



Staffordshire Moorlands Local Plan

Site Allocations Topic Paper – Rural Areas

June 2018

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Introduction



1 Introduction

1.1 The purpose of this Topic Paper is to set out the process which the Council has gone through in evaluating and selecting sites for allocation in the Submission Staffordshire Moorlands Local Plan. It brings together information relating to the evidence base, information for sites considered for allocation through the various stages of Plan preparation and details the steps of each consultation and the decision made regarding sites in order to demonstrate that the Council has undertaken a comprehensive and robust assessment and consultation on all suitable sites having regard to the evidence base.

1.2 The Paper covers the following allocations: residential, industrial/business, gypsy and travellers and open space for larger villages in the rural areas.

1.3 The Topic Paper is supported by the Site Proformas for the residential, employment and mixed use allocations, the Consultation Statements and documents in the evidence base.

1.4 The Site Proformas have been prepared for individual sites and provide details of the key issues affecting the site, a summary of the relevant information from the evidence base, summary of the responses and the Council response to the consultations and details of why sites were taken forward or dropped. There are site proformas for all sites in the Local Plan and the Omission sites.

1.5 The Consultation Statements provide details of the responses to each consultation stage and the Council's reply.

The Rural Areas



2 The Rural Areas

2.1 A third of the District lies inside the Peak Park - the Peak District National Park Authority represents the special interest. The rural area covers all areas outside the defined settlement boundaries of the three main towns Leek, Biddulph and Cheadle. The rural areas make up over two-thirds of the plan area in terms of land coverage and contain nearly half of the plan area's population. The majority of this area is undeveloped countryside which is of high landscape quality and has poor accessibility. It comprises a diverse mix of large and small villages, hamlets and scattered development as well as some major developed areas. A significant part of the rural areas is green belt.

2.2 The Core Strategy (Policies SS6a, SS6b and SS6c) identified larger and smaller villages and other rural areas. These are carried forward in the Local Plan.

2.3 The larger villages comprise the following settlements:

- Alton
- Biddulph Moor
- Blithe Bridge & Forsbrook
- Brown Edge
- Cheddleton
- Endon
- Ipstones
- Kingsley
- Upper Tean
- Waterhouses
- Werrington & Cellarhead
- Wetley Rocks.

2.4 There are considered to have an important role in terms of serving and supporting the immediate rural areas and smaller villages development.

2.5 Many of the larger villages are heavily constrained by the green belt with limited possibility for growth without encroaching in to the green belt. Development of these settlements will in many cases involve removing a large number of small sites from the green belt.

2.6 The following are identified as smaller villages.

- Bagnall
- Blackshaw Moor

- Boundary
- Bradnop
- Caverswall
- Checkley
- Consall
- Cookshill
- Dilhourne
- Draycott
- Foxt
- Froghall
- Heaton
- Hollington
- Kingsley Holt
- Leekbrook
- Longson
- Lower tean
- Meerbrook
- Oakamoor
- Rudyard
- Rushton Spencer
- Stanley
- Swinscoe
- Whiston
- Winkhill

2.7 The smaller villages are more limited in size, services and facilities but still have a role to play in providing local housing and rural employment needs.

2.8 Other rural areas covers the the countryside and green belt outside the development boundaries of the towns and larger villages and open countryside surrounding the smaller villages. These areas contain limited development and are open and rural in nature.

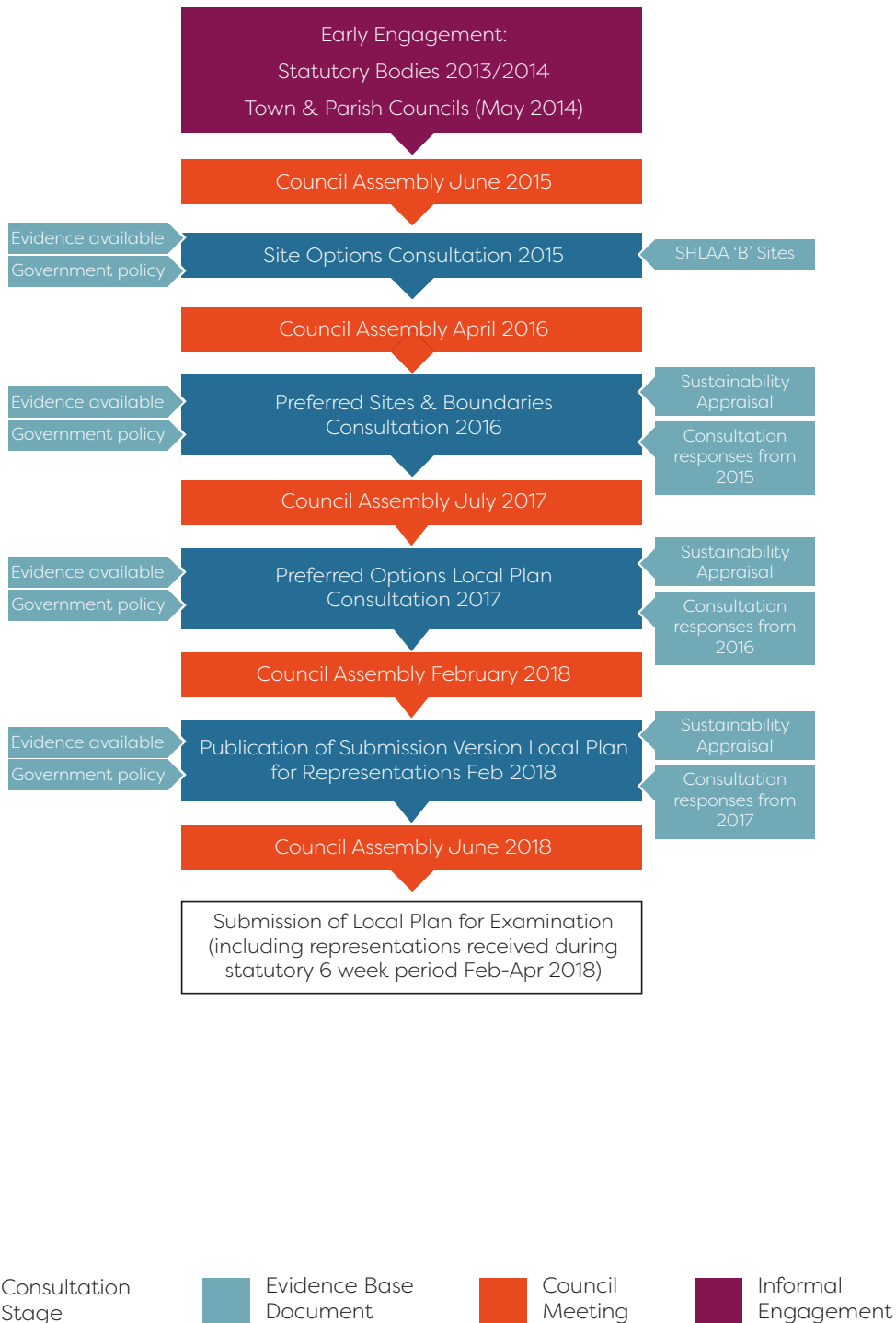
The Site Allocation Process



3 The Site Allocation Process

3.1 The Local Plan has undergone an extensive process of site selection and assessment during its preparation. Site selection has been informed by consultation responses from the public and stakeholders, information from the evidence, the Sustainability Appraisal and the historic, ecological, landscape characteristics and statutory designations within the area.

Site selection process



Picture 3.1 Site Selection Process

3.2 There were three key stages of public consultation to help identify sufficient land capable of being delivered for development and inform the Local Plan policies.

3.3 The purpose of the consultations was to invite comments on a range of potential sites to inform the Council decision on which sites to allocate for development in the submission version Local Plan. The consultations provided details of a number of sites across the District and also provided an opportunity for suggestions to be made for other sites which may not already have been considered. Sites were either taken forward to the next stage or dropped depending on the outcome of the consultations, information from the evidence base and any other relevant information at the time.

3.4 The Council carried out early engagement with key statutory bodies and Parish and Town Councils in 2013 and 2014 and undertook three consultations leading up to the publication of the submission version of the Local Plan:

- **Site Options consultation** 6 July - 14 September 2015
- **Preferred Options Sites and Boundaries consultation** - 28 April - 13 June 2016
- **Preferred Options consultation** 31 July - 22 September 2017

3.5 The site allocation process has also been informed by the consultation with specific statutory bodies and organisations and workshops with District Council and Parish Council members. The Duty to Cooperate Statement (Doc 9.1 and 9.2 in the examination library) details the work undertaken under the Duty to Cooperate and includes Statements of Common Ground with other authorities.

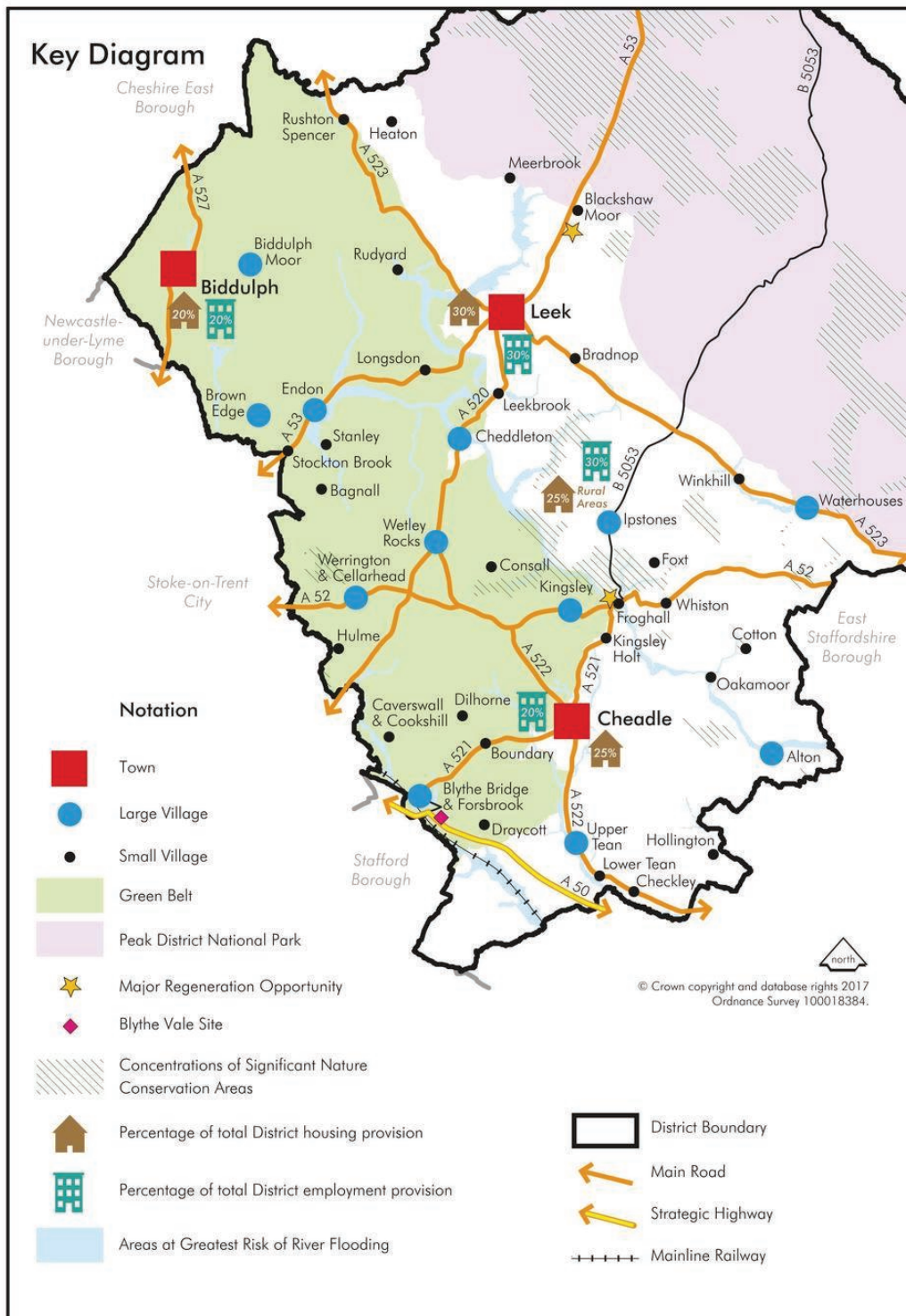
3.6 Comments raised by the public and stakeholders have been taken into account in appraising the sites and ultimately in arriving at the site allocations. Further details on the consultation process are set out in the Consultation Statements.

3.7 European and National legislation requires local planning authorities to undertake a Strategic Environmental Assessment Sustainability Appraisal and Appropriate Assessment under the Habitats Regulations to inform the decision making and ensure that sustainability and biodiversity objectives have been addressed. A Sustainability Appraisal has been prepared which has informed the selections of sites in the Local Plan.

3.8 The Habitats Regulation Assessment considers the impact of the Local Plan on sites designated under European legislation for their nature conservation value to determine whether or not significant effects are likely as a result of the Plan. A screening and appropriate assessment of the Local Plan was carried out. The HRA concluded that the Local Plan will not result in an adverse effect on the integrity of any European Site. Natural England agreed with the HRA's conclusions.

3.9 Staffordshire Moorlands is located in north-east Staffordshire and a third of the District lies inside the Peak Park - the Peak District National Park Authority represents the special interests of this park. The landscape is characterised by attractive countryside comprising of farmland, extensive woodland areas, natural grassland and moors interspersed by distinctive settlements. The District has a wealth of heritage assets and biological and geological resources many of which are statutorily protected. A third of the rural area is covered by Green Belt. The site selection process had to take account of the sensitivity of the green belt and historic and nature conservation designations.

Staffordshire Moorlands Local Plan Topic Paper Site Allocations - Rural Areas



Picture 3.2

The Evidence Base

3.10 The Council aimed to ensure that the emerging Local Plan was based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. The evidence base provided information regarding the needs of the district in terms of housing, employment, retail, education and open space and information regarding the characteristics of the District.

3.11 A number of evidence based studies have been prepared to inform the Local Plan and selection of sites. These provide details of the level of development needed during the plan period, and an assessment of key constraints and information about the District:

3.12 The key documents from the evidence base are detailed below.

3.13 Strategic Housing Market Assessment (SHMA) (2014) (examination library ref 27.1)- One of the key requirements for a Local Plan is identifying the housing requirement for the area through the Strategic Market Assessment. and to provide adequate sites to accommodate this need. The SHMA provided a comprehensive assessment of housing in the District and looked at;

- defining the housing market area
- market signals and the current and future housing market
- an objective assessment of housing need and a recommendation of an OAN range
- affordable housing - need, supply and requirements
- key issues for future policy

3.14 The June 2014 SHMA projections indicated a need for housing between the range of 260 – 440 dwellings per annum (dpa). This study has been updated four times to take account of new information.

- **August 2014 Update (examination library ref 27.2)** ; to take account of 2012 based sub national population projections. It gave an OAN of 210-430 dpa.
- **July 2015 Update (examination library ref 27.3)**; to take account of 2012 based sub national household projections and 2011 census data. It gave an OAN of 220-460 dpa.
- **January 2016 Update (examination library ref 27.4)** ; to take account of 2014 mid year population estimates and case law relating to OAN. It gave an OAN of 250- 440 dpa.
- **February 2017 Update. (examination library ref 27.5 & 27.6)** Updated the June 2014 SHMA and took account of the 2014 based sub national population projections and 2014 based household projections. It gave an OAN of 235-330 dpa.

3.15 Employment Land Study (July 2014) (examination library ref 17.3)- The Study covers the period 2011-2031. It provided five scenarios based on different modelling approaches and concluded that Staffordshire Moorlands required between 25ha and 45ha of employment to meet employment land needs for the period 2011 to 2031. 35% for B1a/B1b office, 40% for B1c/B2 industrial and 25% for B8 storage and distribution.

- The Study was updated in **September 2014 (examination library ref 17.4)** to take account of the 2012 based sub national household projections. It found between 26.36ha to 38.81ha would be required to support 210- 430 homes per year
- It was further updated **February 2017 (examination library ref 17.5)** to incorporate more recent data releases, to align with the updated SHMA and reflect the changing economic context post Brexit. It concluded that 13 to 27ha of additional employment land was required for the period 2016-2031.

3.16 Updated Gypsy and Traveller Needs Assessment (2015) (examination library ref. 18.2) - Assessed the need for the provision for sites (pitches) for gypsy travellers including transit pitches, and plots for travelling showpeople. It concluded there was a need for 6 residential pitches in Staffordshire Moorlands; zero transit pitches and zero plots for showpeople for the period 2014-2019. A further two residential pitches are estimated to be required beyond this to 2034.

3.17 Retail Study (October 2013) (examination library ref. 25.1) -The Study updated the 2008 Retail Study and looked at establishing the shopping and leisure patterns, town centre floorspace composition and assessed the future quantitative and qualitative needs of the District and provided strategic advice on development strategies for the town centres. It's key recommendations were provision of a new deep discount foodstore in Biddulph, discontinuing the use of secondary frontages and making some changes to the town centre boundaries.

- It was updated in **November 2017 (examination library ref. 25.3)** to review the 200m² impact threshold recommended in the 2013 study. This review confirmed that the impact threshold is appropriate and informed by robust evidence.

3.18 Level 1 Strategic Flood Risk Assessment (SFRA) (2015) - examination library ref 28.1 - This provides an assessment of the extent and nature of the risk of flooding across the District. The Level 1 Strategic Flood Risk Assessment (SFRA) assesses and maps all forms of flood risk from groundwater, surface water, sewer and river sources. It also takes account of future climate change predictions.

3.19 Ecological Surveys 2010/2011 (Staffordshire Wildlife Trust) - examination library ref 14.10 - provided a comprehensive ecological desk top study, and phase 1 habitat survey of areas considered for development ("broad areas") for Leek Biddulph and Cheadle in the emerging Core Strategy. Each record contained summary recommendations in the event of future development.

3.20 Ecological Study (Lockwood Hall) (2015) - examination library ref 14.1 - 14.6 - Provided Extended Phase 1 habitat surveys for the majority of sites identified in the later 2015 Site Options consultation, evaluated the relative ecological importance of each site, then provided site recommendations and conclusions for surveys/actions prior to any subsequent development.

3.21 Extended Phase 1 Habitat Surveys and Local Wildlife Site (LWS) Assessments (Ecus) (August and November 2017) - examination library ref 14.7 - 14.8

- These studies provided Extended Phase 1 habitat surveys of potential site allocations in the 2016 Preferred Options (that had not already undergone assessment by Lockwood Hall); followed by assessment of all sites in the 2016 Preferred Options consultation for their potential to be designated as local wildlife sites (LWSs) (ie Site of Biological Importance (SBI) or Biodiversity Alert Site (BAS)) according to criteria outlined in 'Guidelines for the selection of sites of county biological importance in Staffordshire' (Webb et al., 2014).

3.22 In addition Ecus conducted a **Preliminary Ecological appraisal** (including reptile and bat surveys) of the area covered by the Council's **Cornhill Regeneration Area illustrative Masterplan May 2016**. This was published in July 2017 - **examination library ref 14.9**.

3.23 Cheadle Town Centre Transport Study 2015 - examination library ref 31.6 - and **Phase 2 Assessment 2017 - examination library ref 31.7** - assessed the characteristics of the existing highway network across the town and identified locations/routes that would be affected by additional housing and employment land provision and assessed what impacts the resultant traffic increases around the town might have on journey times, queuing and delay. It suggested further actions and mitigation measures which were considered in more detail in the **Phase 2 Assessment 2017**.

3.24 Green Belt Review (2015) - examination library ref 22.4 - The Study provided a strategic review of the Green Belt in the District and a more detailed site based assessment of sites included in the Site Options consultation with recommendations regarding the suitability of sites for release from the Green Belt. It concluded the general extent of the Green Belt should be retained but identified some small sites as suitable for release in exceptional circumstances through a Local Plan review as required by the NPPF.

- A number of additional sites were assessed in the **September 2016 - examination library ref 22.4** - and **April 2017 - examination library ref 22.7** -updates.

3.25 Strategic Housing Land Availability Assessment (SHLAA) 2015 - (examination library refs. 26.1 - 26.4) - provided details of potentially deliverable sites.

3.26 Green Infrastructure Strategy 2018 - examination library ref 22.10 - Identifies a network of strategic green infrastructure. The strategy seeks to create functional and physical connectivity between green spaces, as well as to identify opportunities to provide additional green routes and ecological networks.

3.27 The Playing Pitch Assessment 2017 - examination library ref. 23.4 - presents a supply and demand assessment of playing pitch and other sports facilities in accordance with Sport England's Playing Pitch Strategy Guidance. The resulting **Playing Pitch Strategy and Action Plan 2017** (examination library ref. 23.3) provides a strategic framework that ensures the provision of outdoor sports facilities meets the local needs of existing and future residents.

3.28 Open Space Study - Update Report 2017 - examination library ref. 23.1 - provides detail with regard to what provision exists in the area, its distribution and general quality. The follow-on **Open Space Standards Paper 2017 - examination library ref 23.2** - identifies the deficiencies and surpluses in existing and future open space provision and sets provision standards focusing on quantity, quality and accessibility.

3.29 Local Plan and Site Allocations Viability Study 2018 - examination library ref. 24.1 - provides an assessment of the overall viability of development in the District, considering the viability implications of emerging plan policies. It also provides a viability framework within which to consider the proposed site allocations. Ultimately the study provides conclusions about 'whole plan viability' and deliverability.

3.30 Development Capacity Study 2009 (updated in 2010/2011) - examination library refs 21.1 - 21.6 - Considers the capacity of settlements to support development in terms of availability of services and infrastructure. Stage 1 examined the level and capacity of existing infrastructure and facilities (including social, physical infrastructure) and accessibility. Stage 2 assesses the viability of development sites. Stage 3 appraises the potential impact of changes to the affordable housing targets.

3.31 The Infrastructure Delivery Plan Baseline Report - examination library ref 8.1 - was published in 2016. The **Infrastructure Delivery Plan February 2018 - examination library ref 8.2** - considers current and future infrastructure requirements to support the planned growth in the Local Plan. Examines the quality and capacity of transport, education, utilities, telecommunications, flood risk and drainage, waste management, green infrastructure, sport leisure and recreation, health, emergency services and community and cultural provision.

3.32 Landscape and Settlement Character Assessment 2008 - examination library ref 22.1 - Identified ten landscape character types across the District and set out the planning implications for development within each of them. Some landscape character types were deemed to be more sensitive to changes than others but the study did not quantify limits to development potential.

3.33 Landscape, Local Green Space and Heritage Impact Study 2016 - examination library ref 22.5 - assessed the landscape sensitivity of proposed development site allocations, assessed the potential heritage impacts of proposed development allocations and reviewed the existing Visual Open Space designations to consider sites against Local Green Space criteria.

3.34 A number of additional sites were assessed in the **October 2017** update - **examination library ref 22.8**.

3.35 Sustainability Appraisals (SA). This was an ongoing process through out the preparation of the Local Plan. The purpose of SA was to promote the objectives of sustainable development within planning policy by appraising the social, environmental and economic effects of a plan from the outset to ensure that sustainable development is treated in an integrated way in the preparation of the Plan.

- Sustainability Appraisal Scoping Report 2014 - **examination library ref 6.1**
- Initial Sustainability Appraisal Report 2016 - **examination library ref 6.2**
- Draft Sustainability Appraisal Report 2017 - **examination library ref 6.3**
- Submission Version Sustainability Appraisal Report February 2018 - **examination library ref 6.4**
- Final Sustainability Appraisal Report June 2018 - **examination library ref 6.5**

3.36 Habitats Regulations Assessment

- Habitats Regulations Assessment Local Plan Preferred Options July 2017 - **examination library ref 7.1**
- Habitats Regulations Assessment Local Plan Submission version February 2018 - **examination library ref 7.2**
- Habitats Regulations Assessment Local Plan Submission version Addendum June 2018 - **examination library ref 7.3**

3.37 Consultation Statements; Summarised the responses to the consultations:

- Staffordshire Moorlands Local Plan Consultation Statement 2016 (Preferred Options and Boundaries) and 2015 Site Options) Submission Version February 2018 - **examination library ref 5.1**
- Staffordshire Moorlands Local Plan Consultation Analysis Report (Preferred Options) 2017 consultation January 2018 - **examination library ref 5.2**
- Staffordshire Moorlands Local Plan Consultation Analysis Report 2018 - **examination library ref 5.3**

The Strategic Housing Land Availability Assessment (SHLAA)



4 The Strategic Housing Land Availability Assessment (SHLAA)

4.1 The starting point in the site selection process was the SHLAA. The SHLAA Scoping Report was published for consultation in March 2007 and the SHLAA was first published in October 2012. It was updated in July 2015 to support the Site Options consultation 2015.

