	50		Statutory bodies/stakeholders SCC Highways: New access created off Tean Road would be most appropriate as Eaves lane substandard in terms of width and geometry onto Tean Road. Move 30mph speed limit further south to incorporate site frontage, provide footway and upgraded bus stop along site frontage. Developer/Agent – Support north western section of the site for residential development (around 50 dwellings). This would include open space and avoid areas out side Flood Zone1.	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect, as could the site's location within a flood zone. The site's proximity to designated assets and the development of greenfield, grade 4 ALC, land is assessed as having a negative effect.	- The Highway Authority has not raised any issues which would prevent the development of this site. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The majority of the site is within Flood Zone 1 – Low probability but a section on the eastern boundary is within Flood Zone 2 – medium probability. - The land in question is not highlighted as being important to the setting of the	

					settlement in the Council's Landscape & Settlement Character Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The site is adjacent to The Eaves and Mobberley Farm (both Grade II Listed) and is considered to be important rural setting to the buildings. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward.	

Draft - Leek

Question 2a - Potential Housing sites within the development boundary

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Statutory bodies/stakeholders Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue.			
LE022	16	0.45	Statutory bodies/stakeholders SCC Highways: May be acceptable. Access would require careful design to avoid creating a crossroads with Mount Road or Mount View. Access off Fairview Road much more preferable and development acceptable if this is proposed and access onto Ashbourne Road permanently closed. Developer/Agent Letter from owner of LE128 stating that land is available for development. Public response 6 comments – 5 objections and 1 support Issues raised: Objections - Infrastructure - Schools - Infrastructure - Traffic / Transport- road will not support an additional 500 homes if all sites come forward - Infrastructure – Other- uneven distribution across Leek, close to wind turbine - Landscape- high quality rural landscape, loss of panoramic views - Nature Conservation - Amenity (e.g. noise, privacy, loss of light)- would effect quality of life, used for leisure activities, should remain open space - Scale of development – brownfield first Support - No reasons given	The proposed delivery of circa 16 dwellings is considered to have a positive effect. The site is also accessible to existing services and facilities which is likely to have a positive effect, as could the site's low ecological importance. However, the development of greenfield land is assessed as having a negative effect, as could the site's proximity to historic assets and the inaccessibility of existing areas of employment.	Comments relate to LE022, LE127, LE 069, LE128, LE066, LE140, LE142a and LE142b (ID SO1313) - County Highways do not raise any issues which would prevent development. - County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites.	
LE037A	28	0.90	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design. Not clear where boundary between LE037A and LE063 is. One of them may not be connected to the highway? Plots could	The proposed delivery of circa 28 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also	- County Highways do not raise any issues which would prevent development. - The Council has a Landscape & Settlement	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			be developed together or provision made for access to the other. Developer/Agent/Owner – Land available. Public response 1 comment - 1 objection Issues raised: Objections Scale of development – not a broad location in CS	accessible to existing services and facilities which is likely to have a positive effect. However, the development of greenfield land is assessed as having a negative effect, as could the site's proximity to historic assets and the regional ecological importance of the site.	Setting Study and this site has been identified as being important to the landscape setting of the settlement The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. The Study recommends given the current SBI status of most of the site, and owing to its ecological importance, that any future development of this site is considered in line with relevant NPPF and Core Strategy Policies. A number of precautionary surveys/actions are also recommended in the case of development.	
LE045	50	2.08	Statutory bodies/stakeholders Natural England - Natural England consider this may represent a strategic site – Has a Landscape & Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Biodiversity – Collectively these allocations occupy the rest of Ballhay Green disused tip local Wildlife Site. Environment Agency – Site may be brownfield and previous land use may have caused contamination of the ground, or through redevelopment may cause risk to water environment. Such sites will require Preliminary Risk Assessment in support of planning application. If affected by historic landfill. The site may be more expensive to develop due to remediation and mitigation measures to protect water environment and human health. In extreme circumstances may not be developable. Leek and Moorlands Historic Buildings Trust - LE045 is part of the former town-tip now tree-planted. Needs to be checked for its visual impact on Abbey farm (Listed Grade II) and the site of Dieulacres Abbey (Scheduled ancient Monument). The effects (if any) could probably be ameliorated by good perimeter landscaping (see also LE091). Developer/Agent/Owner – Land available. SCC Highways: Not connected to highway. Access through LE091/LE076/LE259/LE243 likely to be difficult – Ball Haye Green and surrounding streets have little off street parking and vary in standard. Significant improvements would be required unless a new access could be provided.	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment and services and facilities within the town. However, the site's proximity to a designated asset is likely to have a significant negative effect. The development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's proximity to historic assets.	- County Highways has raised access difficulties. - County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Although this site was not surveyed by the ecologist, the neighbouring site, LE076 was and this suggests that LE045/LE091 is likely to be problematic on SBI / Regional importance grounds.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Public response 1 comment - 1 objection Issues raised: Objections • Infrastructure – Schools full already • Infrastructure - Traffic / Transport roads narrow and congested • Infrastructure – Other cannot cope with extra development • Landscape • Nature Conservation –recently designated SBI • Amenity (e.g. noise, privacy, loss of light) • Scale of development cumulatively too many homes			
LE057	105	2.60	Statutory bodies/stakeholders Leek Town Council: No suitable access and adverse impact on Pickwood Hall and recreation ground SCC Highways: Access via existing residential estate may prove inappropriate, Milltown Way cul de sac may need to be upgraded. TA required. Any access to Leek other than through Milltown Way estate? Natural England - This allocation overlays a part of the Ladydale local Wildlife Site. Natural England consider this may represent a strategic site – Has a Landscape & Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. SMDC Conservation - Close to Pickwood Hall, Grade II LB. Will be situated within its original parkland setting. Controversial site. Leek and Moorlands Historic Buildings Trust - LE057 is close to Pickwood Hall (Grade II Listed Buildings) and is situated within its original setting. A controversial site where there has been much local opposition to recent development plans. Developer/Agent/Owner – Land available. Gladmans support the sites inclusion as an allocation. Consider the site is: • In a sustainable location and close to services and facilities. • Site is deliverable and developable and can provide a mix of housing incl, family and affordable • Ecological appraisal undertaken which indicates that the proposals would result in a net gain in biodiversity. • Access is achievable subject to mitigation • No flood risk • Not have any unacceptable impacts on residential	The proposed delivery of circa 105 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment and services and facilities within the town. However, the development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's proximity to historic assets and the regional ecological importance of the site given the proximity to Ladydale SBI.	• County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. • County Highways has raised issues will potential access to the site which would require further investigation. • The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement and is also considered to fall within 'remnant historic landscape'. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. The Study recommends given the current SBI status of the site, and owing to its ecological importance, that any future development of this site is considered in line with relevant NPPF and Core Strategy Policies. A number of precautionary surveys/actions are also recommended in the case of development. • It is recognised that there are heritage issues relating to this site.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			amenity. Public response 6 comments - 5 objections and 1 support Issues raised: Objections • Infrastructure – Schools currently at capacity • Infrastructure - Traffic / Transport poor access increase traffic congestion • Landscape- important to rural setting of Leek, Pickwood Estate loss of views to The Cloud and double sunset vantage point • Nature Conservation site of biological importance • Amenity (e.g. noise, privacy, loss of light)- envelope Pickwood recreation ground • Scale of development- not identified as broad location • Listed Building / Conservation Area- historic setting of Pickwood Hall (listed) recent refusal on conservation grounds • Government Policy • Other- health and wellbeing- community strategy outcomes not supported by this , small identified sites in bua should be developed along with brownfield sites and mills Support • Infrastructure -Traffic / Transport access discussed with Highway Authority • Nature Conservation- effected part is of lower quality, ecological management plan			
LE061	16	0.11	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design. Developer/Agent/Owner – Land available. Public response No comments	The site's proximity to existing areas of employment and services and facilities within the town is assessed as having a significant positive effect, as could the development of brownfield, urban ALC land. The proposed delivery of circa 16 houses is considered to have a positive effect. However, the site's proximity to historic assets is assessed as being a negative effect.	It is not considered necessary to allocate this site as it is within the current Leek Town Development Boundary so could come forward at any time. Any housing from this site would be included in the figures for Leek.	INFILL SITE
LE063	30	0.68	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design. Not clear where boundary between LE037A and LE063 is. One of them may not be connected to the highway? Plots could be developed together or provision made for access to the other. Developer/Agent/Owner – Land available. Public response 1 comment - 1 objection Issues raised:	The proposed delivery of circa 30 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to historic assets and regional ecological importance of the site is likely to have a negative effect.	It is not considered necessary to allocate this site as it is within the current Leek Town Development Boundary so could come forward at any time. Any housing from this site would be included in the figures for Leek. • County Highways has raised access issues which could potentially be overcome. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the	INFILL SITE