4.2 The SHLAA provides details of potential deliverable housing sites in Staffordshire Moorlands and forms an important part of the evidence base. (It contained a database of over 2000 sites in 2015 - the number of sites will vary over time as the database is kept under review). Sites were assessed against a range of factors. All sites were mapped and an initial assessment was made of each site in terms of:

- **Availability** - is the site available for development?
- **Suitability** - based on the type of land, planning policy designations, planning status of the site, its use, surrounding land uses and characteristics, identifiable physical constraints and environmental and sustainability impacts.
- **Viability** - based on cost assumptions and development site values based on development assumptions.

4.3 The sites were classified as being either:

- **Deliverable (A site)** - Sites with planning permission and a reasonable prospect housing will be delivered in 5 years.
- **Developable (B site)** - Developable within 15 years in a suitable location and viable with no known significant constraints.
- **Undevelopable (C site)** - No or limited development potential (Unavailable and / or, unsuitable and / or, unviable).

4.4 The SHLAA included settlements based on the settlement hierarchy in the adopted Core Strategy and included the towns, larger and smaller villages. It also included committed and potential development areas outside of the settlements including land within the Green Belt.

4.5 The SHLAA (July 2015) found:

- A supply of land for 2,628 homes within the next five years (based on completions and commitments) - 80% on brownfield, conversion or partial brownfield sites and 81% within the urban area.
- A potential supply of land for 11,406 homes within six to fifteen years - 14% on brownfield, conversion or partial brownfield sites and 24% in urban areas
- A total potential supply of land for 14,029 homes

4.6 The SHLAA compared the potential supply of housing land against the housing requirement and spatial distribution set out in the Core Strategy. It found that there was more than double the supply of potential housing sites to meet the 6000 (300 per year) housing requirement in the Core Strategy.

Area	Amount	Required Provision	Completions and Commitments	Additional Developable Large SHLAA sites	Total Potential Supply
Leek	30%	1,800	1,090	2,716	3,806
Biddulph	20%	1,200	386	1,710	2,096
Cheadle	22%	1,320	285	3,428	3,713
Rural Areas	28%	1,680	862	3,552	4,414
Total		6,000	2,623	11,406	14,029

Table 4.1 SHLAA potential land supply and Core Strategy requirements

4.7 However it is important to acknowledge that these findings did not take account of policy constraints such as green belt and it is for the Local Plan to determine which sites are most suitable to meet the District's housing needs through the Local Plan preparation process i.e. the results of consultation and balancing the evidence base. The SHLAA is a broad brush approach which provides a general overview of potential development capacity in the District and is a starting point for site selection. More detailed information regarding sites became available during the Plan preparation which further informed site selection.

Gypsy and Travellers



5 Gypsy and Travellers

5.1 Identification of Potential Allocations

5.2 In response to para 17 NPPF/para 10 Planning Policy for Traveller Sites(PPTS), the Council has undertaken the following:

5.3 In February 2011 the Council published a Gypsy and Traveller ‘Issues and Options’ paper which sought stakeholder views on both the best methodological approach at identifying future traveller sites; and sought suggestions for actual sites. These, alongside other possible options throughout the District generated by officers or suggested by Council Members, underwent a series of appraisals to assess their general suitability against sustainable development; including an assessment against the locational criteria of Core Strategy Policy H3; additionally site options were assessed as part of the sustainability appraisal of the Local Plan. These included consideration of site availability where landowner position was known. Contact was made with owners of potentially suitable sites but no willing land owners were identified.

5.4 2015 Site Options consultation

5.5 During the preparation of the Local Plan since 2014, the Council has conducted a number of public consultations where suggestions for alternative sites for different land uses have been entertained, including a 2015 Site Options ‘Call for Sites’. These also provided an opportunity for landowners of existing ‘options’ to confirm their position. The Derbyshire Gypsy Liaison Group responded to the 2015 consultation on behalf of a site in Checkley with the owners proposing this for allocation. This site has subsequently been granted permanent planning permission (at that time it only enjoyed temporary permission).

5.6 2016 Preferred Option Sites and Boundaries Consultation

5.7 Having reviewed site suitability and potential availability, the Council decided that out of the site options deemed ‘deliverable’ – to proceed with a single traveller site at Blythe Bridge (“TR002”) as a proposed allocation in the subsequent 2016 Preferred Options Sites and Boundaries public consultation. OANs for traveller pitches can be satisfied on one or more sites and this site was deemed capable of accommodating at least eight residential pitches ie meeting the GTAA needs of the whole District. Although the site falls within the Green Belt, it abuts the Blythe Bridge boundary; and the Green Belt Review recommended that the site had limited contribution to NPPF Green Belt purposes, and it could be considered for release under Exceptional Circumstances (accompanied by extension of the Village Boundary).

5.8 The owners of suggested site TR002 Blythe Bridge responded to the 2016 Preferred Options Sites and Boundaries public consultation to clarify that their site was not in fact available for traveller use. No further sites were suggested by landowners during this consultation (the Derbyshire Gypsy Liaison Group repeated their 2015 representation).

5.9 Public Sector Land

5.10 Since 2016 the Council has explored whether public sector bodies (including SMDC, SCC, DCLG, and Government Property database) had any suitable landholdings that may be available, either within or adjacent to the District. After excluding sites that were practically unsuitable or too small (eg public parks, road verges, railway sidings etc), and sites known to be unavailable, this elicited a small number of extra SMDC-owned sites in the District that

were also appraised against Policy H3 criteria. These included small pockets of industrial land within Leekbrook industrial estate affected by floodzone 2 or 3; and land at Wetley Moor SSSI in the Green Belt. Neither of these were considered suitable (and upon investigation, were not available), so were not taken forward into the submission version Local Plan. These can be viewed (TR035 and TR036) in the Assessment of Sites Against Policy H3 Criteria spreadsheet (Appendix 1).

5.11 As part of its Duty to Cooperate under the Localism Act the Council investigated with neighbouring authorities (party to the Joint Gypsy and Traveller Needs Assessment) the scope for provision of some/all of SMDC's residual requirement within neighbouring authorities. This did not elicit any positive responses, given the stages of preparation of adjacent authorities' Local Plans.

5.12 In April 2017 the Council's Executive Director wrote to the Head of Property at SCC to ascertain whether the County had any landholdings that would be available for this purpose. This did not elicit a positive response.

5.13 Given the relatively modest residual pitch requirement for the Staffordshire Moorlands; the retained criteria-based policy for determining applications, and the extensive efforts made by the Council in finding alternative sites, the Council considers that it has made every effort in meeting its traveller accommodation OAN for the District as per para 17 NPPF and para 10 etc PPTS.

Site Options Consultation 2015



6 Site Options Consultation 2015

Early Engagement with Statutory Bodies

6.1 In 2013 and 2014, the Council held informal consultation with key statutory bodies to seek initial views on the suitability of a number of sites for development and whether they considered there to be any issues which would affect their delivery. The Council used the information gathered to inform the selection of 'options' for each settlement.

Early Engagement with Parish and Town Councils

6.2 Prior to the Site Options Consultation, the Council also undertook early engagement with Town and Parish Councils within the Staffordshire Moorlands Planning Area in May and June 2014. All Parish and Town Councils were invited to attend a Special Meeting of the Parish Assembly on 8th May 2014 and 46 Councillors attended.

6.3 At the meeting Councillors requested copies of the maps and other site information to allow for further opportunities to discuss the draft proposals at an early stage with the rest of their Parish / Town Council. Consequently, a pack of information was sent out to each Parish and Town Council (stating its confidential nature) including:

- A letter asking Parish Councils to make general comments about the sites, (not if they should or should not be developed);
- Background information - the stage in the Local Plan production process, requirements, process for site selection and individual site sheets; and
- Map of their Parish indicating potential sites, development boundary, green spaces, flood risk, TPOs, Nature conservation sites, Conservation area and any major commitments.

6.4 Comments received were considered and reported to the LDF Working Party along with the notes and comments from the Council Assembly Workshop on the 8th May 2014.

Site Options Consultation 2015

6.5 The Site Options consultation was carried out from 6th July to 14th September 2015. (Document ref) The consultation was approved by Council Assembly on 15th June 2015. It sought views on a number of key issues:

- site options for housing, employment and mixed use
- development/infill boundaries for the towns and villages listed in the Core Strategy
- open space
- draft town centre boundaries and primary and secondary shopping frontages (towns)
- broad policy areas for review
- a call for sites for all land uses

- comments on the Strategic Housing Land Availability Assessment (SHLAA)
- changes to the Statement of Community Involvement 2014

6.6 The consultation was supported by documents in the evidence base that were available at the time which were as follows:

- Strategic Housing Market Assessment (SHMA) (2014)
- Employment Land Study (2014)
- Retail Study (2013)
- Strategic Housing Land Availability Assessment (SHLAA)

6.7 At the time of the Site Options consultation the Council was also in the process of working on and commissioning additional evidence to support the Local Plan as follows:

- Updated Gypsy and Traveller Needs Assessment
- Level 1 Strategic Flood Risk Assessment (SFRA)
- Ecological Study
- Cheadle Transportation Study
- Green Belt Review
- SHMA Update July 2015
- Sustainability Appraisal Report July 2016

Residential Mixed Use and Employment Allocations

6.8 The proposed residential sites were taken from the SHLAA and included all B sites – ie sites categorised as being developable within 15 years in a suitable location and viable with no significant constraints.

6.9 The Site Options consultation provided details of potential residential sites in the towns, larger villages and and the smaller villages. An indicative requirement was given for each settlement based on the Spatial distribution of development set out in Policy SS3 of the Core Strategy, population and facilities of the settlement and amount of potential sites identified in the SHLAA.

6.10 Consulting on site options was a key stage in the preparation of the new Local Plan. The Site Options consultation involved inviting comments on a large number of potential housing sites. A 'call for sites' was also part of this consultation where suggested sites could be put forward for consideration. Comments were also invited on the published SHLAA, allowing parties to identify any corrections / inaccuracies in the data held.

6.11 The number of sites included in the consultation gave a wide choice regarding the location of future development and it was emphasised in consultation material that not all the sites included in this consultation were needed meet the District's requirements and that the list would be refined following the consultation. The responses to the consultation together with the information from the evidence base, the findings of the Sustainability Appraisal and any other relevant information informed the selection of sites for the Preferred Options Sites and Boundaries consultation.

Post Consultation Councillor Workshops

6.12 The responses to the consultation and an assessments of the sites were considered at member workshops in December 2015. New sites suggested in response to the consultation were also considered.

6.13 At each workshop, Councillors were provided with a set of tables - one for each settlement which contained a potential allocation in the Site Options Consultation.

6.14 The tables contained the following information:

- site reference number; capacity of site;
- a summary of key issues arising from the site options consultation;
- summary from the Sustainability Appraisal;
- officer comments taking account of key issues from the evidence base; and
- a draft officer recommendation for consideration

6.15 The draft recommendation for each site was colour coded as follows:

Green – considered by officers to be suitable as a draft Potential Option Site. Few or no potential issues identified at this stage.

Amber – considered by officers to be suitable as a draft Reserve Site. Some issues may need resolving but may be still be suitable to meet identified need.

Red – considered by officers to be a constrained site. The site may be unavailable, or there may be significant issues around flood risk, highways etc or it is anticipated that there is sufficient capacity identified on existing sites with planning permission and/or the green/amber sites identified offer better potential.

White – Recommended by officers as infill. It was considered that some sites within the development or infill boundary could come forward as infill sites and therefore it is unnecessary to allocate them. It will be necessary to include these sites in a windfall allowance so that they still count towards the overall housing requirement.

6.16 Maps with the colour coded sites were also available at the workshops. As a result of the site options consultation and the Green Belt Review the Council assessed some additional sites. They were referred to as 'ADD sites'.

6.17 The sites were assessed with regard to the responses received from both the public and statutory bodies/stakeholders as well as information from the evidence base including the Sustainability Appraisal. At this time, the results of the Council's Green Belt Review were available (it was published in November 2015). The assessment took account of the findings and a number of sites were dropped as the Green Belt Review found them to be unsuitable for release from the Green Belt. The NPPF gives a high level of protection to the Green Belt so the recommendations of the Green Belt Review were a key factor in site selection. The Council made a balanced judgement based on the information available at that time.

6.18 If a land owner stated that their land was unavailable for development then it was automatically excluded from the process as the Council did not intend to compulsory purchase any sites to allocate in the Local Plan. The site selection process evolved at each stage as new or updated evidence was produced or other factors became known (like availability of land).

6.19 No sites in the smaller villages were taken forward for allocation. In line with the spatial distribution in the Core Strategy development was focused in the towns and larger villages and there was sufficient capacity in these settlements to meet the housing requirement.

6.20 A number of additional residential sites were suggested during the consultation not all of these were not considered suitable for designating as additional housing sites either due to their size, location or development constraints. These are detailed in the Consultation Statement.

6.21 In the same way as housing allocations, employment and mixed use allocations were considered at Member workshops and included on the 'Red Amber Green' (RAG) tables.

6.22 The tables below summarises the site selection for larger villages and indicates which sites were taken forward to the Preferred Options Sites and Boundaries consultation.

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
Alton					
AL012	18	Countryside	Green	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.	Yes. Resolution for planning permission for residential development
AL019	43	Countryside	Amber	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.	No.
AL022	20	Countryside	Amber	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.	No Potential access issues

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
AL024	12	Countryside/small part in development boundary	Amber	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.	No. TPO trees on the site, potential impact on heritage assets
AL025	60	Countryside	Red	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.	No. Potential access and landscape impact issues
AL026	43	Countryside	Red	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 having a negative effect, as could the site's proximity to historic assets and a SSSI.	No. Potential access issues

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
AL027	45	Countryside	Red	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.	No. Potential landscape impact issues, not well related to settlement and potential impact on Conservation Area.
Biddulph Moor					
BM008	18	Green belt	Red	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.	No. Green Belt Study considered site was not suitable for release. Potential landscape impact.
BM013	Up to 65	Green belt	Green	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.	Yes

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
BM014a	15	Green belt	Green	<p>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.</p> <p>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</p>	Yes
BM014b	25	Green belt	Green	<p>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</p>	Yes

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
BM021	7	Green belt	Red	<p>having a negative effect.</p> <p>The proposed delivery of circa 7 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.</p>	No. Potential landscape impact. Green Belt Study considered site was not suitable for release.
BM029	12	Green belt	Green	<p>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 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</p> <p>and the district ecological importance of the site.</p>	Yes
BM030	60	Green belt	Red	<p>The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing</p>	No. Green Belt Study considered site was not

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
BM031	60	Green belt	Red	<p>The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of 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.</p> <p>The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of 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.</p>	<p>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.</p> <p>No Green Belt Study considered site was not suitable for release potential landscape impact.</p>
BM032	30	Green belt	Red	<p>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.</p>	<p>No. Green Belt Study considered site was not suitable for release potential landscape impact.</p>

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
BM035	35	Green belt	Red	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.	No. Potential landscape impact. Green Belt Study considered site was not suitable for release
Blythe Bridge & Forsbrook					
BB021	Housing 30+ or employment	Within development boundary	Red	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,	No. Potential access and biodiversity issues. Potential flooding issues.

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
BB027/28	27	Green belt	Red	<p>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.</p>	<p>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 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.</p> <p>No. Potential access, flooding and biodiversity issues. Green Belt Study considered site was not suitable for release.</p>

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
BB040	12	Green belt	Amber	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.	No. Potential landscape impact and possible land contamination. Access improvements required.
BB044	30	Green belt	Amber	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 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.	No. Access improvements required maybe difficult to achieve and third party land needed.
BB045	15	Green belt	Red	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.	No. Green Belt Study considered site was not suitable for release. Potential landscape impact.

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
BB054	70	Green belt	Green	<p>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.</p> <p>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.</p>	Yes
BB062	20	Green belt	Red	<p>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.</p>	<p>No. Access works required. Green Belt Study considered site was not suitable for release.</p>
BB086	15	Green belt	Red	<p>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,</p>	<p>No. Green Belt Study considered site was not suitable for release.</p>

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
BB087	46 or employment	Green belt	Red	<p>the development of greenfield, urban ALC land is assessed as having a negative effect, as could the district ecological importance of the site.</p> <p>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.</p> <p>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.</p>	No. Potential landscape impact and flooding issues.
ADD10	20	Green belt	Amber	<p>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</p>	No.

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
ADD11 (BB041)	3.71	Green belt	Green belt	<p>The site's location away from historic assets. However the development of green field urban ALC land is assessed as having a negative effect.</p> <p>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 green field urban ALC land is assessed as having a negative effect.</p>	Yes.
Brown Edge					
BE03a	6	Within development boundary		<p>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.</p>	Infill site no allocation needed.
BE032	35	Green belt	Amber	<p>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</p>	No. Culverted watercourse would need to be renaturalised.

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
BE041	50	Green belt	Green	<p>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.</p> <p>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</p>	Yes
BE044	20	Green belt	Red	<p>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.</p>	No. Potential highway issues, landscape impact. Green Belt Study considered site was not suitable for release.
BE045	35	Green belt	Red	<p>The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic</p>	No. Green Belt Study considered site was not

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
BE056	15	Green belt	Red	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.	Potential landscape impact.
BE060	60	Green belt	Red	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.	No. Access issues, Green Belt Study considered site was not suitable for release. Potential landscape impact.
ADD06	18	0.6	Amber	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.	No. Access issues, Green Belt Study considered site was not suitable for release. Potential landscape impact.
				The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the location away from designated assets	No

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
Cheddleton					
CD002	26	Green belt	Green	<p>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 is the site's proximity to historic assets.</p>	Yes
CD003	70	Green belt	Green	<p>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</p>	Yes

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
CD004	18	Part of site in the Green belt	Red	<p>assessed as having a negative effect, as could the site's district ecological importance and location near to historic assets.</p> <p>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.</p>	No. Potential landscape impact. Green Belt Study considered site was not suitable for release.
CD007	14	Green belt	Red	<p>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.</p>	No. Potential landscape impact. Green Belt Study considered site was not suitable for release.
CD008	23	Green belt	Red	<p>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</p>	No. Potential landscape impact. Green Belt Study

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
CD015	30	Green belt	Red	<p>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.</p>	<p>No. Potential landscape impact. Green Belt Study considered site was not suitable for release.</p>
CD017	29	Part of the site is in the Green belt	Green	<p>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 development of greenfield, grade 4 ALC land is assessed as having a negative effect and location near to historic assets.</p>	<p>Yes</p>

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
CD019	39	Green belt	Amber	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 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 its location near to historic assets.	No.
CD029	8	Mostly green belt	Red	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 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.	No. Green Belt Study considered site was not suitable for release.
CD060/CD118	113	Mainly outside development boundary. Part in the Green belt.	Red	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.	No. Green Belt Study considered site was not suitable for release.

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
CD069a	6	Within development boundary	Allocation of site not considered necessary can be regarded as infill.	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.	Infill site no allocation needed.
CD088	7	Within development boundary	Allocation of site not considered necessary can be regarded as infill.	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.	Infill site no allocation needed.
CD115	104 mixed use/alternative uses	Green belt	Red	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 release.	No. Potential landscape impact. Green Belt Study considered site was not suitable for release.

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
Endon				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.	
EN007	45	Green belt	Amber	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.	No. Access improvements required, would need third party land.

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
ENO12	24	Green belt	Green	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.	Yes
ENO19	8	Green belt	Amber	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.	No. Access improvements required, would need third party land.
ENO24	7 housing/employment	Green belt	Red	The proposed delivery of circa 10 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	No. Potential landscape impact and flooding issues.

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
EN030	10	Green belt	Red	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 ALC land within flood zone 2 is assessed as having a negative effect, as could the site's proximity to historic assets.	No. Green Belt Study considered site was not suitable for release. Potential flooding issues.
EN033	12	Green belt	Green	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.	Yes
EN079	18	Green belt	Red	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	No. Green Belt Study considered site was not suitable for release. Potential flooding issues.

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
EN101	54	Green belt	Amber	land is assessed as having a negative effect, as could the site's proximity to historic assets and district ecological importance. 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.	No.
EN125	14	Green belt	Red	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.	No. Green Belt Study considered site was not suitable for release.
EN126	12	Green belt	Green	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	Yes

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
EN128	20	Within development boundary	Green	<p>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.</p> <p>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.</p>	yes
Ipstones					
IP011	15	Countryside	Amber	<p>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.</p>	No.
IP012a	20	Countryside	Red	<p>The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and</p>	No. Potential access issues would need to be

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
IP014a	35	Countryside	Amber	<p>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.</p> <p>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.</p>	<p>accessed via IP011 potential impact on heritage assets.</p> <p>No. Potential issue with pedestrian access the village and landscape impact.</p>
IP015	22	Countryside	Red	<p>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 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.</p>	<p>No. Potential impact on heritage assets. Landscape impact.</p>
IP019	35	Countryside/small part within development boundary	Green	<p>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</p>	<p>Yes</p>

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
Kingsley					
KG005	7	Green belt	Red	<p>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.</p>	No. Green Belt Study considered the site was not suitable for release.
KG019	30	Green belt	Amber	<p>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.</p>	No

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
KG024	12	Within development boundary	Amber	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.	No land not available.
KG026a	30	Green belt	Red	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.	No. Green Belt Study considered the site was not suitable for release.
KG026b	50	Green belt	Red	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 facilities and areas of existing employment, both of which is likely to have	No. Green Belt Study considered the site was not suitable for release.

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
KG030a	25	Green belt	Red	<p>a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect.</p> <p>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.</p>	No. Green Belt Study considered the site was not suitable for release.
KG031	20	Green belt	Red	<p>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.</p>	No. The Green Belt Study considered the site was not suitable for release.
KG042	30	Green belt	Red	<p>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</p>	No. The Green Belt Study considered the site was not suitable for release.

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
KG049a	35	Green belt	Green	<p>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.</p> <p>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.</p>	Yes
KG059	6	Within development boundary	Red	<p>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 greenfield, grade 3 ALC land is likely to also have a significant negative effect.</p>	No land not available.
Upper Tean					

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
UT011/14	20	Within development boundary	Red	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.	No. Potential access issues and possible impact on heritage assets. Flooding issues.
UT012	50	Countryside	Green	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.	Yes. Site had planning permission pending for up to 67 dwellings.
UT018	25	Countryside	Red	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.	No. Potential access issues would need to be addressed.

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
UT019	15	Within development boundary	Green	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.	Yes
UT021	20	Countryside	Amber	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.	No.
UT022	15	Countryside	Red	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 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.	No. Potential flood risk issues

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
UT023	50	Countryside	Amber	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.	No
UT024	40	Countryside	Red	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.	No. Potential landscape impact
UT041	50	Countryside	Red	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.	No. Potential access issues.
Waterhouses					

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
WA004	Mixed use (existing employment site 0.4ha) 36 dwellings	Within settlement boundary	Green	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.	Yes
WA005	40	Countryside	Red	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.	No
WA006	30	Countryside	Red	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	No. Potential access issues.

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
Werrington & Cellarhead					
WE003	50	Green belt	Green	<p>of greenfield, grade 4 ALC land is likely to also have a negative effect, as could the site's proximity to historic assets.</p> <p>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. 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.</p>	Yes
WE013	10	Green belt	Green	<p>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.</p>	Yes

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
WE018	24	Within development boundary	Has planning permission	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 within settlement boundary and has planning permission. Allocation not required.
WE019	50	Green belt	Red	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.	No. Green Belt Study considered the site was not suitable for release. Potential highway issues.
WE27	20	Green belt	Green	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	Yes

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
WE033	60	Green belt	Red	<p>development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.</p> <p>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 effect.</p>	No. Green Belt Study considers site is not suitable for release. Potential highway issues.
WE040	7	Green belt	Red	<p>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.</p>	No. Potential landscape impact.
WE041	22	Green belt	Red	<p>The proposed delivery of circa 22 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and</p>	No. Green Belt Study considered site is not suitable

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
WE052	25	Green belt	Green	<p>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.</p> <p>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.</p>	<p>for release. Potential landscape impact.</p> <p>Yes</p>
WE053	15	Green belt	Red	<p>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. 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.</p>	<p>No. Green Belt Study considered site not suitable for release. Potential access issues.</p>

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
WE069	6	Green belt	Green	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.	Yes
WE070	12	Green belt	Red	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.	No. Site not available
WE1	Employment 0.52a	Green belt	Amber	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 development of greenfield, grade 4 ALC land is	No

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
WE2	Employment 0.9ha	Green belt	Red	<p>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.</p> <p>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</p>	No It is not considered that this site is required to meet the District's rural employment land needs.
WE3	Employment 1.07ha	Green belt	Red	<p>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 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</p>	No It is not considered that this site is required to meet the District's rural employment land needs.
Wetley Rocks					

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
WR002	29	Within development boundary		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.	No. Allocation not needed as site lies within settlement boundary, part of site has planning permission.
WR005	13	Green belt	Red	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.	No. Green Belt Study considered site is not suitable for release.
WR014A	12	Green belt	Red	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	No. Green Belt Study considered site is not suitable for release.

Site	Dwellings	Designation	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
WR015	20	Green belt/ part in development boundary	Green	<p>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.</p> <p>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.</p>	Yes

Table 6.1

Open Space Allocations

6.23 All types of open space, playing pitches and areas of visual open space were combined to form an 'open space' layer which was shown on the maps in the Site Options Consultation Booklet. All open space and playing pitches were included from the Council's sports and open space database. Areas of Visual Open Space were those designated in the 1998 Local Plan. Comments were invited.

Consultation Responses

6.24 There was a high level of response to the consultation from the local residents, developers/agents and other statutory bodies - 5500 responses were received. Details of the comments made and Council response can be found in the consultation statement.

Preferred Options Sites and Boundaries consultation 2016



7 Preferred Options Sites and Boundaries consultation 2016

7.1 The Preferred Options Sites and Boundaries 2016 consultation was approved by Council Assembly on 13th April 2016, the housing and employment land development requirements were approved by Council Assembly on 2nd March 2016. The consultation was carried out from 28th April to 13th June 2016. It sought views on:

- Development requirements
- Green Belt boundary
- Housing allocations
- Employment allocations
- Mixed use allocations
- Retail allocations, town centre boundaries and retail frontages
- Open space designations
- Settlement and infill boundaries
- Gypsy & traveller allocation
- Areas for potential infrastructure improvements

7.2 It did not include details of proposed polices. These were included in the following consultation in 2017.

7.3 The content of this consultation document was informed by evidence available at the time, Government Policy, the Sustainability Appraisal and the consultation responses received during the 2015 consultation. The document was accompanied by an Initial Sustainability Appraisal and was supported by documents from the evidence base. New evidence that had been completed since the Site Options consultation relevant to the establishment of preferred sites and boundaries included the Green Belt Review, the Gypsy and Travellers Needs Assessment and the Cheadle Transport Study.

Residential Allocations

7.4 The SHMA had been updated in July 2015 to reflect the 2012 sub national CLG household projections and the 2011 census data and in January 2016 to take account of the 2014 mid year estimates and relevant case law relating to the derivation of housing need. The updated SHMA identified a need for between 250 - 440 homes per year across the District over the period 2012 to 2031.

7.5 The top of the range related to the level of housing growth required to support potential employment growth, the middle of the range would support the retention of existing jobs, whilst the bottom would not support job growth and would likely lead to a decline in jobs due to the decline in working age population.

7.6 On the basis of the evidence at the time the Preferred Options Sites and Boundaries consultation proposed an annual housing requirement of 320 per year, this would support job stabilisation and included an additional 10% to support affordable housing.

7.7 This level of housing growth was considered to:

- Fully meets demographic housing needs
- Help to address the affordable housing need
- Likely to help sustain a modest increase in jobs
- Be aspirational but realistic as required by the NPPF taking account of the historic average delivery rate of 195 homes per year.
- Be deliverable in terms of the supply of suitable land, the scope to release land from the Green Belt and infrastructure capacity.
- Be less likely to give rise to significant landscape impacts, including on the setting of the Peak District national Park.
- Provide a balanced range of social, economic and environmental effects in line with the Sustainability Appraisal and Council's Corporate Plan 2015-2019.

7.8 Policy SS3 of the Core Strategy detailed the spatial distribution of housing and employment development across the District. The Preferred Options Sites and Boundaries consultation carried this forward this approach.

7.9 The proposed development approach was to focus development in the market towns Leek, Biddulph and Cheadle and the larger villages and allow for limited development of the other settlements to meet local needs to support sustainable communities and help bring forward regeneration opportunities.

7.10 The spatial distribution of the residential allocations gave the rural areas 28% distribution. Taking into the completions and commitments that had occurred since 2012 the consultation sought to support the delivery of 4158 homes up to 2031 of which 1228 were in the rural areas. New allocations in the larger villages would provide 788 dwellings, there was a small sites allowance for infill of 570 (equating to 30 dwellings per annum) and a slippage allowance of 123 dwellings (10%). Giving a total provision of 1235.

Area	Amount	Net residual requirement
Leek	30%	1016
Biddulph	20%	885
Cheadle	22%	1029
Rural Areas	28%	1228
Total	100%	4158

Table 7.1 Residual housing requirement (Preferred Options Sites & Boundaries consultation 2016)

7.11 In line the Core Strategy development in the rural areas was focused in the larger villages, with no allocations in the smaller villages. Infill boundaries were defined for the smaller villages which gave some capacity for growth.

7.12 The Core Strategy policy SS5b committed the Council to undertake a comprehensive review of the Green Belt around Biddulph to determine the potential for development sites to help to meet requirements. The Council therefore commissioned the Green Belt Review Study 2015 of the whole District to consider the scope to release land from Green Belt by appraising against the five purposes of the Green Belt set out in the NPPF. The study concluded that the general extent of the Green Belt should be retained but identified several areas which it considered were suitable for release in exceptional circumstances through a Local Plan review. These were in Biddulph, Cheadle, Blythe Bridge and Forsbrook, Endon, Cheddleton and clusters elsewhere in the District.

7.13 The consultation therefore proposed a number of sites in the Green Belt which the Study identified as being suitable for release in exceptional circumstances. It was considered the need to meet the development requirements of the District together with specific site circumstances constituted exceptional circumstances.

7.14 In the rural areas the majority of the sites were in the Green Belt.

7.15 The table below shows the residential allocations (including the mixed use allocation in Waterhouses) in the larger villages and details which ones were carried forward to the Preferred Options 2017 consultation.

Site	Dwellings	Designation	Sustainability Appraisal July 2017	Included in Preferred Options consultation 2017
Alton				
AL012	13	Countryside	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 ecological value is likely to have a negative effect.	Yes
Biddulph Moor				
Part of BM013, BM029, BM014a BM014b	45	Green belt	BM013 (whole site)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	No. Green Belt site no exceptional circumstances to justify release.

			<p>as having a negative effect, as is the site's proximity to historic assets and the ecological value of the site.</p> <p>BM014a 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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial) is assessed as having a negative effect, as is the site's proximity to historic assets and the ecological value of the site.</p> <p>BM014b 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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial) is assessed</p> <p>as having a negative effect.</p>	
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			<p>BM029 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 have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial) is assessed as having a negative effect, as is its location near to historic assets and the ecological value of the site.</p>	
Blythe Bridge				
BB054	70	Green belt	<p>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 partial location within a flood zone is assessed as having a significant negative effect. The development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial is assessed as having a negative effect, as is the ecological value of the site and the proximity of historic assets.</p>	<p>No. Green Belt site no exceptional circumstances to justify release.</p> <p>Landscape, Local Green Space and Heritage Impact Study August 2016 found the site was of high landscape sensitivity.</p> <p>Part of site in flood zone 2</p>

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BB041	50	Green belt	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 land forming part of the landscape setting to the settlement (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial) is assessed as having a negative effect, as is the ecological value of the site and the inaccessibility of areas of existing employment.	No. Green Belt site no exceptional circumstances to justify release.
Brown Edge				
BE041	50	Green belt	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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial) is assessed as having a negative effect, as is the ecological value of the site.	No. Green Belt site no exceptional circumstances to justify release.
Cheddleton				
CD002	26	Green belt	The proposed delivery of circa 26 dwellings is considered to have a significant positive effect.	No. Green Belt site no exceptional circumstances to justify release.

			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 land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where less than 20% of the land is likely to be BMV is assessed as having a negative effect, as is the site's ecological value.	
CD003	70	Green belt	The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as is 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 land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where less than 20% of the land is likely to be BMV is assessed as having a negative effect, as is the site's ecological value and location near to historic assets.	No. Green Belt site no exceptional circumstances to justify release.
CD017	29	Green belt	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	No. Green Belt site no exceptional circumstances to justify release.

			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 ecological value of the site is likely to have a negative effect. The site is indicated on the predictive map of Best and Most Versatile agricultural land as within an area where less than 20% of the land is likely to be BMV.	
Endon				
EN012	24	Green belt	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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area where land is likely to be urban / industrial) is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.	No. Green Belt site no exceptional circumstances to justify release. Landscape, Local Green Space and Heritage Impact Study August 2016 found the site is of medium/high landscape sensitivity.
EN033	12	Green belt	The proposed delivery of circa 12 dwellings is considered to have a significant positive effect, as is 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	No. Green Belt site no exceptional circumstances to justify release.

			inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area where land is likely to be urban / industrial) is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.	
EN126	12	Green belt	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 partial location within a flood zone. The development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area where land is likely to be urban / industrial) is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.	No. Green Belt site no exceptional circumstances to justify release Landscape impact – Landscape, Local Green Space and Heritage Impact Study August 2016 identified that the site is of high landscape sensitivity
EN128	20	Within development boundary	The proposed delivery of circa 27 dwellings is considered to have a significant positive effect, as is 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	Yes

			inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect. The site is indicated on the predictive map of Best and Most Versatile agricultural land as within an area where land is likely to be urban / industrial.	
Ipstones				
IP019	35	Countryside/partly within development boundary	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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area where land is likely to be urban / industrial) is assessed as having a negative effect, as is the site's proximity to designated and historic assets and ecological value.	No. Land availability unknown. Landscape impact – Landscape, Local Green Space and Heritage Impact Study August 2016 identified that the site is of medium landscape sensitivity. HRA - Following the precautionary principle, an Likely Significant Effect (LSE) is identified.
Kingsley				
KG049a	35	Green belt	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 land indicated on the predictive map of Best and	No. Green Belt site no exceptional circumstances to justify release. Landscape, Local Green Space and Heritage Impact Study August 2016 found the site was of high landscape sensitivity.

			Most Versatile agricultural land as within an area where 20 - 60% of the land is likely to be BMV is also likely to have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.	
Upper Tean				
UT019	15	Within development boundary	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 development of brownfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban. However the site is located in proximity to historic assets which is likely to have a significant negative effect. The site's inaccessibility to areas of existing employment is likely to have a negative effect.	Yes.
UT012	70	Countryside	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 partially 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.	No.
Waterhouses				
WA004	36	Within development boundary	The proposed delivery of circa 36 dwellings is considered to have a	Yes

			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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban) 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.	
Werrington				
WE003	50	Green belt	The proposed delivery of circa 85 dwellings is considered to have a significant positive effect, as is 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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban) and the site's proximity to historic assets is assessed as having a negative effect.	Yes
WE013	10	Green belt	The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to areas of	No. Green Belt site no exceptional circumstances to justify release. Flood risk issues.

			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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban) and the site's proximity to historic assets is assessed as having a negative effect.	
WE027	20	Green belt	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 accessibility to 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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban) and the site's proximity to historic assets is assessed as having a negative effect.	No. Green Belt site no exceptional circumstances to justify release. Flood risk issues.
WE052	25	Green belt	The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, as is 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	Yes

			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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban).	
WE069	6	Green belt	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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban).	No. Green Belt site no exceptional circumstances to justify release.
Wetley Rocks				

WR015	20	Green belt	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 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, both of which is likely to have a significant negative effect. The development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban) is likely to have a negative effect, as could the site's proximity to historic assets.	No. Green Belt site no exceptional circumstances to justify release.
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Table 7.2 Residential Allocations Rural Areas (Preferred Options Sites & Boundaries consultation 2016)

7.16 A number of additional residential sites were suggested during the consultation not all of these were not considered suitable for designating as additional housing sites either due to their size, location or development constraints.

Employment Allocations

7.17 An employment land requirement of approximately 35 ha gross to support the preferred level of housing growth was included in the Preferred Sites and Boundaries Consultation Document. This level of employment growth represents an uplift from the 33.5ha recommended to support the Core Strategy housing requirement of 300 homes per year. Once completions and commitments up to 2014/15 were taken into account this left a the net requirement of 19.46ha. Note this does not include the mixed use employment site at Blythe Vale which is considered separately as it responded to regional- (not District-) employment needs in the Core Strategy and was taken forward as a regional scale employment site in the Local Plan.

7.18 Policy SS3 of the Core Strategy sets out the broad spatial distribution for employment and the Preferred Options Sites and Boundaries consultation carried forward this distribution.

Area	Amount
Leek	30%
Biddulph	20%
Cheadle	20%

Area	Amount
Rural Areas	30%

Table 7.3

7.19 The 2016 Preferred Options Sites and Boundaries consultation took forward a number of employment (or mixed use sites including employment) from the 2015 site options consultation. A total of 40.64ha of sites (including the employment element of mixed use sites) was proposed across 11 sites to satisfy the 19.46ha residual requirement. So as to reflect the spatial strategy these were largely around the three towns: 4 x sites in Leek (including Leekbrook); 2 x in Biddulph; 2 x in Cheadle; and 3 x across the rural areas. The rural requirement was effectively accommodated by a single employment allocation at Cresswell (8.58ha) although additional mixed use allocations at Waterhouses (0.44ha) and Bolton Copperworks. also contributed to supply. None of these sites fell within Green Belt.

Open Space and Visual Open Space

7.20 Areas of public open space and visual open space were shown separately on the maps in the Preferred Options Sites and Boundaries consultation. All open space and playing pitches were included from the Council's sports and open space database. Areas of Visual Open Space were those designated in the 1998 Local Plan. Comments were invited.

Consultation Responses

7.21 There was a very high level of response to the consultation from the local residents, developers/agents and other statutory bodies. 8600 responses were received. Details of the comments made and Council response can be found in the consultation statement.

Preferred Options Consultation 2017



8 Preferred Options Consultation 2017

8.1 The Preferred Options consultation 2017 was approved by Council Assembly on 12th July 2017, the housing and employment land requirements were approved by Council Assembly on 8th March 2017.

8.2 It was a full draft of the Local Plan, seeking views on proposed policies, sites and boundaries. It comprised of the following:

- A portrait of Staffordshire Moorlands - a description of the District
- The Challenges - a summary of the key challenges facing the District
- The Vision - detailing what the Staffordshire Moorlands will be like in 2031
- Aims and Objectives - stating what the Local Plan is proposing to achieve
- A Spatial Strategy and Strategic Policies - setting out the over-arching strategy and policies for the District
- Development Management Policies - setting out specific measures to manage development
- Strategic Development Site Policies - specific policy to guide the development of strategic sites
- Implementation and Monitoring - a framework for how the plan will be implemented and monitored
- Maps - for Leek, Biddulph, Cheadle and the rural areas which identify proposed sites and boundaries

8.3 The consultation took place from the 31st July to 22nd September 2017.

8.4 It was accompanied by a Sustainability Appraisal and a Habitats Regulations Assessment of the Preferred Options sites.

8.5 The content of the plan was informed by evidence available at the time, Government Policy, the Sustainability Appraisal and the consultation responses received during the 2016 consultation. A number of new evidence base documents were completed since the preferred sites and boundaries consultation relevant to the establishment of Preferred Options Sites. They included

- SHMA update 2017,
- Employment Land Study Update 2017,
- Extended Phase 1 Habitat Surveys and Local Wildlife Site (LWS) Assessments 2017,
- Cheadle Transport Study Phase 2 Assessment 2017,
- Green Belt Review Updates 2016 and 2017,

- Green Infrastructure Strategy 2018,
- Playing Pitch Assessment, Playing Pitch Strategy and Action Plan, Open Space Study - Update Report, Open Space Standards Paper 2017
- Infrastructure Delivery Plan - Baseline Report 2016, and
- Landscape, Local Green Space and Heritage Impact Study 2016.

Residential Allocations (including mixed use)

8.6 The SHMA was updated in 2017 to take account of the 2014 based Sub national population projections and the 2014 based household projections. It concluded that the housing need of the District was within the range of 235-330.

8.7 The Preferred Options Local Plan proposed a figure of 320 dwellings per year to meet the objectively assessed needs of the area. It was considered that the proposed provision would:

- fully meet demographic housing needs
- help support an increase in jobs
- help address affordable housing needs
- the figure was aspirational but realistic in line with the NPPF given the historic average delivery rate of 320 per year.
- Is deliverable in terms of the supply of suitable land and is not considered to cause significant landscape impacts
- provides a balanced range of social, economic and environmental effects inline with the Sustainability Appraisal

8.8 The spatial distribution of the residential allocations was broadly in accord with Policy SS3 of the Core Strategy. It was modified slightly to reflect new evidence, feedback and emerging Government policy. Key changes included;

- Amendments to the Preferred Options sites
- A new approach to support limited infill in the Rural Areas (Policies SS8 Larger Villages Areas Strategy, SS99 Smaller Villages Areas Strategy, and H1 New Housing Development allowed for limited development in defined circumstances, and where appropriate in accordance with national Green Belt policy within or adjoining the larger village boundary or in smaller villages
- An adjustment to the Spatial Strategy to decrease the Rural Areas housing distribution by 3% to 25% and a corresponding increase in Cheadle's distributions 3% to 25%.

8.9 Taking into the completions and commitments that had occurred since the start date of the Local Plan 2012 the consultation sought to support the delivery of 3859 homes up to 2031 of which 793 were in the rural areas.

Area	Amount	Net Requirement
Leek	30%	1015
Biddulph	20%	885
Cheadle	25%	1166
Rural Areas	25%	793
Total	100%	3859

Table 8.1 Spatial Distribution of Housing (Preferred Options consultation 2017)

8.10 The adjustment to the Spatial Strategy and the Rural Areas infill approach was a result of the significant number of responses to the Preferred Options Sites and Boundaries consultation 2016 objecting to the proposed residential allocations in the larger villages (many of which were in the green belt) and a desire to minimise the amount of land removed from the green belt for residential development. The Housing White Paper Fixing our broken housing market (February 2017) reiterated the government's commitment to protecting the green belt.

8.11 The Rural Areas share of the District's housing requirement was reduced from 28% to 25% reflecting the constrained supply of suitable sites outside the green belt. Cheadle's share of the District's housing requirement increased from the 22% to 25% which reflected the availability of suitable development sites outside of the Green Belt. The distribution of development proposed in the Preferred Options Local Plan 2017 enabled the housing requirement to be met without significant Green Belt release.

8.12 In the Rural Areas the consultation proposed a total of 6 residential allocations across 6 settlements. 1 allocation was in the Green Belt, This included a strategic site at Blythe Vale (for mixed use) and a number of sites in the larger villages and a windfall allowance. The employment development for the Blythe Vale site will be considered separately from the employment land requirement for the District.

8.13 There was a significant reduction in the proposed number of sites and sites in the Green Belt. This reflected the reduced net requirement for the rural areas due to the additional completions and commitments and the reduced in the spatial distribution percentage and the capacity of the strategic site at Blythe Vale for 300 homes. Blythe Bridge was considered to a suitable location for a significant housing allocation. The Blythe Vale site was designated as a Regional Investment in the Core Strategy. The settlement has a range of services and facilities, it has good transport links including a railway station. The site is outside the green belt, part of which has planning permission for 118 dwellings and there is interest from developers in the site.

8.14 The Plan focused allocations in a reduced number of settlements to minimise the release of Green Belt land in line with the NPPF and recently published Housing White Paper Fixing our broken housing market (February 2017)

8.15 The NPPF specifies that the Green Belt is of great importance in order to prevent urban sprawl by keeping land permanently open; the essential characteristics of the Green Belts are their openness and permanence. The NPPF is clear that "once established Green

Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan (paragraph 83) However it does not specify what exceptional circumstances are.

8.16 The Government sought to clarify this in the Housing White Paper which reiterated the Government's commitment to maintaining the existing strong protections for the Green Belt and clarified that Green Belt boundaries should only be amended in exceptional circumstances when it can be demonstrated that all other reasonable options for meeting identified housing requirement have been fully examined. The White Paper sought to specify what counts as exceptional circumstances for green belt release and stated that local planning authorities would need to rule out the following options before permitting green belt release:

- making effective use of suitable brownfield sites and opportunities offered by estate regeneration
- the potential offered by land which is currently underused including surplus public sector land where appropriate
- optimising the density of development and
- exploring whether other authorities can help to meet some of the identified development requirement

8.17 Further to this where land is removed from the green belt, the White Paper proposed that local policies should require the impact to be offset by compensatory improvements to the environmental quality or accessibility of remaining green belt land.

8.18 Whilst the number of larger villages with housing allocations has been reduced the consultation still proposed allocations in 6 settlements and the infill policy allows for growth in defined circumstances in all larger villages and modest growth in the smaller villages. It is considered this approach reflects the spatial strategy of focusing growth in the towns and larger villages allowing for modest growth in the rural areas to meet local needs and protects both the countryside and the Green Belt. The Green Belt review identified a number of small sites that were suitable for release in exceptional circumstances. It is not considered that there are exceptional circumstances given the availability of land outside the Green Belt that can meet the housing land requirements. The approach of removing a large number of small sites from the Green Belt is therefore not considered appropriate or justified.

8.19 All the sites in the consultation were included in the Submission Version Local Plan.

Area	Designation	Included in Submission version Local Plan
Alton		
AL012	Countryside	Yes
Blythe Bridge		
Blythe Vale Site (new site mixed use)	Countryside	Yes
Endon		
EN128	Within development boundary	Yes
Upper Tean		
UT019	Within development boundary	Yes

Area	Designation	Included in Submission version Local Plan
Waterhouses		
WA004 (mixed use)	Within development boundary	Yes
Werrington		
WE003/WE052	Green belt	Yes

Table 8.2

Local Green Space and Open Space

8.20 The Landscape and Local Green Space and Heritage Impact Study (2016) reviewed the 'Visual Open Space' designation used in the 1998 Local Plan and recommends that in order to be NPPF compliant, a new 'Local Green Space' (LGS) designation would be appropriate. Each of the Visual Open Space sites have been re-assessed using the criteria for LGS and included as an allocation in the Preferred Options Local Plan. All sites are included on the policies maps and a full list included in the Appendix.

8.21 Sports facilities and other open spaces are identified on the Preferred Options policies maps as 'open space'. Details regarding open space provision are also included within the specific Strategic Development Site Policies. It referenced updated work being undertaken on open space and sports facilities which would feed into the Submission Version Local Plan.

Consultation Responses

8.22 The level of response to this consultation from the local residents, developers/agents and other statutory bodies was significant with over 2600 responses received. Details of the comments made and Council response can be found in the consultation statement

The Allocated Sites



9 The Allocated Sites

Local Plan Allocations in the Rural Areas

9.1 Site proformas have been prepared for the following allocations.

- Land at Capri Gallows Green Alton (AL012)
- Blythe Vale Blythe Bridge (Policy DSR 1)
- Land at corner of Brookfield Avenue/Stoney Lane Endon (EN128)
- Haulage Depot St Thomas's Road, Upper Tean (UT019)
- Land at Waterhouses Enterprise Centre Leek Road (WA004)
- Land off Ashbank Road Werrington (WE003 & WE052) (Policy DSR 4)

AL012

Alton

AL012 Land at Capri Gallows Green

Local Plan Process

- Site suggestion from the SHLAA
- Included in the options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Included in the Preferred Options Local Plan 2017
- Included in the Submission Version Local Plan 2018

Current Position

Site taken forward into Submission version Local Plan:

- Site has planning permission pending – awaiting S106 agreement

Key Issues

- Has pending planning permission
- Species rich hedgerow on the site identified in the Extended Phase 1 Habitat Survey 2015. SWT consider hedgerow may merit site designation needs survey to assess impact of development/mitigation measures
- Access Allotment Lane needs improvement/realignment
- Spring/watercourse nearby

Site Information

Greenfield/ brownfield	Built up area boundary/ countryside	Est. housing capacity	Area (ha)	Ownership status	Site details
Greenfield Brownfield	Countryside	18 in Options consultation 13 in Preferred Options	0.6	Site available in single ownership . Agent acting for land owner	<ul style="list-style-type: none"> • Large modern house within level site, southern area is paddock • Mature trees/hedgerows on boundary • Footpath runs adjacent to site • Five Grade II Listed Building & Conservation Area within 400m

Evidence Base

Local Plan and Site Allocations Viability Study (May 2018)

The site is in Zone 4 which the Study concluded has the greatest level of viability sufficient to achieve the policy target of 33% affordable provision. For developments between 10-25 dwellings on greenfield sites to achieve 33% affordable housing the surplus generated would be in the region of £84 to £196 per sqm. The level of surplus would be sufficient to meet the costs of education contributions and the Optional Technical Standards M4(2) and remain viable.