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Objections - Landscape- views - Nature Conservation		settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. The Study recommends that as the site abuts Ladydale SBI, and as connective habitat to more biodiverse woodland is part of an important potentially biodiverse mosaic, so is therefore given regional ecological importance. A number of precautionary surveys/actions are also recommended in the case of development. - The site is located within the existing Leek Town Development Boundary.	
LE064	14	0.40	Statutory bodies/stakeholders SCC Highways: Not directly connected to highway. Access would need to be through the football club due to level difference with Kiln Lane. This site has been subject to planning applications (latest SMD/2013/1201) which was recommended for conditional approval by highways. Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Developer/Agent/Owner – Land available. Public response 1 comment – 1 objection Issues raised: Objections Amenity (e.g. noise, privacy, loss of light) unofficial footpath through site which should be retained	The site's proximity to existing areas of employment is considered to be a significant positive effect. Similarly, the site has good accessibility to services and facilities which is likely to have a positive effect. However, the site is located within flood zone 2 which is assessed as being a negative effect. The development of greenfield land is likely to have a negative effect, as could the site's proximity to historic assets and a LNR.	- Site is considered developable from a County Highways point of view. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. - There is relevant planning history on this site – an outline, an outline application for 11 dwellings which is awaiting a S.106 agreement.	CURRENT APPLICATION
LE070	22	0.55	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design. Developer/Agent/Owner – Land available (long term 10-15 years). Public response 1 comment – 1 objection Issues raised: Objections - Infrastructure - Traffic / Transport - Amenity (e.g. noise, privacy, loss of light) - Scale of development	The proposed delivery of circa 22 dwellings is considered to have a significant positive effect, as could the development of urban ALC brownfield land, the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to historic assets and the district ecological importance of the site is assessed as a negative effect.	It is not considered necessary to allocate this site as it is within the current Leek Town Development Boundary so could come forward at any time. Any housing from this site would be included in the figures for Leek.	INFILL SITE
LE076	50	2.70	Statutory bodies/stakeholders SCC Highways: Not connected to highway. Access	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could	The Highway Authority has identified access difficulties in relation to this site.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			through LE259/LE243 likely to be difficult – Ball Haye Green and surrounding streets have little off street parking and vary in standard. Significant improvements would be required unless a new access could be provided. Natural England - Natural England consider this may represent a strategic site – Has a Landscape & Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Biodiversity – Collectively these allocations occupy the rest of Ballhay Green disused tip local Wildlife Site. Environment Agency – Site may be brownfield and previous land use may have caused contamination of the ground, or through redevelopment may cause risk to water environment. Such sites will require Preliminary Risk Assessment in support of planning application. If affected by historic landfill. The site may be more expensive to develop due to remediation and mitigation measures to protect water environment and human health. In extreme circumstances may not be developable. SMDC Conservation - This needs a detailed assessment. Leek and Moorlands Historic Buildings Trust - LE076 consists of rough ground and woodland adjacent to Fowlchurch, a former grange of Dieulacres Abbey (Listed Grade II) so affects the setting of Listed Building. Only suitable if any proposed development takes sufficient account of this building and its curtilage Developer/Agent/Owner – Land available. Public response 1 comment - 1 objection Issues raised: Objections • Infrastructure – Schools full already • Infrastructure - Traffic / Transport roads narrow and congested • Infrastructure – Other cannot cope with extra development • Landscape • Nature Conservation- SBI • Amenity (e.g. noise, privacy, loss of light) • Scale of development cumulatively too many • Listed Building / Conservation Area risk to setting of Dieu-la-Cres Abbey	the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to a designated asset is likely to have a significant negative effect. The development of greenfield land, grade 4 ALC is assessed as being a negative effect, as could the site's proximity to a LNR and the regional ecological importance of the site.	• County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. • The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Study recommends given the current SBI status of the site, and owing to its ecological importance, that any future development of this site is considered in line with relevant NPPF and Core Strategy Policies. A number of precautionary surveys/actions are also recommended in the case of development. • Careful consideration of heritage issues would be required if this site is taken forward.	
LE091	150	5.90	Statutory bodies/stakeholders SCC Highways: Not connected to highway. Access through LE259/LE243 likely to be difficult – Ball Haye	The proposed delivery of circa 150 dwellings is considered to have a significant positive effect, as could the site's proximity to services,	• The Highway Authority has identified access difficulties in relation to this site.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Green and surrounding streets have little off street parking and vary in standard. Significant improvements would be required unless a new access could be provided. Natural England - This allocation overlays most of Ballhay Green disused tip local Wildlife Site and adjoins the east end of Brough Pk Hall Local Nature Reserve (LNR). We advise that the Council addresses the relevant local plan and NPPF material in order to decide whether this site goes forward to the next stage of consideration. Natural England consider this may represent a strategic site – Has a Landscape & Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Environment Agency – Site may be brownfield and previous land use may have caused contamination of the ground, or through redevelopment may cause risk to water environment. Such sites will require Preliminary Risk Assessment in support of planning application. If affected by historic landfill. The site may be more expensive to develop due to remediation and mitigation measures to protect water environment and human health. In extreme circumstances may not be developable. Leek and Moorlands Historic Buildings Trust - LE091 is part of the former town-tip now tree-planted. See LE076 for comments on its proximity to Fowchurch (listed Grade II). Needs to be checked for its visual impact on Abbey farm (listed Grade II) and the site of Dieulacres Abbey (Scheduled ancient Monument). Effects (if any) could probably be ameliorated by good perimeter landscaping. Developer/Agent/Owner – Land available. Public response 4 comments - 4 objections Issues raised: Objections • Infrastructure – Schools full already • Infrastructure - Traffic / Transport • Infrastructure – Other cannot cope with extra development • Landscape • Nature Conservation SBI • Amenity (e.g. noise, privacy, loss of light) old landfill site risk to new residents, effect privacy of existing residents • Scale of development not in settlement boundary cumulatively too many homes	facilities and existing areas of employment. However, the site's proximity to designated and historic assets is likely to have a significant negative effect. The development of greenfield land, grade 4 ALC is assessed as being a negative effect.	• County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. • The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Study recommends given the current SBI status of the site, and owing to its ecological importance, that any future development of this site is considered in line with relevant NPPF and Core Strategy Policies. A number of precautionary surveys/actions are also recommended in the case of development. • Careful consideration of heritage issues would be required if this site is taken forward. • Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.	
LE106	10	0.06	Statutory bodies/stakeholders SCC Highways: Likely to be acceptable depending on access design. Access off New Street?	The site's proximity to services, facilities and existing areas of employment is assessed as a significant positive effect. However,	Site has expired 2010 residential consent. It is not considered necessary to allocate this site as it is within the current Leek Town Development Boundary so could	INFILL SITE

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Developer/Agent/Owner – Land available. Public response No comments	the development of greenfield land, grade 4 ALC is assessed as being a negative effect. As could the site's proximity to historic assets and a LNR.	come forward at any time. Any housing from this site would be included in the figures for Leek.	
LE147	25	0.70	Statutory bodies/stakeholders Leek Town Council: Adverse impact on amenity of Ladydale village green. SCC Highways: Cauldon Close may require footway constructing to link to Ashcombe Way. SMDC Conservation - Listed well to the south of the site. Need information regarding significance and setting to assess. Forms part of established parkland to Pickwood Hall. Controversial site. Leek and Moorlands Historic Buildings Trust - LE147 has a Listed well (Ladywell) to the south of the site. The spring was evidently named in honour of Our Lady in the Middle Ages. The area was known as Lady Wall Dale in the late 16th century, and the spring is now called as Lady o' th' Dale Well. A 19th-century stone structure survives there (Listed Grade II). Within living memory the water was used by local people for healing purposes, and there was also a May Day procession to the site by children from St. Mary's Roman Catholic church (SOURCE: Victoria County History, Vol. VII Leek and the Moorlands). It forms part of established parkland to Pickwood Hall. Controversial site that could easily be damaged. Developer/Agent/Owner - Owners support the use of the site for housing. Site benefits from good access from Cauldon Close and would relate well to the existing established residential area. Considered to be less intrusive than other potential sites and little visual impact. The site is vacant and would not result in the loss of farmland. The site has the benefit of being within the existing settlement boundary, which very few other proposed sites are. Public response 8 comments - 8 objections Issues raised: Objections - Infrastructure - Traffic / Transport- steeply sloping site and reed bed which holds water and supports wildlife - Infrastructure – Other- current sewerage issues - Landscape - Nature Conservation- loss of trees, rare marshland, badger sett - Flood Risk poor drainage, flash floods - Amenity (e.g. noise, privacy, loss of light) - Scale of development - Listed Building / Conservation Area- historic parkland	The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, as could the site's proximity existing areas of employment. Similarly, the site is accessible to services and facilities which is likely to have a positive effect. However, the site's proximity to designated and historic assets is likely to have a significant negative effect. Similarly, the development of greenfield land, grade 4 ALC is assessed as being a negative effect.	- The Highway Authority does not raise any issues which would prevent development. - The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Study recommends given the current SBI status of the site, and owing to its ecological importance, that any future development of this site is considered in line with relevant NPPF and Core Strategy Policies. A number of precautionary surveys/actions are also recommended in the case of development. - Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. - Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. - There are clearly heritage issues in relation to this site which require careful consideration if it is taken forward.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			setting, of Ladydale well, and spring Other – safety of school children due to new road			
LE243	70	1.94	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design, visibility and parking provision. TS required to compare existing and proposed traffic flows. Natural England - Natural England consider this may represent a strategic site – Has a Landscape & Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Biodiversity – Collectively these allocations occupy the rest of Ballhay Green disused tip local Wildlife Site. Environment Agency – Site may be brownfield and previous land use may have caused contamination of the ground, or through redevelopment may cause risk to water environment. Such sites will require Preliminary Risk Assessment in support of planning application. If affected by historic landfill. The site may be more expensive to develop due to remediation and mitigation measures to protect water environment and human health. In extreme circumstances may not be developable. SMDC Conservation - Site adjacent to Fowlchurch Farmhouse (Grade II Listed) Leek and Moorlands Historic Buildings Trust - Is the factory that currently exists on LE243 there set to close? If so a useable site. Developer/Agent/Owner – WYG on behalf of owners. Support allocation of site for housing. Site is suitable, available and deliverable for development. - Assist in meeting needs of Leek - Brownfield site within development boundary - Sustainable location - Larger development opportunity within the settlement boundary - Local road network unsuitable for large truck movements - Owner looking to relocate - Other employment sites identified in Core Strategy Public response 1 comment – 1 objection Issues raised: Objections - Infrastructure – Schools full already - Infrastructure - Traffic / Transport	The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. Similarly, the site has good accessibility to services and facilities which is likely to have a positive effect, as could the development of urban ALC brownfield land. However, the site's proximity to historic assets could have a negative effect. The site's proximity to a LNR is also assessed as being a negative effect.	Site currently in employment use, so considered not appropriate to allocate. Any applications arising on this site would be assessed against relevant Core Strategy/NPPF employment protection policies.	INFILL SITE