Local Plan Housing Trajectory (June 2018)

The site is in the housing trajectory to begin by 2020/21 and complete by 2021/22.

Extended Phase 1 Habitat Survey 2015 (FID 129)

Alton

AL012 Land at Capri Gallows Green

Conclusion

The site itself has 3 trees and 1 building with bat potential, species rich hedgerows, and species poor grasslands which are connected to a series of other hedgerows and other habitats. Therefore the site is attributed at least district ecological importance.

The following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- A bat survey regime to ascertain whether bats roost in the trees and buildings
- Hedgerow survey
- Vegetation removal at the appropriate time of year

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site has medium ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at local and site level. However, more information is required regarding the species rich hedgerow and the potential for bat roosts in the building and trees.

The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status:

- Hedgerow survey following the modified HEGS methodology.
- Further assessment of the trees and the building for their potential to support roosting bats.
- Possible bat survey required.

Landscape & Settlement Character Assessment 2008

Not within important landscape setting to the settlement

Landscape, Local Green Space and Heritage Impact Study (August 2016)

Landscape Assessment

The site is located on the southern edge of the village, comprising an individual property (and surrounding gardens) located on the B5032, and the adjacent field to the south. An existing strong, vegetated settlement edge is defined by a thick hedgerow on the southern boundary of the field to the south of the site. Development of the site would not affect this edge, and would not be visually prominent. Consideration should be given to the frontage of the development to prevent potential adverse effects on local landscape character.

Site is of low landscape sensitivity.

Heritage Assessment

There are five Grade II Listed Buildings and one Conservation Area within the 400m buffer. The site was well screened with vegetation on the east, west and southern sides. To the north, there was no intervisibility between the site and the Conservation Area due to the intervening buildings. Development would be unlikely to cause adverse effects to their settings. Whilst the HEA states that the HLC zone ALHECZ 5 cannot absorb large or medium scale development, development in the site would be a small change to the zone as a whole

(Historic Environment Character Assessment 2010).

Site is suitable for development in heritage terms.

Alton

AL012 Land at Capri Gallows Green

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

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 ecological value is likely to have a negative effect. The site is indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial.

Initial HRA Screening

No Likely Significant Effects (LSEs) have been identified in relation to this preferred option site.

Minerals

No implications.

Options Consultation July 2015

Statutory bodies/stakeholders

SCC Highways - Acceptable subject to access design and provision of appropriate visibility splay. Visibility from Allotment Lane should be provided across frontage.

Developer/Agent – site is available

Historic England: Made no comments on individual sites recommended that a heritage impact assessment of sites is carried out.

Coal Authority: Staffordshire Moorlands is an area where there have been significant coal mining activities which have left a legacy. Recommend that sites are assessed to determine if there coal related hazards which require remediation and the likely impact on mineral resources. Previous coal workings do not prevent development of sites and therefore do not wish to recommend any sites are excluded from assessment on mining legacy grounds.

United Utilities, Severn Trent, Natural England, Network Rail; no site specific comments

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 Churnet Valley, urban sprawl
- Loss of amenity
- Nature Conservation
- Flood Risk

Council response –

OUTLINE PLANNING PERMISSION PENDING (13 DWELLINGS). SMD/2014/0824

Preferred Options Consultation April 2016

Alton

AL012 Land at Capri Gallows Green

Statutory bodies/stakeholders

Historic England, Severn Trent, Natural England, United Utilities, Sport England, Staffordshire Wildlife Trust, Woodland Trust, Coal Authority, No site specific comments

Environment Agency- No site specific comments Biodiversity – ecological appraisal needed. Evaluate the ecological features of interest and potential impacts upon them. Every effort should be made to re-naturalize watercourses, including de-culverting & easements to help promote blue and green corridors and networks. Impacts on water quality need to be assessed, particularly the cumulative impact to ensure the relevant WFD waterbodies do not deteriorate.

SCC Transport - improvement/realignment to Allotment Lane should be included.

SCC LLFA: Spring or watercourse/ditch nearby

SCC Education In the rural area there may be a necessity for additional Primary and First school places in Brown Edge, Endon and Forsbrook due to limited capacity at schools in those areas. There is also likely to be pressure on Middle school places in the rural area and at Blythe Bridge, Endon and Moorside High Schools. As around 46% of the housing requirement for the rural area is proposed to be delivered through small sites provision it is not easy to predict which schools the children from those houses will seek to attend. This is more acute at Primary/First school level where the geographical area that school draws from is smaller than that of a Middle/High school that draw from a wider area. We will need to work through this with you in more detail to understand the potential infrastructure projects required and how they may be funded, which is covered in more detail below under the heading 'infrastructure provision'.

Agent- acting for landowner supports development of site

Staffordshire Wildlife Trust-, needs further survey prior to formal allocation; the species-rich hedges identified in the Extended Phase 1 Habitat Surveys (site FID 129) need assessment against the current Staffordshire Local Wildlife Site criteria for hedges, as they may well deserve designation. This may not impact on the allocation but the presence of a locally designated site would need to be considered before making a formal decision.

Public response : comments – 3 objections 1 comment

Issues raised:

Objections

- Infrastructure – transport
- Infrastructure – school, services
- Ecology

Landowner/developer - This representation is made on behalf of the owners of site AL012. The site is in single ownership and the site owners are willing and able to release the site for housing. The site has no technical or other planning obstacles preventing housing from being built within the plan period. Moreover the council have already resolved to grant planning permission (SMD/2014/0824) residential development on all of the allocated site. The site owner wishes to reserve their right to object to this matter as the plan progresses and information comes to light.

Alton

AL012 Land at Capri Gallows Green

Public Response

Issues raised

- Infrastructure inadequate
- Traffic congestion
- Disturbing wildlife
- Spoiling countryside
- Drainage
- Flooding

Council response –

- Outline planning permission pending for 13 dwellings SMD/2014/0824
- The Highways Authority have not raised any issues that would prevent the development of the site. They consider the site is acceptable subject to access design and provision of appropriate visibility splay. Visibility from Allotment Lane should be provided across frontage.
- The Environment Agency has not identified any site specific issues. They recommend that the ecological value of watercourses is enhanced where possible and the impact on water quality is assessed. The Council has 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.
- Policies for sites affected by watercourses should require that early discussions with the Environment Agency and the Lead Local Flood Authority are undertaken
- The Council has recently undertaken a Landscape, Local Green Space and Heritage Impact Study 2016 to form part of the evidence base to support the Local Plan and assess the potential landscape impacts of the development allocations, the study found the site is of low landscape sensitivity
- The Extended Phase 1 habitat Survey 2015 assessed the present and potential ecological value of the proposed site allocations. It found that the site had 3 trees and 1 building with bat potential and also species rich hedgerows and species poor grasslands connected to other habitats. A further ecological study is being undertaken the results of which will inform the site allocation and policies in the Local Plan

Preferred Options Local Plan July 2017

Severn Trent: Sewage comments

Known network constraints - Situated in the south of the catchment. Current model doesn't have a modelled storm system. No recorded incidents of previous flooding. ALTON STATION ROAD (TALBOT) (Combined Sewer Overflow) is located 1000m downstream from the development. This is a small infill development, which is not expected to have any capacity constraints provided surface water is managed sustainably and is not connected to the foul sewerage system.

Assumed Connectivity - A connection could potentially be made on B0532 road running 50m north of the site with pipe diameter of 150mm.

Surface Water Disposal - There is an existing surface water system that could potentially take the surface water flows from the new development. Possible connection points at SK07411605 and SK07411606 where pipe diameters are 150mm.

Alton

AL012 Land at Capri Gallows Green

Potential Impact on sewage infrastructure – Low (subject to hydraulic modelling).

Council Response

Comments noted

Public Response: comments – 3 support, 1 object and general

Main Issues raised:

Support:

- No specific reason given
- Village Boundary meets Alton's housing need through the inclusion of AL012.
- Village Boundary has not been extended.

Object:

- Site allocation would have an adverse effect on biodiversity through the loss of a traditional orchard.

Council Response:

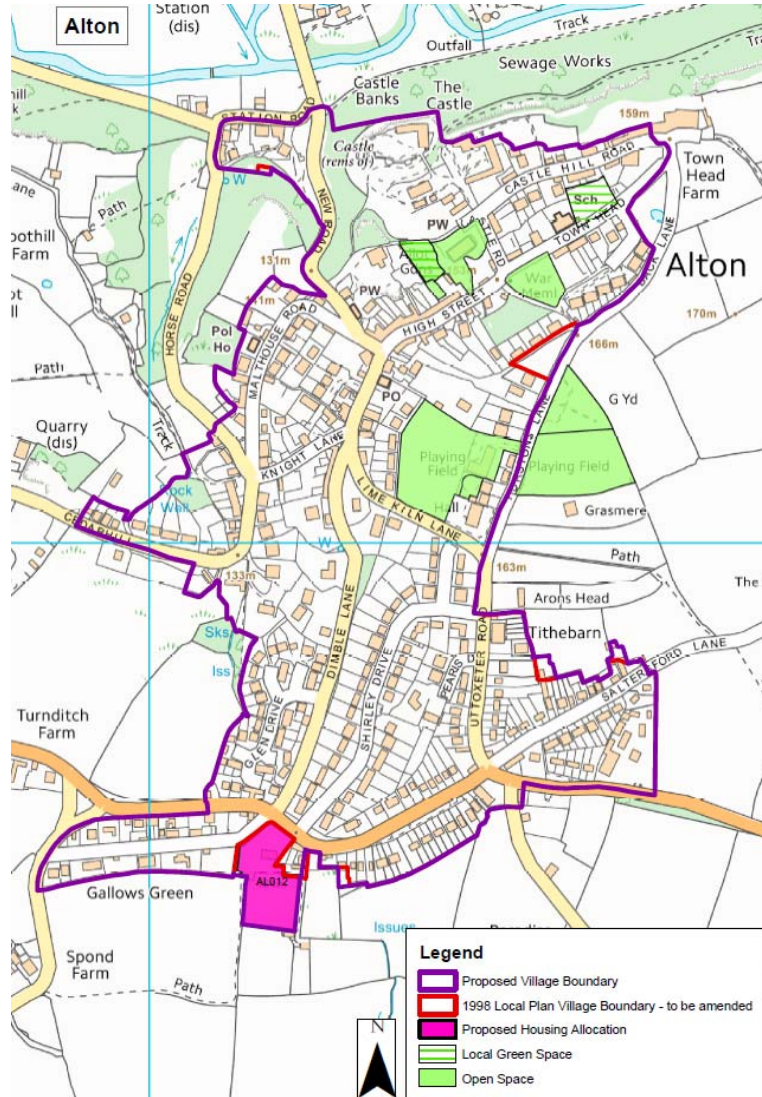
Planning permission on this site is pending. Allocations are necessary in some locations to ensure that the residual requirement is met.

Local Plan Publication (Submission Version February 2018)

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.

Alton

AL012 Land at Capri Gallows Green



Picture 9.1

Blythe Vale

Blythe Bridge

Blythe Vale Site

Local Plan Process

- Site is designated as a Regional Investment site in the Core Strategy (Policy SS8)
- Included in the Preferred Options consultation April 2016 as proposed employment allocation
- Included in the Preferred Options Local Plan 2017 for mixed use
- Included in the Submission Version Local Plan 2017 for mixed use

Current Position

Site taken forward into Submission Version Local Plan:

- Site to be considered for mixed use employment and housing
- 300 houses on the northern part of the site

Key Issues

- Site is allocated for development in the Core Strategy
- Blythe Bridge has a good range of services and facilities including a railway station
- Large site with good road & rail access
- Sustainable location
- Part of site has been granted planning permission for 118 dwellings
- Employment allocation does not form part of the employment land requirement for the District
- Masterplan will be prepared

Site Information

Greenfield/ brownfield	Built up area boundary/ countryside	Est. housing capacity	Area (ha)	Ownership status	Site details
Greenfield	Countryside	300	48.58	Land available Multiple owners Developer interest	<ul style="list-style-type: none"> • Site designated in the Core Strategy for employment use • Agricultural land on either side of A50 • Contains some development – dwellings and farms • Railway line to south west • Adjacent to the Blythe Bridge Opportunity Corridor identified the Green Infrastructure Strategy

Evidence Base

Local Plan and Site Allocations Viability Study (May 2018)

The viability assessment for the site shows that with 33% affordable housing provision there is a deficit equivalent to £25 per sq.m. At 20% affordable housing provision the

Blythe Bridge

Blythe Vale Site

allocation is viable with a surplus equivalent to £34 per sq.m. Requirements to achieve M4 (2) and also education contributions have a total cost of £55 per sq.m. Based on the result at 20% affordable housing provision the cost of these requirements would result in a deficit of £21 per sq.m which is less than 1% of GDV. The appraisal includes a contingency of 5% of cost and a developer's profit of 20% of GDV, hence the result at 20% affordable housing provision, suggests that the level of loss is very marginal and is unlikely to prevent development coming forward on this basis. The Study considers in terms of housing delivery the site is of sufficient critical mass and scale to create its own market and establish levels of value in excess of those elsewhere in the immediate area.

Local Plan Housing Trajectory (June 2018)

The site is in the housing trajectory to begin by 2019/20 and complete by 2025/26.

Extended Phase 1 Habitat Survey 2015 (FID 129)

Not assessed

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria.

The improved grassland, arable, hardstanding, tall ruderal vegetation, buildings, species-poor hedgerow and scattered trees were of importance to nature conservation at the site level only and are not listed as important habitats in the Staffordshire SBI guidelines. However, the single length of species-rich hedgerow in the northern area of the site was considered to be of importance at the local level. There is reasonable potential that it may qualify as an SBI or a BAS dependent on further survey following the hedgerow evaluation and grading system outlined in the Staffordshire SBI guidelines. The ponds are of at least local importance to nature conservation and appear to qualify as both an SBI or a BAS. Further survey using the PSYM methodology (Predictive SYstem for Multimetrics) (Pond Conservation, 2002) would be required in order to determine the true ecological value of the site ponds.

Species recorded on site were common and widespread both at a county and national level and, subject to further survey, it is considered unlikely that the site significantly supported any notable protected species. No species listed as important in the Staffordshire SBI guidelines were recorded and therefore the site does not currently qualify for consideration as an SBI or as a BAS under these criteria. However, prior to any future development there would be a need for ponds 2 and 6 to be surveyed for great crested newts, further survey for badgers, survey for bat activity and use of trees and buildings for roosting and survey across the site for reptiles. It would be necessary to conduct nesting bird checks before vegetation clearance or other disturbance during the bird breeding season.

Landscape & Settlement Character Assessment 2008

Not within important landscape setting to the settlement

Landscape, Local Green Space and Heritage Impact Study (August 2016)

Landscape Assessment

This site is a long standing allocation, having been allocated in the Staffordshire Moorlands Local Plan which was adopted in 1998 and subsequently included as an allocation in the Staffordshire Moorlands Core Strategy, which was adopted in 2014.

Blythe Bridge

Blythe Vale Site

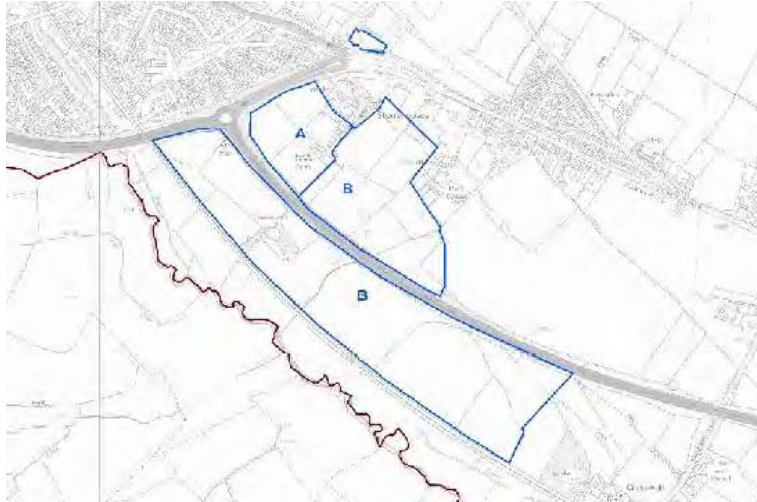
The site comprises large areas of agricultural land extending south-east from Blythe Bridge (at the junction of the A50 and A521), and located either side of the A50. The site contains some previous development, comprising residential properties and Stone House Farm on Woodlands Lane, and Woodlands farm to the south of the A50. The site is enclosed by a railway line to the south-west. The existing settlement edge to Blythe Bridge is well-defined and vegetated, with the A50 and A521 providing a strong limit to development. Development of the site could lead to coalescence between Blythe Bridge and Draycott, with physical and visual coalescence potentially arising in the northern section of the site, and visual coalescence between these two settlements arising in the southern section of the site (especially when viewed from higher ground to the south-west). Development of the site could encroach on the countryside, and adversely affect the existing settlement edge and settlement pattern.

The section of site to the south of the A50 is open with high visual prominence, particularly when viewed from the higher ground to the south-west. The section of the site to the north of A50 is semi-enclosed, with low visual prominence in the north of this section due to screening provided by hedgerows on field boundaries and the tree belts adjacent to the roads. However visual prominence increases to the south of this section as screening reduces, and this section of the site is also visible in long distance views from higher ground to the south-west. Landscape sensitivity of the site is high to the south of the A50. Sensitivity is slightly lower to the north of the A50, and lowest in the northern corner of the site (north of the A50 and to the north-west of Woodlands Lane). In order to limit potential landscape impacts additional planting could be undertaken on the edges of, and within the development, to create a strong vegetated edge and soften the appearance of the development in long distance views. Limits on the size and scale of buildings would also soften the appearance of the development. The development could also be set back from Draycott, with additional planting on this boundary, in order to limit potential coalescence issues.

Section of the site to the north of the A50 and Woodlands Lane (Section A) is of medium landscape sensitivity, remainder of the section north of the A50 (Section B) is of medium-high sensitivity. Section of the site to the south of the A50 (also Section B) is of high landscape sensitivity. Site-specific landscape mitigation measures could include planting within and on the edges of the development, and limits on building sizes and scale. Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence

Blythe Bridge

Blythe Vale Site



Heritage Assessment

There is one Grade II Listed Building within the 400m buffer. Due to the topography of the landscape, there was no intervisibility between the site and the asset. Development would be highly unlikely to adversely affect the setting of the heritage asset. Development in this area would not adversely affect upon the HLC zone BFHECZ 2 as a whole (Historic Environment Character Assessment 2010).
Site suitable for development in heritage terms..

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

The proposed delivery of circa 300 dwellings is considered to have a significant positive effect. Similarly, the site's good strategic location (with regional significance) has scope to have a positive effect on the vitality and viability of the wider District and could encourage investment in people, jobs and infrastructure. However, the development of greenfield land, partly within the important landscape setting to the settlement, and indicated on the predictive map of Best and Most Versatile land as an area where more than 60% of the land is likely to be BMV, is assessed as having a significant negative effect, similarly the potential ecological value of the site and the effects on climate change resulting from the likelihood of the location supporting journeys made by car, are assessed as negative.

Initial HRA Screening

No Likely Significant Effects (LSEs) have been identified in relation to this preferred option site.

Minerals

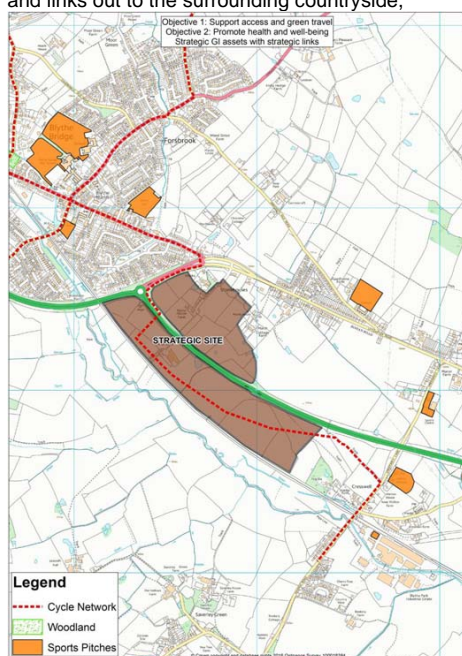
Blythe Bridge

Blythe Vale Site

MSA Bedrock sand + superficial sand and gravel. Developers should take account of the requirements of Policy SD1 (5) and investigate the potential for using in-situ minerals in construction works.

Green Infrastructure Strategy (2017)

Is within the Blythe Bridge Opportunity - a corridor linking the Bromley Wood and Hose Wood SBIs in the south with Cresswell and the proposed development site through to Forsbrook, and running north along the Foxfield Steam Railway linking Little Eaves Farm SBI with important habitats at Dilhorne Park and Godley Brook. The potential corridor has scope to create and contribute to significant GI networks for people and wildlife as part of any development at Blythe Vale. Protect and extend green infrastructure within the corridor to improve access to surrounding settlements and links out to the surrounding countryside,



Options Consultation July 2015

No included in consultation.

Preferred Options Consultation April 2016

Statutory bodies/stakeholders

Historic England, Severn Trent, Natural England, United Utilities, Sport England, , Woodland Trust, Coal Authority, No site specific comments

Environment Agency Northern Gateway Opportunity Site (Preferred Employment Allocation). The south eastern part of this site is within Source Protection Zones 1

Blythe Bridge

Blythe Vale Site

and 2. In line with the position statements in our 'Groundwater Protection: Principles and Practice' document (available from our website at www.gov.uk/environment-agency), there would be restrictions on the activities that can take place within Source Protection Zones 1 and 2. For example we would object to any storage of hazardous substances and would only permit the discharge to ground of clean roof water in Source Protection Zone 1.

SCC LLFA: Culvert on site recommend retains & investigate flood risk posed. Flooding hotspots nearby. Recommends early engagement with SCC and FRA.

SCC Education In the rural area there may be a necessity for additional Primary and First school places in Brown Edge, Endon and Forsbrook due to limited capacity at schools in those areas. There is also likely to be pressure on Middle school places in the rural area and at Blythe Bridge, Endon and Moorside High Schools. As around 46% of the housing requirement for the rural area is proposed to be delivered through small sites provision it is not easy to predict which schools the children from those houses will seek to attend. This is more acute at Primary/First school level where the geographical area that school draws from is smaller than that of a Middle/High school that draw from a wider area. We will need to work through this with you in more detail to understand the potential infrastructure projects required and how they may be funded, which is covered in more detail below under the heading 'infrastructure provision'.

Agent- acting for one of the landowner objects to specific employment use suggests site should be have a flexible range of employment uses with a residential element.

Staffordshire Wildlife Trust- Object the Northern Gateway Opportunity Site has not been covered by the Extended Phase 1 Habitat Surveys.

Stafford Borough Council Support Stafford Borough Council has a border with Staffordshire Moorlands in the Cresswell and Blythe Bridge areas. A Regional Investment Site is proposed at Blythe Vale alongside the A50 to support the Northern Gateway regeneration initiative; Stafford Borough Council supports a focus on economic development in this locality through the Regional Investment Site, an employment allocation of 8.5 hectares proposed as an extension to Blythe Business Park at Cresswell as well as the Hadleigh Park Major Developed Site within Stafford Borough.