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Infrastructure – Other cannot cope with extra development - Landscape - Nature Conservation - Amenity (e.g. noise, privacy, loss of light) - Scale of development			
LE249	35	1.09	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design. Environment Agency – The site has a culverted watercourse flowing beneath it which should be renaturalised through redevelopment to contribute towards WFD objectives. This may take up space within the site, however it may be possible to divert the channel round the edge to create more developable space. Developer/Agent/Owner – Land available. Public response No comments	The proposed delivery of circa 35 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. However, the site is within flood zone 3 which is likely to have a significant negative effect, as could its proximity to historic assets. Similarly, the proximity a LNR is assessed as being negative effects, as could the inaccessibility of services and facilities.	Comments noted.	
LE259	50	1.48	Statutory bodies/stakeholders Leek Town Council: Established recreational use which should be retained SCC Highways: Acceptable subject to access design, visibility and parking provision. TS required to compare existing and proposed traffic flows. Natural England - Natural England consider this may represent a strategic site – Has a Landscape & Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site. Biodiversity – Collectively these allocations occupy the rest of Ballhay Green disused tip local Wildlife Site. Environment Agency – Site may be brownfield and previous land use may have caused contamination of the ground, or through redevelopment may cause risk to water environment. Such sites will require Preliminary Risk Assessment in support of planning application. If affected by historic landfill. The site may be more expensive to develop due to remediation and mitigation measures to protect water environment and human health. In extreme circumstances may not be developable. SMDC Conservation - Site adjacent to Fowlchurch Farmhouse (Grade II Listed). Leek and Moorlands Historic Buildings Trust - LE259 is adjacent to Fowlchurch farmhouse (Listed Grade II). Currently a club with a playing field. A major open-air resource adjacent to the Haregate estate. Likely to produce a major protest from local residents unless	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment. However, the proximity to historic assets and a LNR are assessed as being significant negative effects. The development of greenfield land, grade 4 ALC land is assessed as being a negative effect.	Site currently used as a sports pitch so considered not appropriate to allocate. Any applications arising on this site would be assessed against relevant Core Strategy/NPPF public open space policies.	INFILL SITE

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			replacement facilities are proposed. Developer/Agent/Owner – Land available. Public response 2 comments - 2 objections Issues raised: Objections • Infrastructure – Schools full already • Infrastructure - Traffic / Transport Ball Haye Rd congested • Infrastructure – Other cannot cope with extra development • Landscape • Nature Conservation • Amenity (e.g. noise, privacy, loss of light) loss of football ground • Scale of development			

Question 2a - Potential sites for mixed use- employment & housing

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
LE073	Employment only	0.46	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design, visibility and parking provision. Developer/Agent Public response No comments	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the development of brownfield, urban ALC land. However, the proximity to historic assets and a LNR are assessed as being negative effects.	Has recent planning approval for 35 dwellings (SMD/2015/0523) so will be included in Leek's housing figures.	PLANNING APPROVAL.
LE014 & LE015	30	0.86	Statutory bodies/stakeholders SCC Highways: Plots would need to be developed together. Acceptable subject to access design and visibility. Developer/Agent/Owner – Owner unknown. Public response No comments	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 30 dwellings.	Understood contamination may affect the site, therefore not considered appropriate to allocate. However as site is within the current Leek Town Development Boundary this could come forward at any time. Any housing from this site would be included in the figures for Leek.	INFILL SITE
LE067	10	0.50	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design. Should be no through route through LE090 (i.e. don't	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District,	It is not considered necessary to allocate this site as it is within the current Leek Town Development Boundary so could come forward at any time. Any housing from this site would be included in the figures for Leek.	INFILL SITE

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			connect Springfield Road to Buxton Road) Orange shading includes an area of adopted highway and a public right of way. This may require stopping up, or works to safeguard highway and right of way. Developer/Agent/Owner – Land available. Public response No comments	strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other health care services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 30 dwellings. However, the site is in proximity to historic assets and a LNR which is likely to have a negative effect.		
LE080, LE085, LE086 & LE252	15	0.60	Statutory bodies/stakeholders SCC Highways: Likely acceptable subject to access and visibility. 'White House' likely to need demolition to provide visibility. (LE085: Acceptable subject to access and parking. Demolish and provide housing or convert to flats? Additional parking restrictions may be appropriate). Developer/Agent/Owner – Land potentially available. Public response No comments	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 25 dwellings. However, the site includes two listed buildings which is likely to have a significant negative effect. The proximity of the site to a LNR which is likely to have a negative effect.	It is not considered necessary to allocate this site as it is within the current Leek Town Development Boundary so could come forward at any time. Any housing from this site would be included in the figures for Leek.	INFILL SITE
LE116	21	0.47	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design. Primary access should be off Sneyd Street. Any access off Broad Street will need turning area. Developer/Agent/Owner – Land available. Public response No comments	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 21 dwellings and development of brownfield, urban ALC land. However, the site is in proximity to historic assets and a LNR which is likely to have a negative effect, as could the district ecological importance of the site.	It is not considered necessary to allocate this site as it is within the current Leek Town Development Boundary so could come forward at any time. Any housing from this site would be included in the figures for Leek.	INFILL SITE
LE150	179	9.24	Statutory bodies/stakeholders SCC Highways: Plot outline does not directly connect to the highway. Access road could be upgraded to adoptable standard depending on final proposal. Good access from existing roundabout. Transport Assessment will be required which should look at capacity and operation of existing roundabout and effect on Leek town centre. Woodlands Trust – site adjacent to ancient woodland and unsound and should not be taken forward.	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the proposed delivery of circa 180 dwellings is likely to have a significant positive effect. However, the development of	- The Highway Authority does not raise any issues which would deem the site undevelopable. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Natural England - Allocation adjoins Birchall Wood Ancient Given the proposed allocation's proximity the following policy material will need to be addressed: Policy DC1 Design considerations and Policy NE1. Developer/Agent/Owner – Land available. Public response No comments	greenfield, grade 3 ALC land is likely to have a significant negative effect. The site's proximity to historic assets and district ecological importance is likely to have a significant negative effect	for development will also need to be assessed. The Study recommends if the site is put forward for development that a buffer is created between the site and Ballington Wood/ Ladydale SBI, possibly as an area of fenced off vegetation or newly planted broadleaved trees. It also recommends that badger and reptile surveys be conducted in advance of development.	
LE219	10	0.45	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design. Developer/Agent/Owner – Land available. Public response No comments	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the development of brownfield, urban ALC land is likely to have a significant positive effect. However, the site's proximity to historic assets and district ecological importance is likely to have a negative effect.	Site currently in employment use, so considered not appropriate to allocate. Any applications arising on this site would be assessed against relevant Core Strategy/NPPF employment protection policies.	INFILL SITE
LE220	20	0.50	Statutory bodies/stakeholders SCC Highways: Acceptable subject to access design, visibility and parking provision. SMDC Conservation - Site adjacent to Big Mill (Grade II Listed) and Leek Conservation Area. Leek and Moorlands Historic Buildings Trust - LE220 is adjacent to Big Mill (Grade II Listed) and in Leek Conservation Area. Developer/Agent/Owner – Land available. Public response No comments	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site has good accessibility to services and facilities and the development of brownfield, urban ALC land is likely to have a significant positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The site's proximity to district ecological importance is likely to have a negative effect.	Site currently in employment use, so considered not appropriate to allocate. Any applications arising on this site would be assessed against relevant Core Strategy/NPPF employment protection policies.	INFILL SITE
LE235 (Cornhill)	50	3.31	Not consulted on as an option in 2015, because identified as an opportunity site in the adopted Chumet Valley Masterplan.		- SCC Highways comments awaited. - County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. - This is a new suggested site. The site is well related to the settlement. Considered site could be suitable for mixed housing and employment use.	

Question 2a - Potential Housing sites outside the development boundary

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
LE066	50	1.60	Statutory bodies/stakeholders Leek Town Council: Mount Road should form the new eastern development boundary. These site fall outside this so should be rejected SCC Highways: Mount Road should be improved including pedestrian links. Footway should be provided on frontage. SMDC Conservation - Assess historic significance of Knivedon Hall estate (early 20th century but not Listed). Leek and Moorlands Historic Buildings Trust - LE066 covers the setting of Knivedon Hall The significance of the Hall and its estate (early 20th century but not Listed) needs assessment. Some areas already have 20th century housing in place, and further development may well be acceptable. Developer/Agent/Owner – Land available. Public response 84 comments - 84 objections Issues raised: Objections • Infrastructure – Schools already at capacity • Infrastructure - Traffic / Transport- road will not support an additional 500 homes if all sites come forward. Footpaths 21,41,and 22 under threat from development. Route of Staffordshire Moorlands walk, become rat run • Infrastructure – Other- uneven distribution across Leek, close to wind turbine • Landscape- high quality rural landscape, loss of panoramic views • Nature Conservation • Amenity (e.g. noise, privacy, loss of light)- would effect quality of life, used for leisure activities, should remain open space • Scale of development – brownfield first, all sites would mean more than 500 homes	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site is located away from historic assets and has good accessibility to services and facilities which is likely to have a positive effect. However, the district ecological importance of the site is likely to have a negative effect as well as the inaccessibility of existing areas of employment.	• The Highway Authority does not raise any issues which would prevent the development of this site. • County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. • The Council has a Landscape & Settlement Setting Study and part of this site has been identified as being important to the landscape setting of the settlement. The site also lies inside an identified ridgeline. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. As there are a considerable amount of trees located around the site, the study recommends that as many trees are retained if the site is to be developed. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • Knivedon Hall would require heritage assessment if the site is taken forward. • The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites. • The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					defined in government planning guidance). The west side of Leek is Green Belt and the study recommends that housing development should not take place on this side of the town to avoid adverse impacts. This means that sites at the eastern side of the town (which is not within the Green Belt) require consideration to meet Leek's future development needs.	
LE069	42	1.30	Statutory bodies/stakeholders SCC Highways: Mount Road should be improved including pedestrian links. Pedestrian links to town centre? Footway should be provided on frontage. Leek and Moorlands Historic Buildings Trust - LE069 lies west of Mount Road which provides a much valued walk for many people with fine views across the town and out to open countryside. A controversial proposal. Developer/Agent/Owner – Land available. Public response 91 comments - 90 objections and 1 support Issues raised: Objections • Infrastructure – Schools already at capacity • Infrastructure - Traffic / Transport- road will not support an additional 500 homes if all sites come forward Route of Staffordshire Moorlands walk, become rat run • Infrastructure – Other- uneven distribution across Leek, close to wind turbine • Landscape- high quality rural landscape, loss of panoramic views • Nature Conservation • Amenity (e.g. noise, privacy, loss of light)- would effect quality of life, used for leisure activities, should remain open space • Scale of development – brownfield first all sites would mean more than 500 homes Support • No reasons given	The proposed delivery of circa 42 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and has good accessibility to services and facilities which is likely to have a positive effect. However, the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.	• The Highway Authority does not raise any issues which would prevent the development of this site. • County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. • The Council has a Landscape & Settlement Setting Study and part of this site has been identified as being important to the landscape setting of the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. As there are a considerable amount of trees located around the site, the study recommends that as many trees are retained if the site is to be developed. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites. • The Council has recently completed a Green Belt Review in order to assess parts of the	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). The west side of Leek is Green Belt and the study recommends that housing development should not take place on this side of the town to avoid adverse impacts. This means that sites at the eastern side of the town (which is not within the Green Belt) require consideration to meet Leek's future development needs.	
LE102	20	0.59	Statutory bodies/stakeholders SCC Highways: Access should be gained off Bridge End with Bridge End reconstructed as far as proposed access. Additional access onto Macclesfield Road is undesirable. SMDC Conservation - Site on raised ground & marks the edge of the settlement. Leek and Moorlands Historic Buildings Trust - LE102 lies on raised ground and marks the edge of the settlement. The probable site of the medieval rabbit warren known to have existed in 1430 (VCH Staffs Vol. VII). Visually very prominent and unrelated to the adjacent settlement which nestles in a valley. Developer/Agent/Owner – Land available. Public response 11 comments - 10 objections and 1 support Issues raised: Objections • Infrastructure - Traffic / Transport- highway safety issues, access to A52 would increase risk on it • Infrastructure - Other • Landscape- will be visually intrusive, steeply sloping site, • Nature Conservation- wildlife, feeding area for bats • Government Policy • Other- beyond natural boundary of Leek, lead to urban sprawl Support • Infrastructure - Schools - Infrastructure -Traffic / Transport • Infrastructure – other • Landscape • Nature Conservation • Flood Risk • Amenity (e.g. noise, privacy, loss of light)	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 3 ALC land could have a significant negative effect, as could the site's proximity to historic assets. Similarly, the site is relatively inaccessible to services, facilities and areas of existing employment, has district ecological value which is likely to have a negative effect.	• The Highway Authority does not raise any issues which would prevent the development of this site. • County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement, though it is considered that there are topography issues due to the sloping nature of the site which make its development undesirable. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues.	
LE103	20	0.56	Statutory bodies/stakeholders	The proposed delivery of circa 20		