Public response: Issues raised:

- Takes up too much Green Belt land
- Will lead to traffic problems on the Blythe Bridge roundabout & A50
- Traffic will be redirected through Blythe Bridge, Draycott & Tean
- Unnecessary in the wrong location
- This together with houses in Draycott, travellers site and houses in Cresswell will lead to chaos on the roads
- Services/facilities in Blythe Bridge inadequate for this proposal
- Will overwhelm Blythe Bridge/out of character will change from a small hamlet to urban sprawl
- Other brownfield sites that can be used for development
- Noise/light pollution
- Loss of wildlife
- Loss of views
- Impact on landscape

Blythe Bridge

Blythe Vale Site

Council response –

- The site is not within the Green Belt
- The site is located on a main road with substantial road frontage and it is considered subject to appropriate masterplanning it will be possible to achieve a satisfactory access to the site.
- The site is designated in the Core Strategy for high quality employment use.
- Any development will need to consider the impact on the surrounding road network
- The National Planning Policy Framework requires that local planning authorities identify the objectively assessed need for housing in their areas, and that Local Plans translate those needs into land provision targets. The Council has prepared a Strategic Housing Market Assessment to assess the district's full housing needs, including affordable housing, whilst taking into account migration and demographic change.
- New development is the main way to deliver new or improved infrastructure/local facilities e.g. more residents may support more local facilities, shops and services. Some infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas.
- National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council to assess the impact proposed development on school capacity, what additional capacity is needed and how this can be delivered.
- Development on the site would be subject to appropriate masterplanning which would consider the impact of the site on the surrounding area
- Site allocations are required to meet the District's proposed housing requirement. There is not enough brownfield land or sites or infill sites in settlements to meet the District's proposed housing requirements so green field sites need to be included.
- Any new development taking place will be subject to design policies contained within the new Local Plan
- The Council has recently undertaken a Landscape, Local Green Space and Heritage Impact Study 2016 to form part of the evidence base to support the Local Plan and assess the potential landscape impacts of the development allocations, the study found the site is of medium/high landscape sensitivity and recommended landscape mitigation measures to reduce the impact of any development.
- The Local Wildlife Assessment (2017) found the site had some biodiversity value notably one of the hedgerows and two of the ponds. The Study recommended further survey to assess the site.
- There is a policy in the Local Plan regarding the pollution

Preferred Options Local Plan July 2017

Environment Agency - The railway embankment along the western boundary of the site appears to be acting as a flood defence from the River Blithe (main river). The policy should detail how a flood risk assessment will be required to establish if this is the case. If it is then there will be a need to ensure the structural integrity of the

Blythe Bridge

Blythe Vale Site

embankment both now and into the future for the lifetime of the development as well as consider breach scenarios which could affect the floor levels of the new development. The size and location of the site should provide plenty of opportunities to make space for water through the design and layout of the proposed developments to help manage surface water and accommodate climate change.

Council response

Policy DSR1 amended to reflect above comments

Severn Trent: Sewage comments

Known network constraints – The development is south of Blythe Bridge where the A521 meets the A50. There is an existing sewer capacity assessment that has been completed on the other side of the A50 for 250 dwellings (DE-1706-923_Blythe Bridge_SCA_SAP8265407). There are no combined sewage overflows or pumping stations directly downstream of the development. There is one reported flooding incident approximately 4.4km downstream.

Assumed Connectivity - The foul flows could potentially be absorbed into the flows from the existing Sewer Capacity Assessment which would connect at Node SJ96409600 (100mm) or Node SJ96409601 (150mm). From looking at the topology in the area this option is likely to require a pumped sewer. Further modelling analysis would be required to assess hydraulic impact of the extra flows at these nodes from the development and the Sewer Capacity Assessment. Alternatively are two 900mm main trunk sewers that run to the west/south of the development that could be used. Flows from the site could be managed with a gravity sewer for this option.

Surface Water Disposal - There is a watercourse (River Blythe) running on the west side of the development, which could potentially be used to manage surface water. There is also a storm system on the north east side of the development, with a potential connection point (SJ96407601) pipe diameter of 375mm which outfalls to a watercourse to the rear of houses on Uttoxeter Road. This option would likely need to be pumped.

Potential Impact on sewage infrastructure – Medium (subject to hydraulic modelling).

Council Response

Comments noted

Highways England

- Highways England (HE) are supportive of the Local Plan's stance on promoting active travel in order to reduce the need for travel by private car.
- HE are particularly interested in the implications of any active travel schemes in the District which directly affect the A50 trunk road between Blythe Bridge and Uttoxeter. Further scheme details and locations would be welcome.
- Although the Local Plan gives extensive detail on SMDC's drive to promote sustainable alternatives to private motoring, little detailed analysis has been made of the Local Plan's potential traffic impact on the Strategic Road Network (A50 trunk road between Blythe Bridge and Uttoxeter).
- HE have undertaken a preliminary review of the Local Plan to consider the potential traffic implications associated with the allocated housing, employment and mixed use development.

Blythe Bridge

Blythe Vale Site

- HE note that there may be material implications for their network at the A50/A521 Blythe Bridge roundabout junction arising from development in the District. In light of this, HE have identified a more detailed traffic assessment of the A50/A521 junction as a priority.
- The implications of development traffic at the A50/A521 junction should be considered cumulatively with planned growth set out in the neighbouring East Staffordshire Local Plan and the emerging revised North Staffordshire Joint Local Plan.
- A number of developments are in close proximity to the A50, particularly the major Blythe Vale development. As the access to this site, and developments in the area are likely to have a direct impact on the SRN, HE will seek continued communication with site developers and SMDC to ascertain traffic impacts and potential mitigation proposals.
- HE recommend that individual site promoters should, either at this plan making stage or as part of future planning applications, undertake detailed transport analysis and assessment of their sites. HE wish to be involved in the scoping of these assessments.
- HE will seek to work in partnership with Staffordshire County Council as the Local Highway Authority to consider the traffic implications of the identified sites and work with SMDC to confirm mitigation methods required. This is necessary to ensure SRN continues to operate in its primary role as a strategic route.

Council response

Policy DSR1 amended to reflect above comments

Stafford Borough Council –

- Stafford Borough Council support this development proposal as a partner authority within the Constellation Partnership regeneration initiative, provided it complements the Major Developed Site within the Green Belt at Hadleigh Park in Stafford Borough. As this housing and employment growth is additional to that set out for the District overall, an additional paragraph could be included as part of the justification text associated with Policy SS4 to highlight the proposal at Blythe Vale.
- Stafford Borough Council welcome the reference to producing a master plan. However, the policy could be strengthened to provide close links to the decision-making process of planning applications. The Borough Council wish to be consulted on with regard to the master plan in due course.
- It is important that this new development is of high quality design within the existing natural environment. Further clarification is needed on when key infrastructure, particularly that associated with the A50 corridor, will be triggered.

Council Response

Support welcomed.

The Blythe Vale housing allocation forms part of the overall housing requirement for the District. The figures for this site are included in policy SS4 and the site is included in the table of housing allocations for the rural area in Policy H2. It is agreed that the supporting text to SS4 can be amended to include reference to the Blythe Vale site. The policy outlines the details that will be required as part of a planning application, consultation will be carried out on any planning application for the development of this site and will include consultation with neighbouring authorities including Stafford Borough Council.

Blythe Bridge

Blythe Vale Site

It is recognised that the site is in an area of countryside and fifth bullet point of the policy references the need for landscaping and mitigation. Development will need to be in accord with Policy DC1 Design Considerations which seeks to ensure a high standard of design.

It agreed that further detail is needed regarding the developments impact on the surrounding road network particularly the A50 and the third bullet point has been amended so the Transport Assessment is required to include details of the traffic impacts of the development and potential mitigation measures.

Staffordshire County Council

- Staffordshire County Council (SCC) acknowledge that this policy makes reference to inclusions of "Measures to improve sustainable transport routes and connectivity with Blythe Bridge and surrounding area having regard to the Green Infrastructure Strategy".
- However, given the width and nature of the A521 (Uttoxeter Road) in the vicinity of the site and the site frontage to the A521, SCC believes the policy should be strengthened and specifically reference the provision of suitable crossing facilities to enable access on foot and bicycle to the existing schools within Blythe Bridge.

Council Response

Policy DSR1 amended to reflect above comments

Draycott Parish Council

- Concern over how infrastructure will cope with new development (e.g. schools, doctors).
- Concern over noise and light pollution, as well as roundabouts causing standing pollution.
- Some of the testing for noise and pollution has been poorly carried out. Full range of testing equipment has not been used. For example, St Modwen carried out noise pollution survey at end of July, which is a quieter time of the year.
- Can Planning Officers help Draycott Parish Council to develop the strategic plan to help manage St Modwen? Working together with Forsbrook Parish Council.
- Would like to know why Creswell housing and industrial application gets passed even though historic power station application was refused.
- Have lost confidence in planning department.
- Quota for industrial development for SMDC has been entirely satisfied by Cresswell development. No other need through SMDC area. Equally with the number of houses in this area satisfies the total demand. Northern Gateway comes under National Planning like HS2.
- The District Council will provide support to the Parish Council in the preparation of a Neighbourhood Plan.
- Commitments and completions for housing and employment are taken into account in the Local Plan which seeks to identify sufficient land to deliver the remaining requirements. The Blythe Vale allocation is required to support the housing requirement of the Rural Areas.

Council Response

- Infrastructure provision is considered in the Infrastructure Delivery Plan and with the relevant bodies during the preparation of the Local Plan.

Blythe Bridge

Blythe Vale Site

- The District Council will provide support to the Parish Council in the preparation of a Neighbourhood Plan.
- Commitments and completions for housing and employment are taken into account in the Local Plan which seeks to identify sufficient land to deliver the remaining requirements. The Blythe Vale allocation is required to support the housing requirement of the Rural Areas.

Public Response: comments – 3 support, 20 objections and 4 general comments
Main Issues raised:

Support:

- Blythe Vale Business Park should be developed, so long as sufficient infrastructure is provided.
- The scale of this site is significant and unrivalled across the District in terms of a site of this scale adjoining a settlement. This approach is supported.
- Site makes a significant contribution to the Spatial Strategy, through its delivery of new homes.
- Site is not within the Green Belt and therefore safeguards other Green Belt land from development.

Objection:

- Development will have an adverse effect on traffic in Blythe Vale with an associated adverse impact on road safety and pollution.
- Development will put pressure on school places.
- Site appears to be in an area at greatest risk of river flooding.
- Development may result in pollution of groundwater and water courses.
- Development will have an adverse effect on biodiversity.
- Site is an unhealthy place to live owing to its proximity to the A50 where there is a larger amount of noise and air pollution.
- There is overreliance on Blythe Vale to contribute to meeting housing needs within the Staffordshire Moorlands rural area. There are other suitable sites which could be allocated within H 2 to meet the District's housing need.
- Allocation of 300 dwellings at Blythe Bridge is driven solely by the desire to avoid any further Green Belt releases. This contradicts the objectives of the Local Plan to achieve "sustainable and balanced urban and rural communities" as set out in section 5. Furthermore, the site itself was previously released from the Green Belt to address strategic regional employment and investments needs.
- Site is part of an existing Regional Investment Site, which is not intended to provide for development that could not normally be accommodated within existing employment sites.
- The evidence base does not justify the release of this site for housing in preference to employment.
- Concern that infrastructure will not cope with new development, particularly the roads.
- Huge proportion of housing all in one area.
- Blythe Vale should not be relied upon to meet the majority of the Rural Area housing needs.
- There has been no previous consultation on this allocation.
- Concern over contamination.
- Concern over flooding.

General Comments:

- Concern over how the infrastructure will cope.

Blythe Bridge

Blythe Vale Site

- Council should reconsider their Green Belt boundary.

Council Response

Issue	Response
Need for houses	The Local Plan proposes a mixed use allocation for the site at Blythe Vale including residential development of up to 300 houses see policy DSR 1. National planning guidance states that the Council should seek to meet the development needs of their area. Housing allocations are needed to ensure the Districts housing requirement is met.
Site wont met needs of the district and issues with deliverability reliance on one site	The site Blythe Bridge is considered to be deliverable and will contribute to meeting the housing needs of the District. Planning application SMDC/2017/05122017 for residential development of 118 dwellings on part of the site was considered by the Planning Committee on 2 November 2017 where a resolution to approve the application was passed. Policies SS 8 and H1 allow for residential development in the larger villages through windfalls within the village boundaries and limited infilling in defined circumstances on the edge of settlement boundaries provided it is of an appropriate scale for the Spatial Strategy and where applicable in accord with national green belt policy.
Infrastructure	Policy DSR1 references contributions towards infrastructure. New development is the main way to deliver new or improved infrastructure/local facilities e.g. more residents may support more local facilities, shops and services. Some infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council and the relevant clinical commissioning group to assess the impact proposed development on school capacity/health provision and what additional capacity is needed and how this can be delivered.
Increased traffic	The Council has been in close consultation with the County Highways Department throughout the Local Plan production process. County Highways have not objected to the principle of development on this site. Policy DSR 1 (which relates to this site), requires a Transport Assessment in advance of any development taking place.
Scale of the allocation/number of dwellings	The Local Plan proposes a mixed use allocation for the site at Blythe Vale including residential development of up to 300 houses see policy DSR 1. National planning guidance states that the Council should seek to meet the development needs of their area. Housing allocations are needed to ensure the District's housing requirement is met. The site at Blythe Vale

Blythe Bridge

Blythe Vale Site

	has the capacity to deliver houses outside the green belt in an accessible and sustainable location. Any new development taking place will be subject to policies contained within the new Local Plan, which seek to protect the character of the area consideration will be given to the scale of development and its impact on the surrounding area.
Flooding	Site policy DSR 1 requires the submission of a site specific flood risk assessment and details of surface water discharge. Mitigation measures will be taken as part of the site development to address any surface water issues.
Wildlife	Site policy DSR 1 requires the submission of an ecological survey and management plan which will consider the impact of development on biodiversity. and any necessary mitigation measures.
Employment allocation	Policy DSR 1 allocates the site for mix use and specifies the houses to be located to the north of the site.
Pollution	If the Council considered that a development may adversely impact on local air quality then the applicant is required to undertake air quality assessments to identify these issues and develop options to mitigate these impacts. In addition the Council continually monitors air quality across the District and regularly undertakes review and assessments of this data to identify areas where the traffic could have an unacceptable impact on local air quality. Policy SD4 covers controls of all forms of pollution arising from development.
Noise	Policy S4 of the Local Plan seeks to protect people and the environment from pollution including noise.
Alternative sites	The Local Plan does not propose to allocate site BB028 for housing. Sites have been allocated in order to meet the District's housing requirement in Blythe Bridge there is an allocation for approximately 300 houses on the Blythe Vale site. Sites BB027 and BB028 were previously included the Site Option consultation 2015 and were not taken forward as they were in the green belt. The NPPF states that that once established green belt boundaries should only be altered in exceptional circumstances. The Green Belt Study Review provides a detailed site based assessment of land which could be considered for review and concluded that these sites were not suitable for release from the green belt. Additionally there were possible issues with highways and biodiversity.
Blythe Business Park Cresswell	Planning permission (SMD/2014/0576) was granted on 24/5/2016 for a mixed use development on the Blythe Vale Park Cresswell. The Local Plan has reflected this permission in Appendix 6 Map 6.1. The Local Plan proposes site allocations to meet the Districts housing requirement. The allocations are needed in addition to the existing permissions for housing. The Core Strategy did not allocate specific sites.

Blythe Bridge

Blythe Vale Site

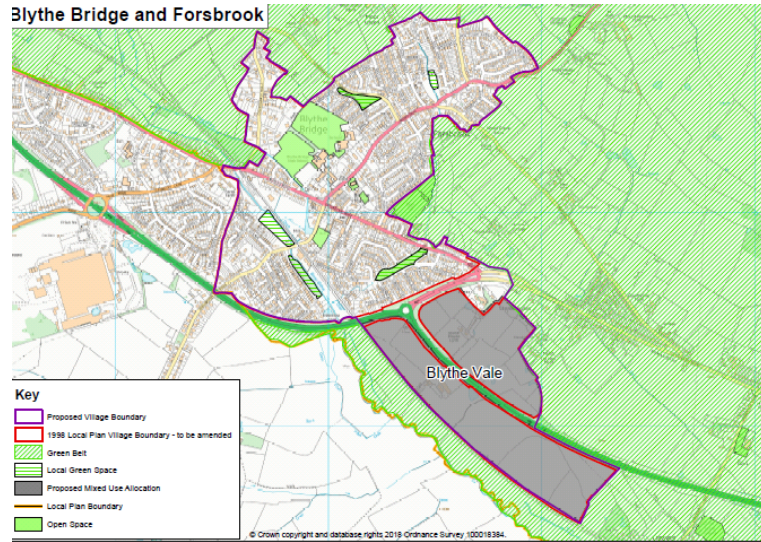
Residential amenity	Issues such as overlooking and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application
Development details and planning application	The Local Plan proposes a mixed use allocation for the site at Blythe Vale including residential development of up to 300 houses see policy DSR 1. The St Modwen planning application relates to part of the proposed site. This consultation concerns the Preferred Options Local Plan, the planning application is subject to a separate consultation and determination process.
Green Infrastructure	The Green Infrastructure Strategy seeks to contribute to the provision of strategically planned networks which link existing (and proposed) green spaces with green corridors running through towns, villages and rural areas. The Local Plan provides an opportunity to help deliver the aspirations of the GI Strategy. Policy DSR 1 states development shall have regard to the GI Strategy and any proposals will need to take account of the GI Strategy.
Employment needs	An assessment of the District's employment land requirements was carried out in The Employment Land Requirement Study the draft Local Plan proposes employment allocations/policies to meet this need.
Character /landscape	Any new development taking place will be subject to policies contained within the new Local Plan, which seek to protect the character of the area consideration will be given to the scale of development and its impact on the surrounding area .Policy DSR1 states that the development will need to provide a landscaping scheme and include mitigation measures detailed in the Landscape, Local Green Space and Heritage Impact Study.
Development approach	The Local Plan seeks to carry forward the development approach from the Core Strategy which is to focus development on the three market towns of Leek, Cheadle and Biddulph and the larger villages but allow for limited development in other settlements.
Residents views	Resident's views have been sought as part of the consultation. The Council must balance this evidence against all the other evidence relating to this site and reach a decision on whether or not to include it as a development site in the Local Plan.
Employment skills	Policy E1 New Employment Development states "the Council will seek to enter into agreements with developers and employers to contribute towards training programmes and employment support and employment access schemes"

Local Plan Publication (Submission Version February 2018)

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.

Blythe Bridge

Blythe Vale Site



EN128

Endon

EN128 Open land at corner of Brookfield Avenue/Stoney Lane

Local Plan Process

- Site suggestion from the SHLAA
- Included in the options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Included in the Preferred Options Local Plan 2017
- Included in the Submission Version Local Plan February 2018 (Site boundary increased)

Current Position

Site taken forward into Submission Version Local Plan:

- Site is within the settlement boundary
- See key issues below.
- Site boundary has been extended to include adjacent Stoneybrook to provide additional access. Capacity increased to 22.

Key Issues

- Greenfield site within the built up area.
- Access from Brookfield Avenue may require demolition of a dwelling. Site increased to include Stoneybrook to provide additional access.
- Flood risk assessment and early engagement with County Council & Environment Agency required
- Landscape, Local Green Space and Heritage Impact Study August 2016 identified that the site is of low landscape sensitivity and is suitable for development in heritage terms.

Site Information

Greenfield/ brownfield	Built up area boundary/ countryside	Est. housing capacity	Area (ha)	Ownersh p status	Site details
Greenfield	Within village boundary	20 Increased to 22 following extension of the site.	0.83 ha	Land available. Land owner owns adjacent residential dwelling which can provide access to the site	<ul style="list-style-type: none"> • Flat grassed open space within settlement boundary • Low level perimeter dwarf wall/hedging along Stoney Lane & school boundary • Individual TPOs along southern boundary • Designated as VOS in Local Plan • Three Grade II listed buildings and Conservation Area within 400m

Evidence Base

Local Plan and Site Allocations Viability Study (May 2018)

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The site is in Zone 4 which the Study concluded has the greatest level of viability sufficient to achieve the policy target of 33% affordable provision. For developments between 10-25 dwellings on greenfield sites to achieve 33% affordable housing the surplus generated would be in the region of £84 to £196 per sqm. The level of surplus would be sufficient to meet the costs of education contributions and the Optional Technical Standards M4(2) and remain viable.

Local Plan Housing Trajectory (June 2018)

The site is in the housing trajectory to begin by 2020/21 and complete by 2021/22.

Extended Phase 1 Habitat Survey 2015 (FID)

The site has fairly low biodiversity value overall and the site is set within a mainly urban environment with poor connectivity to the wider countryside. However, the site has been given district ecological importance due to the presence of 1 tree with bat roosting potential and a species rich hedgerow. The following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- A bat survey regime to ascertain whether bats roost in the tree.
- Hedgerow survey
- Vegetation removal at the appropriate time of year

Landscape & Settlement Character Assessment 2008

Not within important landscape setting to the settlement. Visual open space. The 2008 Landscape and Settlement Character Assessment reviewed the VOS designations and recommended that this site was not retained as VOS.

Landscape, Local Green Space and Heritage Impact Study August 2016 **Landscape**

Stoney Lane

Site comprises a small field of rough grassland within the settlement, which slopes down from Stoney Lane to the playing field of St Luke's primary school. The site comprises a gap in development within the settlement and is enclosed by vegetation, and thus development would fit well within the existing settlement pattern and would have low visual prominence.

Site is of low landscape sensitivity.

Heritage

There are three Grade II Listed Buildings and one Conservation Area within the 400m buffer. The site was well screened and there was no intervisibility between the site and heritage assets. Development would be highly unlikely to adversely affect the settings of the heritage assets. The site is located within the HLC zone BEEHECZ 7 (Historic Environment Character Assessment 2010). Development would be highly unlikely to adversely affect the zone.

Site suitable for development in heritage terms.

Initial HRA Screening

No Likely Significant Effects (LSEs) have been identified in relation to site

Minerals

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MSA Superficial sand and gravel. Developers should take account of the requirements of Policy SD1 (5) and investigate the potential for using in-situ minerals in construction works.

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

The proposed delivery of circa 27 dwellings is considered to have a significant positive effect, as is 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 ecological value is likely to have a negative effect. The site is indicated on the predictive map of Best and Most Versatile agricultural land as within an area where land is likely to be urban / industrial

Options Consultation July 2015

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.

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;

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- 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 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;

Council response –

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,

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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 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

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Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work.

Preferred Options Consultation April 2016

Statutory Bodies

Historic England, Severn Trent, Natural England, United Utilities, Sport England, Staffordshire Wildlife Trust, Woodland Trust, Coal Authority, No site specific comments

Environment Agency- No site specific comments Biodiversity – ecological appraisal needed. Evaluate the ecological features of interest and potential impacts upon them. Every effort should be made to re-naturalize watercourses, including de-culverting & easements to help promote blue and green corridors and networks. Impacts on water quality need to be assessed, particularly the cumulative impact to ensure the relevant WFD waterbodies do not deteriorate.

SCC Education- . In the rural area there may be a necessity for additional Primary and First school places in Brown Edge, Endon and Forsbrook due to limited capacity at schools in those areas. There is also likely to be pressure on Middle school places in the rural area and at Blythe Bridge, Endon and Moorside High Schools. As around 46% of the housing requirement for the rural area is proposed to be delivered through small sites provision it is not easy to predict which schools the children from those houses will seek to attend. This is more acute at Primary/First school level where the geographical area that school draws from is smaller than that of a Middle/High school that draw from a wider area. We will need to work through this with you in more detail to understand the potential infrastructure projects required and how they may be funded. We acknowledge that the Plan states an Infrastructure Delivery Plan is being produced and we would be keen to work with you to develop this to ensure there is clarity over infrastructure requirements and delivery.

SCC LLFA – potential flood risk issues, recommend flood risk assessment and early engagement with County Council & Environment Agency. Watercourse and surface water floodplain along south boundary

Endon Parish Council

Parish Council have undertaken own consultations and base response on feedback. EN128 – large number of objections

- Contributes to open and semi-rural nature of village
- No clear access
- Prefer use as a playing field for school and use existing playing field as communal car park for village use. Which would solve the biggest single problem.

Other comments

- With the exception of sites EN033 and EN126 break the development down into smaller infill sites spread throughout the village. These are indicated on an attached plan.
- The current character of the village would be retained.
- There is less strain on existing infrastructure

Sites suggested are extensions or immediately adjacent to existing housing without need for new estates.