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Leek Town Council: Site is unsuitable as it fall within the designated green belt SCC Highways: Not connected to highway. May be acceptable depending on provision of access and access design. Environment Agency – Site is likely to be severely impacted by flood risk and development could be problematical with the viability of the allocation. Leek and Moorlands Historic Buildings Trust - LE103 is in the Green Belt and outside the main settlement area. Best left undeveloped. Developer/Agent/Owner – Land available. Public response 10 comments - 10 objections Issues raised: Objections - Infrastructure - Traffic / Transport- highway safety, access to A52 would increase risk on an already busy road - Infrastructure - Other - Landscape- visual impact - Nature Conservation - Government Policy -green belt site so should not be developed, beyond town boundary - Other- beyond natural boundary of Leek	dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 3 ALC land would have a significant negative effect. Similarly, the site is relatively inaccessible to services, facilities and areas of existing employment and is adjacent to a listed building all of which is likely to have a negative effect.	- There are potential access issues from County Highways. - The land in question is within the Green Belt. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that LE103, nor any other parts of the Green Belt around Leek are released for development. - The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This site was not assessed but if it is taken forward assessment would need to be undertaken.	
LE127	100	3.10	Statutory bodies/stakeholders SCC Highways: Mount Road should be improved including pedestrian links. Pedestrian links to town centre? Footway should be provided on frontages. Junction of Mount Road/Ashbourne Road likely to need improvement. TA required. Leek and Moorlands Historic Buildings Trust - LE127 lies west of Mount Road which provides a much valued walk for many people with fine views across the town and out to open countryside. Likely to prove controversial. Developer/Agent/Owner – Land available. Public response 88 comments - 87 objections and 1 support Issues raised: Objections - Infrastructure – Schools already at capacity - Infrastructure - Traffic / Transport- road will not support an additional 500 homes if all sites come forward Route of Staffordshire Moorlands walk, become rat run	The proposed delivery of circa 100 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and has good accessibility to services and facilities which is likely to have a positive effect. However, the development of mixed greenfield and brownfield, grade 4 ALC land and the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.	- County Highways do not raise any issues which would prevent development of this site. - County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. - The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - Amenity – issues such as overlooking will be assessed in detail once a site layout has	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Infrastructure – Other- uneven distribution across Leek, close to wind turbine - Landscape- high quality rural landscape, loss of panoramic views - Nature Conservation - Amenity (e.g. noise, privacy, loss of light)- would effect quality of life, used for leisure activities, should remain open space - Scale of development – brownfield first all sites would mean more than 500 homes Support - No reasons given		been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. - The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). The west side of Leek is Green Belt and the study recommends that housing development should not take place on this side of the town to avoid adverse impacts. This means that sites at the eastern side of the town (which is not within the Green Belt) require consideration to meet Leek's future development needs. - The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites.	
LE128a / LE128b	95	3.10	Statutory bodies/stakeholders SCC Highways: Kniveden Lane between LE128 and LE140 is private/unadopted. It should be brought up to adoptable standard, to include footways. Mount Road should be improved including pedestrian links. Footway should be provided on frontage. Assessment of access to Leek TC is important. Leek and Moorlands Historic Buildings Trust - LE128 lies west of Mount Road which provides a much valued walk for many people with fine views across the town and out to open countryside. Likely to prove controversial. Developer/Agent/Owner – Land available. Public response 93 comments - 92 objections and 1 support Issues raised: Objections - Infrastructure – Schools already at capacity - Infrastructure - Traffic / Transport- road will not support an additional 500 homes if all sites come forward. Footpaths 21,41,and 22 under threat from development. Route of Staffordshire Moorlands walk, become rat run - Infrastructure – Other- uneven distribution across Leek, close to wind turbine	The proposed delivery of circa 95 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and good accessibility to services and facilities which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.	- County Highways do not raise any issues which would prevent development of this site. - County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. - Public footpaths can be retained as part of the layout of a new development scheme or redirected where necessary. - The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). The west side of Leek is Green Belt and the study recommends that housing development should not take place on this side of the town to avoid adverse impacts. This means that sites at the eastern side of the town (which is not within the Green Belt) require consideration to meet Leek's future development needs.	Include northern section as an allocation (approx. 47 dwellings). Southern section not to be included as an allocation (approx. 48 dwellings)