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Public Response

Issues raised

- Will increase traffic/traffic safety/close to school/unsafe for children to play outside
- Brookfield minor residential road inadequate to cope with increased traffic roads in the area already cater for High School & Primary School and surrounding houses.
- On street parking especially at school drop off/pick up times
- Access issues with demolition semi detached house 14 Brookfield Avenue Insufficient room at 14 Brookfield Avenue to achieve access. Stoney Lane would need to become adopted is currently a narrow lane. If adopted Stoney Lane would become a rat run
- Noise pollution from traffic
- Light pollution from traffic particularly using new access on Brookfield
- Flooding issues area low lying & floods/Site close to watercourse
- Drainage issues
- Insufficient infrastructure doctors/school places
- Loss of residential amenity for houses next to new access
- Loss of open space would change semi rural neighbourhood. Brookfield Avenue is an attractive avenue
- children need playing fields
- Is valuable green space
- Perverse to demolish house to solve housing shortage
- Residents & Parish Council views have been ignored
- Should listen to Parish Council views
- Scale of development
- Contrary to government policy
- Loss of wildlife habitat
- Site is designated visual open space to protect semi rural feel of the village and provide break in development Core Strategy directs open spaces should be retained
- Should build on brownfield sites
- Planning application refused 20 years ago upheld on appeal acknowledged importance of open space
- Need to build road bridge over the brook for access
- Density too high out of keeping with surroundings, also need to take account of the brook and build some distance from it
- Low density would impact on site viability
- Playing fields would be overlooked by new houses
- Alternative sites infill around the village. EN137 EN130 & EN024 & sites suggested by Parish Council
- Site assessments are contradictory
- Loss of property value
- If allocated Bassnetts Wood Road should be required to be made up to highway authority standard
- Why do we need all these houses?
- Are properties for sale or empty
- VOS changed with little or no consultation

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- Consultation says access from Brookfield Avenue this is incorrect it is from Stoney Lane narrow unadopted Road Would need to demolish a house for access from Brookfield Avenue
- Noise/pollution

Council Response

- 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).
- The Environment Agency did not raise any site specific issues. Staffordshire County Council as LLFA identified potential flood risk issues, recommend flood risk assessment and early engagement with County Council
- New development is the main way to deliver new or improved infrastructure/local facilities e.g. more residents may support more local facilities, shops and services. Some infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas.
- National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council to assess the impact proposed development on school capacity, what additional capacity is needed and how this can be delivered.
- 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
- Any new developments would need to adhere to design policies to ensure character of the area is maintained.
- 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.
- New housing schemes depending on their size will need to incorporate areas of open space and landscaping, and also maintain existing pedestrian links as well as the consideration of new links in line with Local Plan policy.
- The Extended Phase 1 habitat Survey 2015 assessed the present and potential ecological value of the proposed site allocations. It found that the site had fairly low biodiversity value *"The site has fairly low biodiversity value overall and the site is set within a mainly urban environment with poor connectivity to the wider countryside."*
- The Council has considered the alternative sites suggested in the responses to the previous consultation and where appropriate has included the additional sites in the proposed site allocations in the emerging Local Plan.
- Resident's views have been sought as part of the consultation. The Council must balance this evidence against all the other evidence relating to this site and reach a decision on whether or not to include it as a development site in the Local Plan.
- The previous planning application refusal was under the existing planning policy at the time the consultation is on proposals to update planning policy and provide a new Local Plan.

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- The site assessments provided a summary of the key issues and responses.
- Loss of property values are not a material planning consideration
- There is not enough brownfield land or sites or infill sites in settlements to meet the District's proposed housing requirements so green field sites have been proposed. Prioritising brown field land over greenfield in all circumstances is not part of Government policy.
- The National Planning Policy Framework requires that local planning authorities identify the objectively assessed need for housing in their areas, and that Local Plans translate those needs into land provision targets. The Council has prepared a Strategic Housing Market Assessment to assess the district's full housing needs, including affordable housing, whilst taking into account migration and demographic change
- If the district council considered that a development they may adversely impact on local air quality then the applicant is required to undertake air quality assessments to identify these issues and develop options to mitigate these impacts
- There is a policy in the Local Plan regarding the pollution

Preferred Options Local Plan July 2017

Severn Trent: Sewage comments

Known network constraints – There are three records of flooding downstream of the site on A53. The development has no Combined Sewer Overflows or Pumping Stations downstream, as it drains directly to ENDON (STW)/ There is previous history of hydraulic issues in Leek Road Endon. Scheme A6S/12434 Endon, Leek Road Flood Alleviation Scheme linked as mitigation. Even though this is a small infill development, the incidents downstream suggest that it may still have a negative impact due to increase in flows. It advised further investigation is completed.

Assumed Connectivity - The foul flows could potentially be absorbed into the flows from the existing Sewer Capacity Assessment which would connect at Node SJ96409600 (100mm) or Node SJ96409601 (150mm). From looking at the topology in the area this option is likely to require a pumped sewer. Further modelling analysis would be required to assess hydraulic impact of the extra flows at these nodes from the development and the Sewer Capacity Assessment. Alternatively are two 900mm main trunk sewers that run to the west/south of the development that could be used. Flows from the site could be managed with a gravity sewer for this option.

Surface Water Disposal - The connection the existing foul system is assumed on STONEY LANE with pipe diameter of 100mm., which widens to 150mm before the end of the road. Pumped connection may be required due to topography.

Potential Impact on sewage infrastructure- Medium (subject to hydraulic modelling).

Council Response

Comments noted

Endon with Stanley Parish Council

- Request that Site E128 is included in the new Local Green Space Policy.
- The reasoning for this is that it serves a predominantly residential area.
- Locally significant and contributes to the character of surrounding properties.

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- The site has ecological value

Council Response

- The site was identified as Visual Open Space in the Local Plan 1998. The new Local Plan is not proposing to carry forward the VOS designations where appropriate it will designate sites as local green space. The 2008 Landscape and Settlement Character Assessment reviewed the VOS designations and recommended that this site was not retained as VOS. The site is within the village boundary and is therefore considered suitable as a potential housing option.
- The Extended Phase 1 habitat Survey 2015 assessed the present and potential ecological value of the proposed site allocations. It found that the site had fairly low biodiversity value "The site has fairly low biodiversity value overall and the site is set within a mainly urban environment with poor connectivity to the wider countryside."

Public Response: comments – support, 40 object and 2 general

Main Issues raised:

Object:

- Site is designated as Visual Open Space.
- Site provides important contribution to the open and semi-rural character of the neighbourhood.
- Site should be retained as amenity grounds.
- Existing road infrastructure and proposed access points is insufficient. As such, development will lead to an adverse effect on traffic, particularly on Brookfield Avenue, Stoney Lane and the A53.
- Adverse impact on traffic will have a negative impact on road safety, particularly school children, parking noise & pollution.
 - Planning permission was denied for one detached dwelling in June 2015 because of traffic and the insufficient width of Stoney Lane for additional vehicular movements.
- The demolition of No. 14 will have an adverse effect on No. 16 and the general aesthetics of the area. Additionally, the space left will not be wide enough for Road Building Regulations.
- Concern over access to EN128, namely the demolition of No. 14 Brookfield Avenue and the effect this will have on No. 12.
- Consideration needs to be taken of visibility splays at the junction of Brookfield Avenue and the A53
- Site is inaccessible to areas of employment and will require long-distance commutes to Leek, Stoke-on-Trent and beyond.
- Development could increase risk of flooding due to insufficient drainage and increase in impermeable surfaces. Development will also affect the stormwater sewers and streams.
- Brownfield sites are available to develop instead.
- Development will put pressure on local services including schools and GP surgeries.
- Development would diminish biodiversity in this area through loss of meadow and trees.
- High-density housing would detract from the aesthetic character of the area.

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- Development would lead to deterioration of a playing field, out of sync with an increase in pupils.
- There is a need for a more substantial wall of separation and privacy for both the school and the estate.

General Comments:

- One of the general comments expressed concern over access into the site.
- The general comment received expressed acceptance of the development of land adjacent to Dollisfield However, the idea of 20 family homes was not accepted. The respondent proposed the development of bungalows instead.
- Site EN128 should be included in the new Local Green Space Policy.
- Stoneybrook (adjacent dwelling) should be included in the site allocation to provide access to the site

Council Response to all issues raised

Issue	Response
Highways and Access	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. The Highway Authority has been closely involved in the preparation of the Local Plan.
Loss of view property damage	Loss of view and damage to property are not a material planning considerations.
Air quality	If the Council considered that a development may adversely impact on local air quality then the applicant is required to undertake air quality assessments to identify these issues and develop options to mitigate these impacts. In addition the Council continually monitors air quality across the District and regularly undertakes review and assessments of this data to identify areas where the traffic could have an unacceptable impact on local air quality. Policy SD4 covers controls of all forms of pollution arising from development.
Noise during construction	Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working (covered by Control of Pollution Acts) are not material planning considerations.
Infrastructure	New development is the main way to deliver new or improved infrastructure/local facilities e.g. more residents may support more local facilities, shops and services. Some infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to

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Issue	Response
	support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council to assess the impact proposed development on school capacity, what additional capacity is needed and how this can be delivered.
Flooding	The Environment Agency did not raise any site specific issues. Staffordshire County Council as LLFA identified potential flood risk issues, recommend flood risk assessment and early engagement with County Council. Policy SD 5 outlines development requirements regarding flood risk.
Wildlife/biodiversity	The Extended Phase 1 habitat Survey 2015 assessed the present and potential ecological value of the proposed site allocations. It found that the site had fairly low biodiversity value "The site has fairly low biodiversity value overall and the site is set within a mainly urban environment with poor connectivity to the wider countryside."
Landscape	The Landscape, Local Green Space and Heritage Impact Study August 2016 found the site was suitable for development in heritage terms and development would be highly unlikely to affect the setting of heritage assets.
Local Plan Vision	The Vision in the Local Plan is carried forward from the adopted Core Strategy it reflects the Council's Corporate Plan. The site is within the built up area of Endon and is considered appropriate for development.
Visual Open Space	The site was identified as Visual Open Space in the Local Plan 1998. The new Local Plan is not proposing to carry forward the VOS designations where appropriate it will designate sites as local green space. The 2008 Landscape and Settlement Character Assessment reviewed the VOS designations and recommended that this site was not retained as VOS. The site is within the village boundary and is therefore considered suitable as a potential housing option
Character of the area, housing density	Any new development taking place will be subject to policies contained within the new Local Plan, which seek to protect the character of the area consideration will be given to the scale of development and its impact on the surrounding area.
Elderly housing	The site is allocated for residential development, the nature and type of the development is not specified. Policy H 1 of the Local Plan seeks to ensure there is an appropriate range and type of houses is provided that meets identified needs arising from changes to the population structure including special needs for the elderly. All new dwellings should provide flexible accommodation that is capable of future adaptation. It is therefore not considered necessary to restrict this site for elderly accommodation.
Residential 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

Endon

EN128 Open land at corner of Brookfield Avenue/Stoney Lane

Issue	Response
	and residents will have the opportunity to comment on the content of that application
Residents views Consultation process	Resident's views have been sought as part of the consultation. The Council must balance this evidence against all the other evidence relating to this site and reach a decision on whether or not to include it as a development site in the Local Plan.
Employment	An assessment of the District's employment land requirements was carried out in The Employment Land Requirement Study the draft Local Plan proposes employment allocations/policies to meet this need.
Need for housing. Use of brownfield land	Site allocations are required to meet the District's proposed housing requirement. There is not enough brownfield land to meet the District's proposed housing requirements so the Local Plan proposes site allocations. Any new development taking place will be subject to design policies contained within the new Local Plan.
Need for housing enough land with windfalls	The site allocation is required to meet the District's housing requirement, an allowance has been made for windfall sites and site allocations are needed in addition to this to ensure there is sufficient land to meet the housing requirement.
Previous planning application refused	The previous planning application refusal was under the existing planning policy at the time the consultation is on proposals to update planning policy and provide a new Local Plan
Public footpath	The development will need to consider maintaining existing pedestrian links in line with Local Plan policy and this can be dealt with at the planning application stage.
Affordable housing	Policy H3 of the Plan requires a proportion of new housing to be affordable.
Consultation	The County Council as the education authority has been consulted at each stage of the consultations of the new Local Plan.
Impact on school	Issues such as overlooking and privacy and the details of the separation between the school and development will be assessed in detail once a site layout has been determined at the time a planning application is submitted. Residents/interested parties will have an opportunity to comment on any planning application. Policy DC1 of the Local Plan deals with design considerations and seeks to protect amenity.
Extend site	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. Including the site suggested Stonybrook would provide an additional access point to the proposed site allocation and it is therefore considered that the site boundary should be

Endon

EN128 Open land at corner of Brookfield Avenue/Stoney Lane

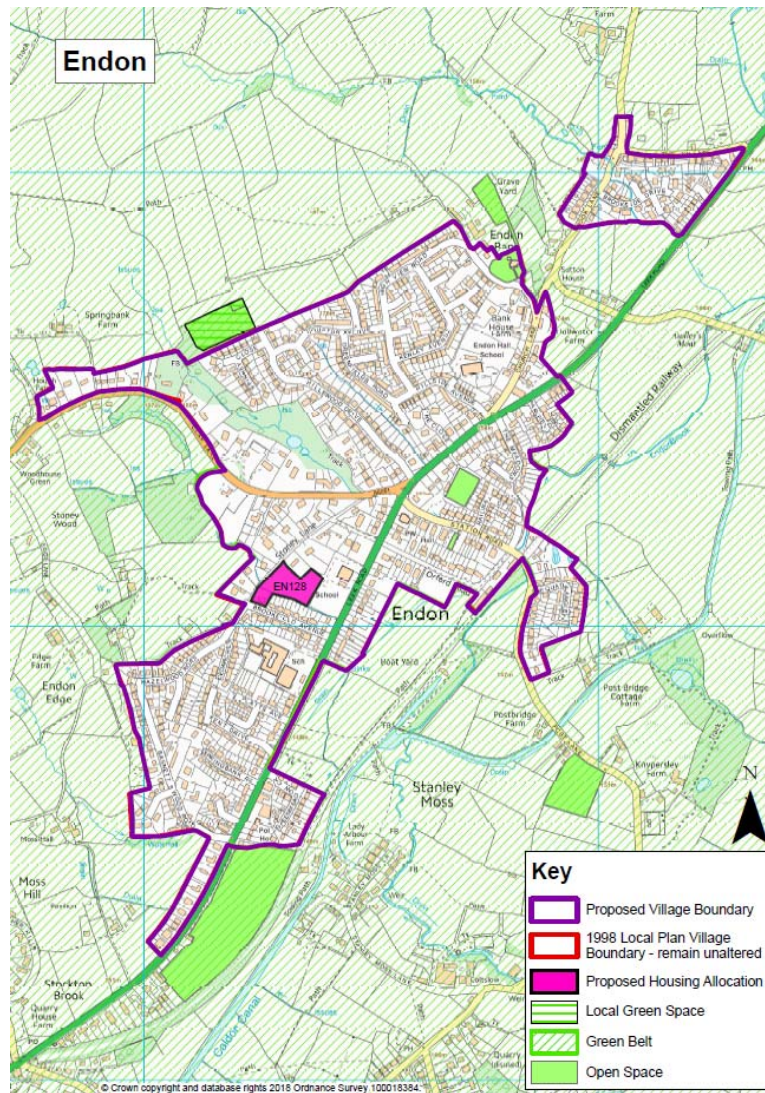
Issue	Response
	amended to include the land suggested.

Local Plan Publication (Submission Version February 2018)

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.

Endon

EN128 Open land at corner of Brookfield Avenue/Stoney Lane



Picture 9.2

UT019

Upper Tean

UT019 Haulage Depot St Thomas's Road

Local Plan Process

- Site suggestion from the SHLAA
- Included in the options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Included in the Preferred Options Local Plan 2017
- Included in the Submission Version Local Plan 2018

Current Position

Site taken forward Submission Version Local Plan

- Site within current development boundary and no significant issues.
- Land is available.

Key Issues

- Previously developed and potential contamination.
- Heritage – adversely affects character of Conservation Area. Close proximity to listed buildings. Redevelopment could enhance CA.

Site Information

Greenfield/ brownfield	Built up area boundary/ countryside	Est. housing capacity	Area (ha)	Ownersh ip status	Site details
Brownfield	Built up area	15	0.4	Available	<ul style="list-style-type: none"> • In active employment use. • Within Conservation Area. • Possible contamination

Evidence Base

Local Plan and Site Allocations Viability Study (May 2018)

The results of our testing show that at 33% affordable provision the scheme makes loss of - 57 per sq.m. At 20% affordable provision the development is viable with a surplus of £20 per sq.m. The cost of education contributions and M4 (2) is a total of £26 per sq.m and at 20% affordable provision these elements would result in a very small deficit of £6 per sq.m. The level of deficit would be equivalent to less than 0.5% of GDV and hence is unlikely to prevent development coming forward on this basis.

Local Plan Housing Trajectory (June 2018)

The site is in the housing trajectory to begin by 2020/21 and complete by 2021/22.

Extended Phase 1 Habitat Survey 2015 (FID 65)

Conclusion

The site is set within an urban environment with little connectivity to the wider countryside which lowers the biodiversity of the area considerably. The site has mostly low biodiversity value overall and is therefore deemed to have low ecological importance.

Upper Tean

UT019 Haulage Depot St Thomas's Road

The following surveys/ actions are therefore recommended prior to any potential development works being carried out

- Vegetation removal at the appropriate time of year

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance.

The following surveys/ actions are therefore recommended in order to establish SBI/BAS status:

- None required

Landscape & Settlement Character Assessment 2008

Not within important landscape setting to the settlement.

Landscape, Local Green Space and Heritage Impact Study (August 2016)

Landscape Assessment

Existing depot within the centre of the settlement, south of St Thomas's Road. The site is enclosed by development on all sides, and so it is not visually prominent and fits within the settlement pattern. Re-development of the site could improve local landscape character.

Site is of low landscape sensitivity.

Heritage Assessment

The site is located within a Conservation Area. There are two Grade II* and ten Grade II Listed Buildings within the 400m buffer. The site is currently used as a work yard which adversely affects the character of the Conservation Area and the Listed Buildings. Sensitive development could enhance the Conservation Area. Mitigation including vegetation screening along the southern boundary would reduce effects to the settings of the Listed Buildings. Development would be unlikely to cause adverse effects to the HLC zone UTHECZ 3 (Historic Environment Character Assessment 2010).

Site suitable for development in heritage terms subject to appropriate masterplanning.

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

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 development of brownfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban. However the site is located in proximity to historic assets which is likely to have a significant negative effect. The site's inaccessibility to areas of existing employment is likely to have a negative effect.

Upper Tean

UT019 Haulage Depot St Thomas's Road

Initial HRA Screening

No Likely Significant Effects (LSEs) have been identified in relation to this preferred option site.

Minerals

MSA Bedrock sand + superficial sand and gravel. Developers should take account of the requirements of Policy SD1 (5) and investigate the potential for using in-situ minerals in construction works.

Options Consultation July 2015

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

Council response –

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.

Preferred Options Consultation April 2016

SCC Highways: See previous comments.

Upper Tean

UT019 Haulage Depot St Thomas's Road

SCC Education: Great Wood Primary, Upper Tean, the estimated level of housing in this catchment may result in the need for additional school places.

LLFA: FRA required. Looks ok

Environment Agency: The site appears to be brownfield. Although it is unlikely that the issue of Brownfield Land will make any of the allocations undevelopable due to cost/constraint, sites within the Source Protection Zones and flagged up, will be subject to certain restrictions.

Natural England: No specific comments

Historic England: It is not clear how the impact of the site allocation has been assessed in relation to the Upper Tean Conservation Area. Further information is required

SMDC Environmental Health: Some constraints on residential development: Contamination from former depot/ haulage yard

Issues raised - public responses:

None raised.

1 comment (support)

Council response –

- The site is located within a Conservation Area. There are two Grade II* and ten Grade II Listed Buildings within the 400m buffer.
- The Council's Landscape, Green Space and Heritage Impact Study(August 2016) includes a Heritage Assessment for this site which advises that the site is currently used as a work yard which adversely affects the character of the Conservation Area and the Listed Buildings. Sensitive development could enhance the Conservation Area. Mitigation including vegetation screening along the southern boundary would reduce effects to the settings of the Listed Buildings. Development would be unlikely to cause adversely effects to the HLC zone UTHECZ 3 (Historic Environment Character Assessment 2010) and the Site is suitable for development in heritage terms with appropriate masterplanning.

Preferred Options Local Plan July 2017

Heritage England: Need to emphasise sensitive design is required to enhance the Conservation Area.

Council Response

Policy SS8 Larger Villages Areas Strategy amended to take account of comments.

Severn Trent: Sewage comments

Known network constraints – There are two records of flooding 190m downstream. There are no Combined Sewer Overflows downstream and the development would drain to CHECKLEY Sewage Treatment Works, if connected on THOMAS ROAD.

Upper Tean

UT019 Haulage Depot St Thomas's Road

This is a small infill development, which is not expected to have any capacity constraints provided surface water is managed sustainably and is not connected to the foul sewerage system.

Assumed Connectivity – The connection could potentially be made on ST THOMAS ROAD, where pipe diameter is 150mm. Most likely will need a pumped connection due to topography of the site.

Surface Water Disposal – There is a surface water system running along the ST THOMAS ROAD with a pipe diameter of 150mm. This could potentially be used by the developer to manage the surface water.

Potential Impact on sewage infrastructure – Low - (subject to hydraulic modelling)

Council Response

Comments noted

Heritage England

Detail measures required in Landscape, Local Green Space and Heritage Impact Study

Council Response

Policy SS8 Larger Villages Areas Strategy amended to take account of comments

Public Response: 1 support

Did not give a specific reason.

Council Response

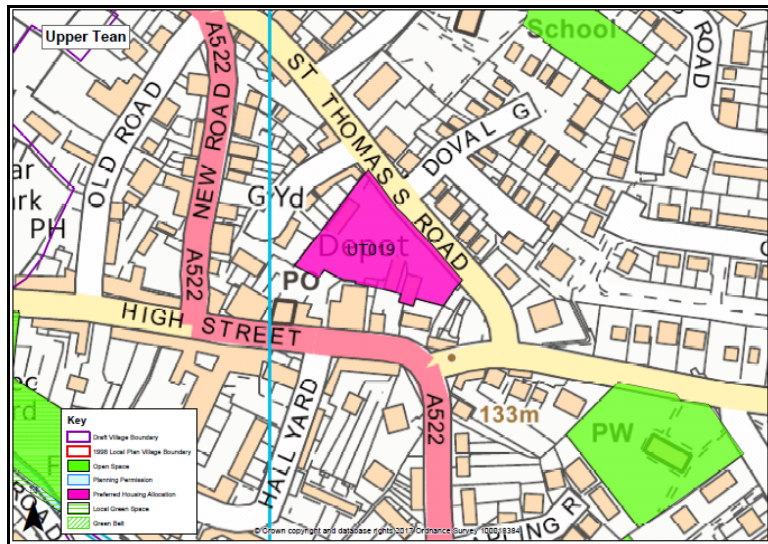
Comments noted.

Local Plan Publication (Submission Version February 2018)

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.

Upper Tean

UT019 Haulage Depot St Thomas's Road



WA004

Waterhouses

WA004 Land adj to Waterhouses Enterprise Centre Leek Road

Local Plan Process

- Site suggestion from the SHLAA
- Included in the options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Included in the Preferred Options Local Plan 2017
- Included in the Submission Version Local Plan 2018

Current Position

Site taken forward into Submission Version Local Plan due to:

- Site within current development boundary and no significant issues.
- Land is available.

Key Issues

- Keep employment site within the allocation.
- Close to the Peak District National Park
- Potential likely significant effect on European Site
- Medium landscape sensitivity – open to the west of the settlement
- Semi-improved grassland.

Site Information

Greenfield/ brownfield	Built up area boundary/ countryside	Est. housing capacity	Area (ha)	Ownership status	Site details
Greenfield / brownfield	Within settlement boundary	Mixed use - existing employment site reprovided 0.4ha and 36 dwellings	1.22	Available (2 separate owners)	<ul style="list-style-type: none"> • Flat field and existing employment site. • Within settlement boundary

Evidence Base

Local Plan and Site Allocations Viability Study (May 2018)

The assessment shows that the development is viable based on 33% affordable housing provision and is also sufficiently viable to support contributions to education and requirements to achieve M4 (2).

Local Plan Housing Trajectory (June 2018)

The site is in the housing trajectory to begin by 2020/21 and complete by 2022/23.

Extended Phase 1 Habitat Survey 2015 (FID 205)

Conclusion

The site is not recommended to be put forward for development. The site has little potential to support protected species apart from roosting/ foraging bats, badger and breeding birds, but connected adjacent to other species rich grasslands. Semi-improved species rich grasslands are uncommon and should be preserved, therefore the site is attributed regional ecological importance.

Waterhouses

WA004 Land adjacent to Waterhouses Enterprise Centre Leek Road

The following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- Bat survey of the highlighted building
- Floral survey within the survey season
- Vegetation removal at the appropriate time of year

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site has medium ecological value in its potential to support protected species. The semi-improved species rich neutral grassland has been given district importance as it is fairly uncommon within the locality. The other site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the semi-improved species rich neutral grassland.

The following surveys/ actions are therefore recommended in order to establish SBI/BAS status:

- Detailed grassland vegetation survey.

Landscape & Settlement Character Assessment 2008

Within important landscape setting to the settlement.

Landscape, Local Green Space and Heritage Impact Study (August 2016)

Landscape Assessment

The site comprises Waterhouses Enterprise Centre and the adjacent fields on the western edge of the village, north of the A523. The site is open and located beyond the existing settlement edge, however due to the topography and vegetation within the surrounding landscape, and the existing development within Waterhouses, views of the site are limited. If the site were to be developed, development within the site would be partially visible from the PDNP, however it would be viewed behind existing development in Waterhouses. Development within the site should be similar in character to the existing Enterprise Centre, i.e. relatively small scale, low buildings. Larger buildings would not be in keeping with the area and could have substantial adverse effects on local landscape character, and the setting of the PDNP. Advanced additional planting on the western and northern site boundaries could reduce the visual prominence of the site and create a strong, vegetated edge to the settlement, improving the approach to the settlement on the A523.

Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include additional advanced planting on the western and northern boundaries, and limited building heights and sizes.

Heritage Assessment

There are four Grade II Listed Buildings within the 400m buffer. Development would be highly unlikely to cause adverse effects to the settings of the assets due to the intervening buildings and vegetation. The site is across the HLC zones WHECZ 2 and WHECZ 6 (Historic Environment Character Assessment 2010). Although the HEA states that zone WHECZ 6 is sensitive to medium to large scale development, with appropriate sensitive development, this could be accommodated on the site and development would be highly unlikely to adversely affect the HLC as a whole.

Waterhouses

WA004 Land adji to Waterhouses Enterprise Centre Leek Road

Site suitable for development in heritage terms subject to appropriate masterplanning.

Habitat Regulation Assessment Initial Findings Preferred Option 2016 **Potential likely significant effect on European Site**

Site is approx. 1.8 km from the Hamps and Manifold Valleys SSSI component site of the Peak District Dales SAC. Footpath access provides a route to the SAC from the allocation sites of approx. 2.2km. Development of the allocation site could increase recreational pressure on the SAC.

Conclusion - allocation sites WA004 (Waterhouses) and IP019 (Ipstones) require further investigation in the HRA due to their proximity to a component of the Peak District Dales SAC and the potential for effects of development to result in an in combination effect in relation to recreational pressure.

Minerals

MSA Cement shale + superficial sand and gravel. Developers should take account of the requirements of Policy SD1 (5) and investigate the potential for using in-situ minerals in construction works.

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban) 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.

Habitat Regulation Assessment Initial Findings Preferred Option 2016 **Potential likely significant effect on European Site**

Site is approx. 1.8 km from the Hamps and Manifold Valleys SSSI component site of the Peak District Dales SAC. Footpath access provides a route to the SAC from the allocation sites of approx. 2.2km. Development of the allocation site could increase recreational pressure on the SAC.

Conclusion - allocation sites WA004 (Waterhouses) and IP019 (Ipstones) require further investigation in the HRA due to their proximity to a component of the Peak District Dales SAC and the potential for effects of development to result in an in combination effect in relation to recreational pressure.

HRA Update – June 2017

The preferred options site allocations were screened between 15th and 27th June 2017. LSEs were identified in relation to the following site:

- Waterhouses (WA004) located approx. 1950m from the Peak District Dales SAC. Potential for urban effects

Urban Effects

Waterhouses

WA004 Land adjacent to Waterhouses Enterprise Centre Leek Road

Further investigation has been undertaken in relation to potential urban effects resulting from this allocation. Urban effects on European sites typically have an adverse effect on sites within 500m of residential areas (primarily due to cat predation and fire risk due to arson etc). Other urban effects (primarily dog walking from the site to the SPA/SAC) can have an adverse effect on European sites up to 1.6km from residential areas.

The housing allocation at Waterhouses occurs approximately 270m to the north of a watercourse that flows into the River Hamps that flows through the Peak District Dales SAC. There is a small risk that pollutants created during construction could enter this watercourse if construction is not undertaken in accordance with the precautionary measures detailed in Ciria 20011.

On the basis of the precautionary principle, the HRA therefore concludes that the allocation at Waterhouse (WA004) could result in an adverse effect on the Peak District Dales SAC. No other adverse effects on the European sites are predicted due to Urban Effects arising from the above-mentioned allocation sites.

Mitigation:

Either:

- Add a policy to the Local Plan for this allocation site which contains a requirement for the development to be constructed in accordance with the precautionary measures detailed in Ciria 20012; or
- Add the following text to the first bullet of Policy NE1 within the Local Plan: "Any development with a potential to adversely affect a European site/s through construction activities should ensure that Ciria construction guidelines are followed including environmental good practice on control of dust and water pollution."

Options Consultation July 2015

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 comments.

Council response -

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.

¹ CIRIA C532. Control of Water Pollution from Construction Sites

² CIRIA C532. Control of Water Pollution from Construction Sites

Waterhouses

WA004 Land adj to Waterhouses Enterprise Centre Leek Road

Preferred Options Consultation April 2016

Waterhouses Parish Council: Object to loss of existing industrial units on site WA004 – provides opportunity for local businesses and employment. Do not wish to see village boundary extended.

SCC Highways: Not clear how site will be accessed although could be considered via existing entrance to Enterprise Centre, this will require assessment. Site should link in with existing footway and advisory cycle routes.

Taxico service 108 passes the site along the A523 with 6 journeys per day between Leek and Ashbourne. The nearest bus stops are just under 200m from the site.

SCC Education: Waterhouses CE(VC) Primary School is likely to be able to accommodate additional children generated by the allocated housing developments – although small site allowance could also have an impact.

LLFA: FRA required. Looks ok

Natural England: No specific comments

Environment Agency: This site appears to be Brownfield. Although it is unlikely that the issue of Brownfield Land will make any of the allocations undevelopable due to cost/constraint, sites within the Source Protection Zones and flagged up, will be subject to certain restrictions.

Historic England: No specific comments

SMDC Environmental Health: No significant Issues, next to industrial units some noise issue possible.

Issues raised - public responses:

None

Council response -

- Site WA004 is a mixed use allocation and includes the re-provision of employment within the site. Agreed that this provides an opportunity for local businesses and employment.
- The preferred option site is located within the 1998 Local Plan village boundary.
- The following text has been added to the first bullet of Policy NE1 within the Preferred Options Local Plan to mitigate potential adverse effects identified in the HRA Update :

"Any development with a potential to adversely affect a European site/s through construction activities should ensure that Ciria construction guidelines are followed including environmental good practice on control of dust and water pollution."

Waterhouses

WA004 Land adjacent to Waterhouses Enterprise Centre Leek Road

Preferred Options Local Plan July 2017

Severn Trent: Sewage comments

Known network constraints – There are no records of hydraulic flooding in the area. WATERHOUSE A523 (Sewage Pumping Station) is 1km downstream of the development. The model doesn't show records of surface water system.

Assumed Connectivity – Assumed connection could potentially be made along the south border of the site along A523 with pipe diameter of 150mm. This connection is most likely to be a gravity one.

Surface Water Disposal – On sewer records there is a surface water system that could potentially take flows from the new development. Connection could be made to 225mm pipe at node SK07507501. River HAMPS is flowing 250m south of the development, which could potentially be used to manage the surface flows through new network.

Potential Impact on sewage infrastructure – Low - (subject to hydraulic modelling)

Council Response

Comments noted.

Heritage England

Detail measures required in Landscape, Local Green Space and Heritage Impact Study

Council Response

Policy SS8 Larger Villages Areas Strategy amended to take account of comments

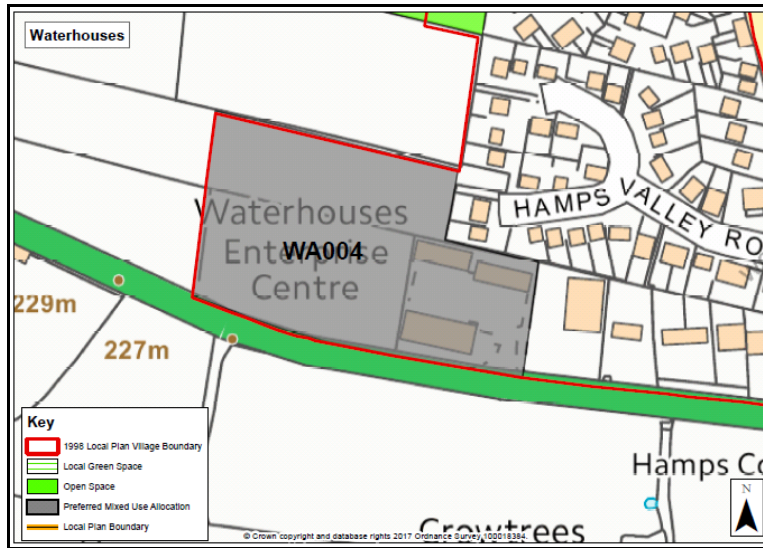
Public Response: No comments

Local Plan Publication (Submission Version February 2018)

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.

Waterhouses

WA004 Land adjacent to Waterhouses Enterprise Centre Leek Road



WE003 WE052

Werrington
WE003 Land adj Stonehouses Farm Ash Bank Road

Local Plan Process

- Site suggestion from the SHLAA
- Included in the options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Included in the Preferred Options Local Plan 2017
- Included in the Submission Version Local Plan February 2018

Current Position

Site taken forward into Submission Version Local Plan:

- See key issues below.

Key Issues

- The site is in the Green Belt the Green Belt Review considers the site is suitable for release (with a caveat on development footprint) the NPPF states sites should only be released if there are exceptional circumstances, in this case it is considered there are exceptional circumstances.
- The Council needs to meet the development needs of the area. Housing allocations are needed to ensure the Districts housing requirement is met.
- The Green Belt is tightly drawn around Werrington and there is limited capacity in the settlement for further growth.
- Werrington is defined as a larger village in policy SS2 Settlement Hierarchy; it has a number of facilities and services and is considered to be a sustainable location to support some growth.
- The site is in public ownership. Homes England are seeking to ensure the development of sites WE003 & WE052
- Site includes one of the few gaps on the A52 development footprint would need to maintain this.
- Landscape, Local Green Space and Heritage Impact Study August 2016 identified that the site is of medium landscape sensitivity and is suitable for development in heritage terms. Would need site specific landscape mitigation measures could include planting on south and south east boundary.
- Access to the site needs to be clarified.
- Proximity to YOI may require noise impact assessment.

Site Information

Greenfield/ brownfield	Built up area boundary/ countryside	Est. housing capacity	Area (ha)	Densit y per hectar e	Ownersh ip status	Site details
Green field	Green Belt	50 (capacity is lower due to results of Green Belt Review 2016)	2.9 (1.2 for open space)	17	Land available	<ul style="list-style-type: none"> • Field • Mature trees and hedgerows on site • Well screened • Adjacent to YOI • Grade II listed building within 400m

Werrington WE003 Land adj Stonehouses Farm Ash Bank Road

Evidence Base

Local Plan and Site Allocations Viability Study (May 2018)

The allocation in Werrington is located in a Zone 3 value area however part of the site is potentially less attractive given its position close to a Young Offenders Institute. The viability assessment shows that the development is viable based on 33% affordable housing provision with a surplus of £17 per sq.m. The total cost of education contributions and M4 (2) is £25 per sq.m, hence accounting for these requirements would create a small deficit of £8 per sq.m. This is less than 0.5% of GDV and indicates that although the result is marginal the development could still potentially support this level of planning contribution.

Local Plan Housing Trajectory (June 2018)

The site is in the housing trajectory to begin by 2021/22 and complete by 2023/24.

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. The site has low-medium ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the potential for bat roost on site.

The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status:

- The relevant trees need to be identified and further assessed for their potential to support roosting bats.
- Bat survey possibly required.

Extended Phase 1 Habitat Survey 2015 (FID 12)

The site has mostly low biodiversity value overall in terms of area, is directly adjacent to a domestic housing estate and species poor grasslands. The site has some connectivity to more biodiverse adjacent habitats such as scattered trees, tall ruderal vegetation and hedgerows to the south and scattered scrub to the south east. The site is deemed as having district ecological importance in terms of its loss within the wider countryside due to the presence of species rich hedgerows and trees with bat roosting potential. The following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- A bat survey regime to ascertain whether bats roost in the trees
- Hedgerow survey
- Vegetation removal at the appropriate time of year

Landscape & Settlement Character Assessment 2008

Not within important landscape setting to the settlement.

Landscape, Local Green Space and Heritage Impact Study August 2016 Stonehouse Farm

Landscape

A relatively large site on the southern edge of Werrington, comprising three fields generally enclosed by development except for the southern edge which is open. Vegetation is located on this boundary, however due to the sloping nature of the site it provides limited screening. Additional planting on the southern boundary should be

Werrington

WE003 Land adj Stonehouses Farm Ash Bank Road

considered to reduce the visual prominence of the site and create a well-defined, settlement edge. In addition development within the site would be viewed in the context of the existing surrounding development. The site forms a gap in existing development and fits well within the existing settlement pattern.

Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include planting on the south-eastern and southern boundaries.

Heritage

There is one Grade II Listed Building within 400m. Due to the intervening buildings, there was no intervisibility between the site and the asset. Development would be highly unlikely to adversely affect the setting of the asset. The site lies within the HLC zone CWWHECZ 1 (Historic Environment Character Assessment 2010). Development in this area would unlikely adversely affect the HLC as a whole.

Site suitable for development in heritage terms.

Green Belt Review November 2015

(Appraised sites according to their contribution to Green Belt Purposes)

Check Sprawl: Contribution

Maintain Separation: Limited contribution

Prevent Encroachment: Limited contribution

Preserve Setting: Significant contribution

Overall Impact of development on Green Belt Purposes: Moderate

A substantial infill parcel between Ash Bank Road and HMYOI. The difficulty with this site is the long distance view from Ash Bank Road, through what is the one of the few remaining gaps in almost continuous sprawl along the A52 Development on the top third of the site would remove a significant gap entirely, and therefore retention of open space on this part of the site is recommended.

Recommendation: Consider for release (with caveat on development footprint)

Release under

Exceptional Circumstances should be accompanied by extension of the Village Boundary

Habitat Regulation Assessment Initial Findings Preferred Option 2016

No potential impact pathways identified

Minerals

MSA Silica sand SCC no comment

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

The proposed delivery of circa 85 dwellings is considered to have a significant positive effect, as is 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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban) and the site's proximity to historic assets is assessed as having a negative effect.

Options Consultation July 2015

Werrington **WE003 Land adjacent Stonehouses Farm Ash Bank Road**

Statutory bodies/stakeholders

Werrington PC – Object proximity to Young Offenders' Institute and encroachment into greenbelt.

SCC Highways: Access onto Ash Bank Road would difficult because of location of signalised junction and location of an existing access (Oakmount Road), Could 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

Council response –

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.

Werrington

WE003 Land adj Stonehouses Farm Ash Bank Road

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.

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.

Preferred Options Consultation April 2016

Statutory Bodies

Werrington

WE003 Land adjacent Stonehouses Farm Ash Bank Road

Historic England, Severn Trent, Natural England, United Utilities, Sport England, Staffordshire Wildlife Trust, Woodland Trust, Coal Authority, No site specific comments

SCC Highways: access off the west frontage closest to the lights would not be supported. It would be too close to the lights and likely cause problems at the traffic light controlled junction. Access at the eastern length of frontage may be acceptable if adequate visibility splays can be achieved. It should not form a crossroads with Oak Mount Road. Look at third party land to provide access. TA is required to look at the effect of traffic from the development on Ash Bank Road.

Environment Agency- No site specific comments Biodiversity – ecological appraisal needed. Evaluate the ecological features of interest and potential impacts upon them. Every effort should be made to re-naturalize watercourses, including de-culverting & easements to help promote blue and green corridors and networks. Impacts on water quality need to be assessed, particularly the cumulative impact to ensure the relevant WFD waterbodies do not deteriorate.

SCC Education In the rural area there may be a necessity for additional Primary and First school places in Brown Edge, Endon and Forsbrook due to limited capacity at schools in those areas. There is also likely to be pressure on Middle school places in the rural area and at Blythe Bridge, Endon and Moorside High Schools. As around 46% of the housing requirement for the rural area is proposed to be delivered through small sites provision it is not easy to predict which schools the children from those houses will seek to attend. This is more acute at Primary/First school level where the geographical area that school draws from is smaller than that of a Middle/High school that draw from a wider area. We will need to work through this with you in more detail to understand the potential infrastructure projects required and how they may be funded, which is covered in more detail below under the heading 'infrastructure provision'.

SCC LLFA No issues FRA required

Werrington Parish Council

- Concerned about traffic problems especially along Ash Bank Road, capacity of local infrastructure such as schools and doctors, protection of Green Belt from large scale housing development, prefer that the potential for infill sites should be explored together with additional sites (land off Whitmore Avenue and land off Radley Way) as an alternative to those put forward in the Preferred Options Document, disagree with some of the conclusions from the Green Belt Review. (Table included with their letter stating which sites they agree and disagree with).

Preferred Options Sites

Support – WE069, WE013, WE027

Object – WE053, WE052, WE003

Other sites supported (WE048, Field in Ash Bank Rd [close to Stoke boundary / Brookhouse Lane], Former Builders Yard in Winterfield Lane, Open Space off Whitmore Ave, Open land off Radley Way).

Public Response

Issues raised

- Impact on wildlife
- Loss of privacy

Werrington

WE003 Land adj Stonehouses Farm Ash Bank Road

- Access is dangerous
- Traffic busy road/junction
- Impact of prison on new housing
- Green belt site
- Green field site
- Land off Ash Bank Road this has not been considered approach to sites in the green belt is inconsistent
- Other infill sites at top of Hillside Road suggested but rejected
- Officers don't know the area
- Infrastructure insufficient capacity schools/drainage/sewage
- Lack of facilities in Werrington
- No jobs to support increased population
- Landscape impact SCC document describes the heritage values of the landscape as of high historical value, high aesthetic and high evidential value.
- Site has heritage value
- Flood risk
- Impact on cenotaph
- Impact on human rights – right to private family life
- SA said positive impact but would have negative impact site is inaccessible to facilities
- SA details negative impacts
- Loss of agricultural land
- Loss of views
- Residents have objected to this site in the previous consultation this has been ignored
- Alternative site bottom of Werrington road right hand side going down still within the moorland boundary
- Should build in Stoke or on brownfield land
- WE033 been dropped 3 houses have recently been built on it is a suitable site
- Loss of property value
- Build large new village towards Tean Blythe Bridge
- Werrington has had enough development
- Should be affordable housing for local residents
- Should be linear development/infill sites
- Out of character with open nature
- New residents could lead to increase in anti social behaviour rise in crime
- Loss of trees
- Build on land south of the housing estate on Chatsworth Drive
- Alternative sites suggested by PC and residents not considered
- Out of character with scale and pattern of settlement
- Inaccessible to jobs and services

Council response

- The Extended Phase 1 habitat Survey 2015 assessed the present and potential ecological value of the proposed site allocations ,the Local Wildlife Assessment (2017) assessed sites to establish their potential SBI/BAS status against Staffordshire Wildlife Trust criteria They found that the site had mostly low biodiversity value overall with the exception of the trees which may have the potential to support roosting bats and recommended that a bat survey was carried out
- 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

Werrington **WE003 Land adjacent Stonehouses Farm Ash Bank Road**

application is received and residents will have the opportunity to comment on the content of that application

- The Highway Authority has expressed concerns about site access which require consideration to determine whether a solution is possible
- Any development of this site would be required to submit a noise impact assessment to consider the effect of the YOI and any mitigation measures.
- The land in question is within the Green Belt. The NPPF states that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The Green Belt Review Study provides a strategic review of Green Belt purposes and a more detailed site-based assessment of land which could be considered for review. The review found that the overall impact of development on the site on Green Belt purposes moderate. It recommends considering site WE003 for release from the Green Belt in exceptional circumstances 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. In order to release a site from the Green Belt the Council must be able to demonstrate that exceptional circumstances exist. Consideration needs to be given to all the relevant evidence to determine the overall suitability of the site for release from the Green Belt.
- The Council has considered the alternative sites suggested in the responses to the previous consultation and where appropriate has included the additional sites in the proposed site allocations in the emerging Local Plan.
- A number of sites were dropped from the emerging Local Plan after the Site Options consultation. Not all sites were required to meet the Districts housing requirements. The site options assessments provided a summary of the key issues and responses. Responses to the comments received to the Site Options consultation in 2015 were reported to the Council Assembly on 13 April 2016 and are available on the Council's website.
- New development is the main way to deliver new or improved infrastructure/local facilities e.g. more residents may support more local facilities, shops and services. Some infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas.
- National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council to assess the impact proposed development on school capacity, what additional capacity is needed and how this can be delivered.
- An assessment of the District's employment land requirements was carried out in The Employment Land Requirement Study the draft Local Plan proposes employment allocations/policies to meet this need
- The Council has recently undertaken a Landscape, Local Green Space and Heritage Impact Study 2016 to form part of the evidence base to support the Local Plan and assess the potential landscape and heritage impacts of the development allocations. It found the site was suitable for development in heritage terms. It was of medium landscape sensitivity. It recognised the site forms a gap with the existing development and fits well within the existing settlement pattern. It recommended landscape mitigation on the south-eastern and southern boundaries

Werrington

WE003 Land adj Stonehouses Farm Ash Bank Road

- The Environment Agency has not identified any site specific issues. They recommend that the ecological value of watercourses is enhanced where possible and the impact on water quality is assessed. The Council has 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.
- Any development will need to take account of the Cenotaph and the policies in the Local Plan regarding heritage assets
- Loss of views is not a material planning consideration
- Resident's views have been sought as part of the consultations. The Council must balance this evidence against all the other evidence relating to this site and reach a decision on whether or not to include it as a development site in the Local Plan.
- There is not enough brownfield land or sites or infill sites in settlements to meet the District's proposed housing requirements so green field sites have been proposed. Prioritising brown field land over greenfield in all circumstances is not part of Government policy
- National planning guidance states that the Council should seek to meet the development needs of their area. Housing allocations are needed to ensure the Districts housing requirement is met.
- Loss of property value is not a material planning consideration
- Policies in the Local Plan will require an element of new housing provision to be affordable
- 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
- If the district council considered that a development they may adversely impact on local air quality then the applicant is required to undertake air quality assessments to identify these issues and develop options to mitigate these impacts.
- There is a policy in the Local Plan regarding the control of pollution, which includes noise.
- Any development of this would be required to submit a noise impact assessment to consider the effect of the YOI and any mitigation measures.
- The Green Belt Review recommended that site WE033 was not released from the Green Belt

Preferred Options Local Plan July 2017

Severn Trent: Sewage comments

Known network constraints – There are no flooding incidents on the flood register downstream of the development. WERRINGTON - CLOUGH LANE (Combined Sewer Overflow) is located 1km downstream from the development. There are no records of flooding in the area.

Assumed Connectivity – Assumed connection for the foul system can be made North (A52) where pipe diameter is 150mm. The topography for both sites will potentially require a pumped connection.

Surface Water Disposal – The storm system runs on the A52 above the site. The developer could potentially connect here, where pipe diameter is 300mm. The outfall is a watercourse approximately 800m away.

Werrington
WE003 Land adj Stonehouses Farm Ash Bank Road

Potential Impact on sewage infrastructure – Low (subject to hydraulic modelling)

Council Response

Comments noted.

Werrington Parish Council Support the proposal in the Local Plan to build 85 houses on land at and adjacent to the YOI.

Public Response: - 26 support 20 object 2 general

Main issues raised

Support

- Sites have good access to local amenities and will be less disruptive to the rest of Werrington.
- Development will not have an adverse effect on infrastructure.
- Contributes to housing targets.
- Does not significantly extend village boundary.
- Proximity of HMYOI not an issue.
- Development will cause less disruption than development elsewhere.
- WE003 and WE052 are not within close proximity to protected/conservation areas.
- Development of WE003 and WE052 will balance out housing distribution.
- Preferred housing allocations are easily accessible from main road.
- Preferred housing allocations do not significantly extend Village Boundary.
- WE003 and WE052 have access to water, gas and electricity.