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Landscape- high quality rural landscape, loss of panoramic views - Nature Conservation - Amenity (e.g. noise, privacy, loss of light)- would effect quality of life, used for leisure activities, should remain open space - Scale of development – brownfield first all sites would mean more than 500 homes Support - Infrastructure -Traffic / Transport – development will improve transport links - Infrastructure – other - Landscape - Amenity (e.g. noise, privacy, loss of light) – not currently public amenity but a grazed field - Scale of development- will provide needed affordable housing		- The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. - The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites.	
LE140	63 (net site area and capacity reduced to reflect possible need for northern portion of site for education purposes).	2.62 (net site area and capacity reduced to reflect possible need for northern portion of site for education purposes).	Statutory bodies/stakeholders SCC Highways: Kniveden Lane between LE128 and LE140 is private/unadopted. It should be brought up to adoptable standard, to include footways. Mount Road should be improved including pedestrian links. Footway should be provided on frontage. Assessment of access to Leek TC is important. Leek and Moorlands Historic Buildings Trust - LE140 is adjacent to Mount Road but has no major views out. Large area of rough and relatively flat ground behind Leek High School. Suitable for development provided there are no environmental issues. Newts have been mentioned. Developer/Agent/Owner – Land available. Public response 86 comments - 86 objections Issues raised: Objections - Infrastructure – Schools already at capacity - Infrastructure - Traffic / Transport- road will not support an additional 500 homes if all sites come forward Route of Staffordshire Moorlands walk, become rat run - Infrastructure – Other- uneven distribution across Leek, close to wind turbine - Landscape- high quality rural landscape, loss of panoramic views	The proposed delivery of circa 95 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the proximity of the site to historic assets is likely to have a negative effect.	- County Highways do not raise any issues which would prevent development of this site. - County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. - Public footpaths can be retained as part of the layout of a new development scheme or redirected where necessary. - The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). The west side of Leek is Green Belt and the study recommends that housing development should not take place on this side of the town to avoid adverse impacts. This means that sites at the eastern side of the town (which is not within the Green Belt) require consideration to meet Leek's future development needs.	

Site Reference	Capacity 10+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			- Nature Conservation - Flood Risk- loss of natural drainage - Amenity (e.g. noise, privacy, loss of light)- would effect quality of life, used for leisure activities, should remain open space - Scale of development – brownfield first all sites would mean more than 500 homes - Other loss of privacy, was a school playing field		- The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. - The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. - Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. - The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites.	
LE142a	140	4.80	Statutory bodies/stakeholders Leek Town Council: Mount Road should form the new eastern development boundary. These site fall outside this so should be rejected. SCC Highways: Mount Road should be improved including pedestrian links. Footway should be provided on frontage. Assessment of access to Leek TC is important. Leek and Moorlands Historic Buildings Trust - LE142a: the north-eastern end behind existing housing might be appropriate, but the bulk of the land provides the one clear view from Mount Road out to open countryside to the east making development inappropriate (see Boundary 2) Developer/Agent/Owner – Land available. Public response 84 comments - 84 objections Issues raised: Objections - Infrastructure – Schools already at capacity - Infrastructure - Traffic / Transport- road will not	The proposed delivery of circa 140 dwellings is considered to have a significant positive effect. Similarly, the site good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land, the district ecological importance of the site and the proximity to historic assets is likely to have a negative effect.	- County Highways do not raise any issues which would prevent development of this site. - County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. - Public footpaths can be retained as part of the layout of a new development scheme or redirected where necessary. - The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). The west side of Leek is Green Belt and the	

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			support an additional 500 homes if all sites come forward. Footpaths 21,41,and 22 under treat from development. Route of Staffordshire Moorlands walk, become rat run • Infrastructure – Other- uneven distribution across Leek, close to wind turbine • Landscape- high quality rural landscape, loss of panoramic views • Nature Conservation • Amenity (e.g. noise, privacy, loss of light)- would effect quality of life, used for leisure activities, should remain open space • Scale of development – brownfield first all sites would mean more than 500 homes		study recommends that housing development should not take place on this side of the town to avoid adverse impacts. This means that sites at the eastern side of the town (which is not within the Green Belt) require consideration to meet Leek's future development needs. • The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites. • It is considered that this site is less preferable to those on the other side of Mount Road as Mount Road forms a strong boundary to the edge of the settlement.	
LE142b	40	1.40	Statutory bodies/stakeholders Leek Town Council: Mount Road should form the new eastern development boundary. These site fall outside this so should be rejected SCC Highways: How will access be achieved? Access at Buxton Road/ Thorncliffe Road junction would be complex - careful consideration required if 142a and 142b can't be combined. Developer/Agent/Owner – Land available.	The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. Similarly, the site good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land, the district ecological importance of the site and the proximity to historic assets is likely to have a negative effect.	• County Highways raise access issues which require careful consideration. • County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution.	

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			Public response 49 comments - 49 objections Issues raised: Objections • Infrastructure – Schools already at capacity • Infrastructure - Traffic / Transport- road will not support an additional 500 homes if all sites come forward Route of Staffordshire Moorlands walk, become rat run • Infrastructure – Other- uneven distribution across Leek, close to wind turbine • Landscape- high quality rural landscape, loss of panoramic views • Nature Conservation • Amenity (e.g. noise, privacy, loss of light)- would effect quality of life, used for leisure activities, should remain open space • Scale of development – brownfield first all sites would mean more than 500 homes • Other - edge of town, not sustainable development, more appropriate brownfield sites		• The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). The west side of Leek is Green Belt and the study recommends that housing development should not take place on this side of the town to avoid adverse impacts. This means that sites at the eastern side of the town (which is not within the Green Belt) require consideration to meet Leek's future development needs. • The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites.	
LE143	190	6.16	Statutory bodies/stakeholders Leek Town Council: Adverse impact on the Buxton Road Gateway SCC Highways - Both Buxton Road A53 and Thorncliffe Road C16 are subject to 60mph speed limits. Visibility splays of 2.4mx215m (or to the junction for access off Thorncliffe Rd) will be required. These seem achievable for accesses onto either road, though accesses will need to be carefully positioned. It would be preferable for access to be split, with part of the development being served from Thorncliffe Road and part from Buxton Road. Transport Assessment would be required which should	The proposed delivery of circa 190 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 4 ALC land, the proximity to historic assets is likely to have a negative effect as could the relative inaccessibility to services, facilities and areas of existing employment.	• County Highways consider that if careful design of the access is undertaken then the site could be developable. • County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. • The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. The impact on the National Park	

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			include assessment of the accesses and of A53/Thornccliffe Road junctions (and effect on Leek town centre). Ghost right turn may be required off A53. Visibility should be improved at Thornccliffe Road to the north, which can be achieved by cutting back of vegetation which may form the boundary of this plot. Pedestrian links and facilities should also be considered. Leek and Moorlands Historic Buildings Trust - LE143: Fine open countryside well clear of the existing settlement of Leek which nestles in a hollow surrounded by hills (see comment on boundaries). Would wreck the setting of the 16th century Edge End farm (Listed II) whose essential character is that of an isolated farmhouse in pasture land. The least appropriate of all the proposals. Developer/Agent/Owner – Owner intentions unknown. Public response 6 comment - 6 objections Issues raised: Objections • Infrastructure - Schools • Infrastructure - Traffic / Transport • Infrastructure - Other • Landscape- effect on National park • Nature Conservation • Scale of development • Other- merge Leek with Thornccliffe, edge of town, not sustainable development, more appropriate brownfield sites		requires consideration and also Habitat Regulations Assessment of this site would be required if it is taken forward to test impact on European protected habitats. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites.	
LE143a	135	4.50	Statutory bodies/stakeholders Leek Town Council: Adverse impact on the Buxton Road Gateway SCC Highways: Both Buxton Road A53 and Thornccliffe Road C16 are subject to 60mph speed limits. Visibility splays of 2.4mx215m (or to the junction for access off Thornccliffe Rd) will be required. These seem achievable for accesses onto either road, though accesses will need to be carefully positioned. It would be preferable for access to be split, with part of the development being served from Thornccliffe Road and part from Buxton Road. Transport Assessment would be required which should include assessment of the accesses and of A53/Thornccliffe Road junctions (and effect on Leek town centre). Ghost right turn may be required off A53. Visibility should be improved at Thornccliffe Road to the	The proposed delivery of circa 135 dwellings is considered to have a significant positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land, the proximity to historic assets is likely to have a negative effect as could the relative inaccessibility to services, facilities and areas of existing employment.	• County Highways consider that if careful design of the access is undertaken then the site could be developable. • County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. • The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. The impact on the National Park requires consideration and also Habitat Regulations Assessment of this site would be required if it is taken forward to test impact on European protected habitats.	

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			north, which can be achieved by cutting back of vegetation which may form the boundary of this plot. Pedestrian links and facilities should also be considered. Leek and Moorlands Historic Buildings Trust - LE143a: Only the area immediately adjacent to existing buildings to the SW of the site could carry more buildings without serious impact on the surrounding countryside. Best omitted. Developer/Agent/Owner – Land available. Public response 6 comments - 6 objections Issues raised: Objections • Infrastructure - Schools • Infrastructure - Traffic / Transport • Infrastructure - Other • Landscape- effect on National park • Nature Conservation • Scale of development • Other- merge Leek with Thorncliffe and Blackshaw Moor, brownfield first edge of town, not sustainable development		• The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites.	
LE253	15	0.48	Statutory bodies/stakeholders Leek Town Council: No suitable access to highway. Reduce greenfield area between Leek and Leekbrook. SCC Highways: May be difficult to provide adequate visibility within land on frontage of Cheddleton Road. 40mph road 2.4m x 120m required. Developer/Agent/Owner – Land available. Public response 1 comments - 1 objection Issues raised: Objections • Infrastructure - Schools • Infrastructure - Traffic / Transport • Infrastructure – Other- applications previously refused, other more suitable areas • Landscape • Nature Conservation- outside settlement boundary, ecologically important area • Amenity (e.g. noise, privacy, loss of light) • Scale of development	The proposed delivery of circa 15 dwellings is considered to have a positive effect, as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land, the proximity to historic assets is likely to have a negative effect as could the relative inaccessibility to services and facilities and the district ecological importance of the site.	• County Highways consider that there are issues with creating a suitable access that may result in the site being undevelopable. • County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process.	
ADD01 (East of Horsecroft Farm)	Housing/ Education (15 dwellings)	1ha	Statutory bodies/stakeholders SCC Highways – The road into Horsecroft Farm is now almost complete and will ultimately be adopted as	The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing	Site may potentially be needed for extension to adjacent school. • County Highways do not raise any issues	

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			highway. Development of this site will be acceptable subject to access design. Developer/Agent/Owner – Land available. Public response – 1 objection - Infrastructure – schools - Infrastructure – traffic/transport	employment. The site's accessibility to areas of open space is considered to have a positive effect. However, the site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield land, grade 4 ALC and the inaccessibility of services and facilities.	which would prevent development of this site. - County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. - This is a new suggested site put forward by the landowner and the site is well related to the settlement. Although this site could be suitable for housing it could also provide for the possible expansion of the adjacent middle school if required.	
Core Strategy Broad Area EM2 Leekbrook	Employment only	7.66	Statutory bodies/stakeholders Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. Natural England – Proposed allocation Leek EM2 (Employment) coincides entirely with the local wildlife site Twinney Wood and Grassland. Recommend Council address local plan and NPPF policies to see if the site goes forward to the next stage. DC1, 110, 113, 117 and 118 NPPF. SCC Highways: Subject to satisfactory design. Developer/Agent/Landowner – Application submitted by landowner of most of site for industrial development on Leek EM2 currently pending consideration by the Council. Public response 2 comments - 2 objections Issues raised: Objections - Infrastructure - Traffic / Transport - Landscape - Nature Conservation- DEFRA environmentally sensitive area - Amenity (e.g. noise, privacy, loss of light) - Scale of development- destabilise existing property - Listed Building / Conservation Area- impact on grade II* listed Fynneylane Farm - Other- as evidence shows a reduction in demand for B2 units and as permission was granted over 10 years ago the situation should be reassessed.	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. The site's accessibility to open space is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and the site is located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as being a negative effect, as could the site's proximity to historic assets and a partial SBI designation.	- Any planning application would have to satisfactorily address any access issues raised by SCC Highways Officer and SMDC Environmental Health Officer regarding amenity/noise. - The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. The impact on the National Park requires consideration and also Habitat Regulations Assessment of this site would be required if it is taken forward to test impact on European protected habitats. - The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. The Study recommends that that any future development of this site is considered in line with relevant NPPF and Core Strategy Policies. A number of precautionary surveys/actions are also recommended in the case of development. - The Council holds recent evidence which demonstrates that there is need for additional employment land across the District (including B2 uses). The Spatial Strategy of the Core Strategy breaks down this requirement into sub-requirements, including a requirement for the Leek Wards. Leek EM2 is proposed under the Core Strategy Spatial Policy for Leek as a 'Broad Location for Employment' to contribute to meeting this need. Consequently this has been taken forward into the Site Allocations process. - Due to the proximity to the Grade II* listed	

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					building a Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward.	