Object

- Development will put pressure on local schools and GPs.
- Accessibility an issue, particularly if gained from Ash Bank Road.
- Development will have an adverse effect on traffic and road congestion. This will generate noise and air pollution.
- Ash bank road, in particular, is not adequate to support additional vehicles and lack of pavements will increase risk to pedestrians.
- Development site involves release of Green Belt.
- Alternative sites put forward by Parish Council and residents have not been taken into consideration. There are other, more suitable sites for development.
- Development will have a detrimental effect on landscape, including a reduction in openness and long distance views.
- Development will diminish biodiversity through removal of habitats.
- Development will increase flood risk.
- Development will remove Ash Bank Road as a strong boundary line.
- Development will remove Grade 4 ALC land.
- There are insufficient jobs available to support incoming population.
- Development could have an adverse impact on the historic landscape character.
- There are doubts as to whether a safe access can be achieved to WE052 due to constraints on the visibility that can be achieved for any access.

Werrington

WE003 Land adj Stonehouses Farm Ash Bank Road

- Building new houses either side of and immediately adjoining the HMYOI will lead to conflict between these different land uses and will create a poor environment for the new residents.
- Development will detract from visual amenity and open aspect.
- Allocation of sites is not justified with regard to reasonable alternatives.
- Residents of new developments are required to cross Ash Bank Road. As such, both sites should be considered unsatisfactory from a highway safety perspective.
- Concern that future development in Werrington will not be consulted on.
- An agent acting on behalf of a landowner stated that the allocation of WE003 and WE052 is inconsistent with national policy, in particular Paragraph 123 of the NPPF and Policy SD4 of the Local Plan. Building close to the HMYOI will lead to conflict between these different land uses and will create a poor environment for the new residents.
- Exceptional circumstances to release Green Belt at this site have not been demonstrated. Green Belt has been chosen over other non-Green Belt allocations.
- Concern that new builds will have an adverse effect on the aesthetics of the area, as well as increasing noise.
- Concern over traffic generated by development of WE003 and WE052.
- Other sites more suitable than WE003 and WE052.
- Preferred housing allocations are obtrusive.

General Comments:

- Infrastructure should be put in place before the building commences.
- Lack of soundness

Council Response

Issue	Response
Alternative sites not considered	The Council has considered the alternative sites suggested in the responses to the previous consultation and where appropriate has included the additional sites in the proposed site allocations in the emerging Local Plan.
Consultation process	Resident's views have been sought as part of the consultation. The Council must balance this evidence against all the other evidence relating to this site and reach a decision on whether or not to include it as a development site in the Local Plan.
Access/traffic issues	The site policy DSR 4 requires a traffic assessment to consider the effect of the development on Ashbank Road and the provision of an adequate site access.
Pollution	Policy S4 of the Local Plan seeks to protect people and the environment from pollution including noise. The site policy DSR 4 states any development of this site would be required to submit a noise impact assessment to consider the effect of the YOI and any mitigation measures.
Design and character	Any new development taking place will be subject to policies contained within the new Local Plan, which seek to protect the

Werrington
WE003 Land adj Stonehouses Farm Ash Bank Road

Issue	Response
	character of the area consideration will be given to the scale of development and its impact on the surrounding area.
Objection to site off Meigh Road Estate	The Local Plan does not propose a residential allocation adjacent to the Meigh Road Estate.
Lack of infrastructure	The site policy DSR4 references contributions towards infrastructure. New development is the main way to deliver new or improved infrastructure/local facilities e.g. more residents may support more local facilities, shops and services. Some infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council to assess the impact proposed development on school capacity, what additional capacity is needed and how this can be delivered.
Future development will not be consulted on	The Council will consult on all stages of the preparation of the Local Plan.
Scale of development	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 Local Plan.
Residential 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.
Flooding	The Environment Agency has not identified any site specific issues. They recommend that the ecological value of watercourses is enhanced where possible and the impact on water quality is assessed. The Council has 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 policy DSR 4 requires the submission of a site specific flood risk assessment.
Impact on the landscape	The Council has undertaken a Landscape, Local Green Space and Heritage Impact Study 2016 to form part of the evidence base to support the Local Plan and assess the potential landscape and heritage impacts of the development allocations. It found that site WE003 is of medium landscape sensitivity. It recognised it forms a gap with the existing development and fits well within the existing settlement pattern. It recommended landscape mitigation on the south-eastern and southern boundaries. Site WE052 has low visual

Werrington
WE003 Land adj Stonehouses Farm Ash Bank Road

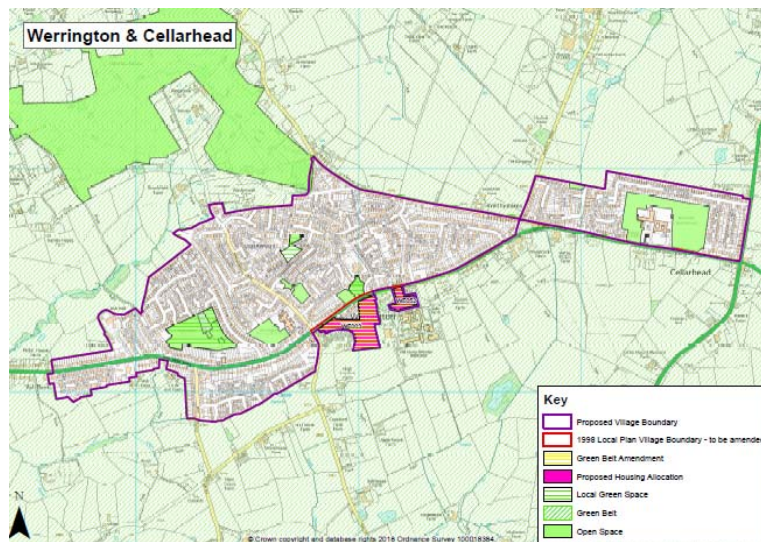
Issue	Response
	prominence and fits well within the settlement form, as it comprises a gap in development and is of low landscape sensitivity The Green Belt Review Study recommended that part of WE003 should stay as open space to preserve openness. The site policy DSR 4 requires a landscaping plan to address recommendations set out in the Landscape, Local Green Space and Heritage Impact Study and an area of WE003 remains open inline with the Green Belt Review Study.
Employment provision	An assessment of the District's employment land requirements was carried out in The Employment Land Requirement Study the Local Plan proposes employment allocations/policies to meet this
Proximity to HMYOI Noise impact	The site policy DSR 4 states any development of this site would be required to submit a noise impact assessment to consider the effect of the YOI and any mitigation measures.
Loss of Green Belt land	The land in question is within the Green Belt. The NPPF states that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The Green Belt Review Study provides a strategic review of Green Belt purposes and a more detailed site-based assessment of land which could be considered for review. It recommends considering sites WE003 and WE052 for release from the Green Belt in exceptional circumstances. In this case it is considered there are exceptional circumstances that warrant releasing this site from the Green Belt. Werrington is defined as a larger village in the Core Strategy and has a number of facilities and services and is considered to be a sustainable location to support some growth. The Green Belt is tightly drawn around Werrington and there is limited capacity in the settlement for further growth without releasing Green Belt land.
Impact on wildlife	Policy DSR 4 requires an ecological survey and management plan in line with the surveys and actions recommended by the Council's Extended Phase 1 Habitat Survey and Local Wildlife Assessment (2017).
Human rights	The local plan process is being followed is in accordance with the national planning policy
Heritage impact	The Landscape, Local Green Space and Heritage Impact Study found that the sites were suitable for development in heritage terms.
More houses could be built on site	The site policy DSR 4 specifies that the site is allocated for approximately 50 dwellings.
Ownership	The site is owned by the Ministry of Justice.
Alternative sites available Infill sites	Site allocations are required to meet the District's proposed housing requirement. There is not enough brownfield land or infill sites to meet the District's proposed housing requirements so the Local Plan proposes site allocations.
Duty to Cooperate	The Council has a Duty to Cooperate with neighbouring local authorities and has been liaising with relevant local authorities including Stoke on Trent Council
Development approach	The distribution of housing is in accord with the policy SS2 Settlement Hierarchy and policy SS3 Future Provision and

Werrington
WE003 Land adjacent to Stonehouses Farm Ash Bank Road

Issue	Response
Housing distribution	Distribution of Development which reflect the development approach of the Local Plan which focuses development in the three market towns of Leek, Biddulph and Cheadle and the larger villages.
Range and type of housing	Policy H1 seeks to ensure an appropriate range and type of housing is provided to meet the needs of the population including the elderly having regard to the Strategic Housing Market Assessment and other relevant factors.

Local Plan Publication (Submission Version February 2018)

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.



Werrington

WE052 Land to north of HM Young Offenders Institute Ash Bank Road

Local Plan Process

- Site suggestion from the SHLAA
- Included in the options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Included in the Preferred Options Local Plan 2017
- Included in the Submission Version Local Plan February 2018

Current Position

Site taken forward into Submission Version Local Plan:

- See key issues below.

Key Issues

- The site is in the Green Belt the Green Belt Review considers the site is suitable for release (with a caveat on development footprint) the NPPF states sites should only be released if there are exceptional circumstances, in this case it is considered there are exceptional circumstances.
- The Council needs to meet the development needs of the area. Housing allocations are needed to ensure the Districts housing requirement is met.
- The Green Belt is tightly drawn around Werrington and there is limited capacity in the settlement for further growth.
- Werrington is defined as a larger village in policy SS2 Settlement Hierarchy; it has a number of facilities and services and is considered to be a sustainable location to support some growth.
- The site is in public ownership. Homes England are seeking to ensure the development of sites WE003 & WE052
- Landscape, Local Green Space and Heritage Impact Study August 2016 identified that the site is of low landscape sensitivity and is suitable for development in heritage terms.
- Access to the site needs to be clarified.
- Proximity to YOI may require noise impact assessment

Site Information

Greenfield/ brownfield	Built up area boundary/ countryside	Est. housing capacity	Area (ha)	Density per hectare	Ownership status	Site details
Greenfield	Green Belt	25	0.91	27	Land available	<ul style="list-style-type: none"> • Field • Is a gap in the built frontage • Adjacent to Young Offenders Institute • Public right of way adjacent to eastern boundary • One Grade II listed building

Werrington

WE052 Land to north of HM Young Offenders Institute Ash Bank Road

						within 400m
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Evidence base

Local Plan and Site Allocations Viability Study (May 2018)

The allocation in Werrington is located in a Zone 3 value area however part of the site is potentially less attractive given its position close to a Young Offenders Institute. The viability assessment shows that the development is viable based on 33% affordable housing provision with a surplus of £17 per sq.m. The total cost of education contributions and M4 (2) is £25 per sq.m, hence accounting for these requirements would create a small deficit of £8 per sq.m. This is less than 0.5% of GDV and indicates that although the result is marginal the development could still potentially support this level of planning contribution.

Local Plan Housing Trajectory (June 2018)

The site is in the housing trajectory to begin by 2021/22 and complete by 2023/24.

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. The site habitats are considered to be of nature conservation value at site level only and are not eligible for possible SBI/ BAS status. However, the five trees on site have the potential to support bats and as such, require further assessment.

The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status:

- Assessment of the five trees for their potential to support roosting bats

Extended Phase 1 Habitat Survey 2015 (FID 11)

The site is directly adjacent to a domestic housing estate and species poor grasslands, and has poor connectivity to more bio diverse habitats. However, the site is deemed as having district ecological importance in terms of its loss within the wider countryside due to having 5 trees that have potential to support roosting bats. The following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- A bat survey regime to ascertain whether bats roost in the trees
- Vegetation removal at the appropriate time of year

Landscape & Settlement Character Assessment 2008

Not within important landscape setting to the settlement.

Landscape, Local Green Space and Heritage Impact Study August 2016

Werrington House Farm

Landscape

Single field within the south of the settlement enclosed by a thick hedgerow on the eastern boundary, and development on the remaining sides including HM Youth Offenders to the south. Therefore the site has low visual prominence and fits well within the settlement form, as it comprises a gap in development.

Site is of low landscape sensitivity.

Heritage

There is one Grade II Listed Building within 400m. Due to the intervening buildings, there was no intervisibility between the site and the asset. Development would be

Werrington

WE052 Land to north of HM Young Offenders Institute Ash Bank Road

highly unlikely to adversely affect the setting of the asset. The site lies within the HLC zone CWWHECZ 2 (Historic Environment Character Assessment 2010). Development in this area would unlikely adversely affect the HLC as a whole.

Site suitable for development in heritage terms.

Green Belt Review November 2015

(Appraised sites according to their contribution to Green Belt Purposes)

Check Sprawl: Contribution

Maintain Separation: Limited contribution

Prevent Encroachment: Limited contribution

Preserve Setting: Contribution

Overall Impact of development on Green Belt Purposes: Limited

A site immediately adjacent to the Ash Bank Road which are 'remnant' spaces which have escaped the wider expansion of the settlement, including linear sprawl from Werrington into the Stoke conurbation. Long-distance views are severely compromised by the HMYOI immediately to the south of the site.

Recommendation: Consider for release under Exceptional Circumstances should be accompanied by extension of the village boundary.

Habitat Regulation Assessment Initial Findings Preferred Option 2016

No potential impact pathways identified

Minerals

MSA Silica sand SCC no comment

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, as is 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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban).

Options Consultation July 2015

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.

Additional comments. Would need to check visibility can be achieved

Developer/Agent/ Owner – Land available.

Public response 11 comments – 8 support and 3 objections.

Issues raised:

Objections

Werrington

WE052 Land to north of HM Young Offenders Institute Ash Bank Road

- 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

Council response –

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.

Preferred Options Consultation April 2016

Historic England, Severn Trent, Natural England, United Utilities, Sport England, Staffordshire Wildlife Trust, Woodland Trust, Coal Authority, No site specific comments

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.
Would need to check visibility can be achieved

Environment Agency- No site specific comments Biodiversity – ecological appraisal needed. Evaluate the ecological features of interest and potential impacts upon them. Every effort should be made to re-naturalize watercourses, including de-culverting & easements to help promote blue and green corridors and networks. Impacts on water quality need to be assessed, particularly the cumulative impact to ensure the relevant WFD waterbodies do not deteriorate.

Werrington

WE052 Land to north of HM Young Offenders Institute Ash Bank Road

SCC Education In the rural area there may be a necessity for additional Primary and First school places in Brown Edge, Endon and Forsbrook due to limited capacity at schools in those areas. There is also likely to be pressure on Middle school places in the rural area and at Blythe Bridge, Endon and Moorside High Schools. As around 46% of the housing requirement for the rural area is proposed to be delivered through small sites provision it is not easy to predict which schools the children from those houses will seek to attend. This is more acute at Primary/First school level where the geographical area that school draws from is smaller than that of a Middle/High school that draw from a wider area. We will need to work through this with you in more detail to understand the potential infrastructure projects required and how they may be funded, which is covered in more detail below under the heading 'infrastructure provision'.

SCC LLFA No issues FRA required

Werrington Parish Council

- Concerned about traffic problems especially along Ash Bank Road, capacity of local infrastructure such as schools and doctors, protection of Green Belt from large scale housing development, prefer that the potential for infill sites should be explored together with additional sites (land off Whitmore Avenue and land off Radley Way) as an alternative to those put forward in the Preferred Options Document, disagree with some of the conclusions from the Green Belt Review. (Table included with their letter stating which sites they agree and disagree with).

Preferred Options Sites

Support – WE069, WE013, WE027

Object – WE053, WE052, WE003

Other sites supported (WE048, Field in Ash Bank Rd [close to Stoke boundary / Brookhouse Lane], Former Builders Yard in Winterfield Lane, Open Space off Whitmore Ave, Open land off Radley Way).

Public Response

Issues raised

- Impact on war memorial
- Extra traffic will make it dangerous for children walking to school
- Impact on wildlife
- Disturbance to residents during construction
- Loss of privacy
- Loss of property value
- Reduce gap between Werrington & Stoke
- Could lead to further development
- Traffic/congestion already an issue on A52- A52 A53 are at capacity
- Dangerous for school children walking on narrow footpath
- Need speed reduction measures
- Will increase traffic
- Green Belt site
- If Young Offenders Institute closes a large site will become available
- Lack of infrastructure
- Do not want more shops takeaways which will lead to an urban environment
- Build new village towards Tean/Bythe Bridge with easy access from A50 to surrounding areas

Werrington

WE052 Land to north of HM Young Offenders Institute Ash Bank Road

- Lack of facilities and infrastructure - school capacity doctors shops
- Drains inadequate
- Flooding an issue
- Development should be spread through the village not concentrated at the top.
Could be linear development inline with existing housing on Ashbank Road and by Winterfield Lane & Clough Lane
- Reduce open space in Werrington and effect quality of life
- By filling the gaps will lose the village feel
- Noise disturbance from theYOI
- Noise/pollution from traffic
- Look again at previous sites identified

Council Response

- The Highway Authority has expressed concerns about site access which require consideration to determine whether a solution is possible.
- The land in question is within the Green Belt. The NPPF states that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The Green Belt Review Study provides a strategic review of Green Belt purposes and a more detailed site-based assessment of land which could be considered for review. The review found that the overall impact of development on the site on Green Belt purposes was limited and considered the site could be considered for release under exceptional circumstances. In order to release a site from the Green Belt the Council must be able to demonstrate that exceptional circumstances exist. Consideration needs to be given to all the relevant evidence to determine the overall suitability of the site for release from the Green Belt.
- The Extended Phase 1 habitat Survey 2015 assessed the present and potential ecological value of the proposed site allocations ,the Local Wildlife Assessment (2017) assessed sites to establish their potential SBI/BAS status against Staffordshire Wildlife Trust criteria They found that the site had mostly low biodiversity value overall with the exception of the trees which may have the potential to support roosting bats and recommended that a bat survey was carried out
- There is not enough brownfield land or sites or infill sites in settlements to meet the District's proposed housing requirements so green field sites have been proposed.
- The Local Plan will provide certainty for local communities and developers through policies guiding the overall level and location of development. Planning applications must be determined in accordance with the Local Plan unless material considerations indicate otherwise.
- New development is the main way to deliver new or improved infrastructure/local facilities e.g. more residents may support more local facilities, shops and services. Some infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas.
- National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council to assess the impact proposed development on school capacity, what additional capacity is needed and how this can be delivered.

Werrington

WE052 Land to north of HM Young Offenders Institute Ash Bank Road

- The Local Plan contains policies regarding heritage assets and the impact on any development on the war memorial will be taken into consideration.
- The Environment Agency has not identified any site specific issues. They recommend that the ecological value of watercourses is enhanced where possible and the impact on water quality is assessed. The Council has 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.
- Any new development taking place will be subject to policies contained within the new Local Plan, which seek to protect the character of the area
- Policies in the Local Plan will require an element of new housing provision to be affordable
- If the district council considered that a development they may adversely impact on local air quality then the applicant is required to undertake air quality assessments to identify these issues and develop options to mitigate these impacts.
- There is a policy in the Local Plan regarding the control of pollution
- Any development of this would be required to submit a noise impact assessment to consider the effect of the YOI and any mitigation measures.
- A number of sites were dropped from the emerging Local Plan after the Site Options consultation. Not all sites were required to meet the Districts housing requirements. The site options assessments provided a summary of the key issues and responses. Responses to the comments received to the Site Options consultation in 2015 were reported to the Council Assembly on 13 April 2016 and are available on the Council's website.

Preferred Options Local Plan July 2017

Severn Trent: Sewage comments

Known network constraints – There are no flooding incidents on the flood register downstream of the development. WERRINGTON - CLOUGH LANE (Combined Sewer Overflow) is located 1km downstream from the development. There are no records of flooding in the area.

Assumed Connectivity – Assumed connection for the foul system can be made North (A52) where pipe diameter is 150mm. The topography for both sites will potentially require a pumped connection.

Surface Water Disposal – The storm system runs on the A52 above the site. The developer could potentially connect here, where pipe diameter is 300mm. The outfall is a watercourse approximately 800m away.

Potential Impact on sewage infrastructure – Low (subject to hydraulic modelling)

Council Response

Comments noted.

Werrington Parish Council Support the proposal in the Local Plan to build 85 houses on land at and adjacent to the YOI.

Public Response: - 26 support 20 object 2 general

Werrington

WE052 Land to north of HM Young Offenders Institute Ash Bank Road

Main issues raised

Support

- Sites have good access to local amenities and will be less disruptive to the rest of Werrington.
- Development will not have an adverse effect on infrastructure.
- Contributes to housing targets.
- Does not significantly extend village boundary.
- Proximity of HMYOI not an issue.
- Development will cause less disruption than development elsewhere.
- WE003 and WE052 are not within close proximity to protected/conservation areas.
- Development of WE003 and WE052 will balance out housing distribution.
- Preferred housing allocations are easily accessible from main road.
- Preferred housing allocations do not significantly extend Village Boundary.
- WE003 and WE052 have access to water, gas and electricity.

Object

- Development will put pressure on local schools and GPs.
- Accessibility an issue, particularly if gained from Ash Bank Road.
- Development will have an adverse effect on traffic and road congestion. This will generate noise and air pollution.
- Ash bank road, in particular, is not adequate to support additional vehicles and lack of pavements will increase risk to pedestrians.
- Development site involves release of Green Belt.
- Alternative sites put forward by Parish Council and residents have not been taken into consideration. There are other, more suitable sites for development.
- Development will have a detrimental effect on landscape, including a reduction in openness and long distance views.
- Development will diminish biodiversity through removal of habitats.
- Development will increase flood risk.
- Development will remove Ash Bank Road as a strong boundary line.
- Development will remove Grade 4 ALC land.
- There are insufficient jobs available to support incoming population.
- Development could have an adverse impact on the historic landscape character.
- There are doubts as to whether a safe access can be achieved to WE052 due to constraints on the visibility that can be achieved for any access.
- Building new houses either side of and immediately adjoining the HMYOI will lead to conflict between these different land uses and will create a poor environment for the new residents.
- Development will detract from visual amenity and open aspect.
- Allocation of sites is not justified with regard to reasonable alternatives.
- Residents of new developments are required to cross Ash Bank Road. As such, both sites should be considered unsatisfactory from a highway safety perspective.
- Concern that future development in Werrington will not be consulted on.
- An agent acting on behalf of a landowner stated that the allocation of WE003 and WE052 is inconsistent with national policy, in particular Paragraph 123 of the NPPF and Policy SD4 of the Local Plan. Building close to the HMYOI will

Werrington

WE052 Land to north of HM Young Offenders Institute Ash Bank Road

lead to conflict between these different land uses and will create a poor environment for the new residents.

- Exceptional circumstances to release Green Belt at this site have not been demonstrated. Green Belt has been chosen over other non-Green Belt allocations.
- Concern that new builds will have an adverse effect on the aesthetics of the area, as well as increasing noise.
- Concern over traffic generated by development of WE003 and WE052.
- Other sites more suitable than WE003 and WE052.
- Preferred housing allocations are obtrusive.

General Comments:

- Infrastructure should be put in place before the building commences.
- Lack of soundness

Council Response

Issue	Response
Alternative sites not considered	The Council has considered the alternative sites suggested in the responses to the previous consultation and where appropriate has included the additional sites in the proposed site allocations in the emerging Local Plan.
Consultation process	Resident's views have been sought as part of the consultation. The Council must balance this evidence against all the other evidence relating to this site and reach a decision on whether or not to include it as a development site in the Local Plan.
Access/traffic issues	The site policy DSR 4 requires a traffic assessment to consider the effect of the development on Ashbank Road and the provision of an adequate site access.
Pollution	Policy S4 of the Local Plan seeks to protect people and the environment from pollution including noise. The site policy DSR 4 states any development of this site would be required to submit a noise impact assessment to consider the effect of the YOI and any mitigation measures.
Design and character	Any new development taking place will be subject to policies contained within the new Local Plan, which seek to protect the character of the area consideration will be given to the scale of development and its impact on the surrounding area.
Objection to site off Meigh Road Estate	The Local Plan does not propose a residential allocation adjacent to the Meigh Road Estate.
Lack of infrastructure	The site policy DSR4 references contributions towards infrastructure. New development is the main way to deliver new or improved infrastructure/local facilities e.g. more residents may support more local facilities, shops and services. Some 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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WE052 Land to north of HM Young Offenders Institute Ash Bank Road

Issue	Response
	National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council to assess the impact proposed development on school capacity, what additional capacity is needed and how this can be delivered.
Future development will not be consulted on	The Council will consult on all stages of the preparation of the Local Plan.
Scale of development	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 Local Plan.
Residential 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.
Flooding	The Environment Agency has not identified any site specific issues. They recommend that the ecological value of watercourses is enhanced where possible and the impact on water quality is assessed. The Council has 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 policy DSR 4 requires the submission of a site specific flood risk assessment.
Impact on the landscape	The Council has undertaken a Landscape, Local Green Space and Heritage Impact Study 2016 to form part of the evidence base to support the Local Plan and assess the potential landscape and heritage impacts of the development allocations. It found that site WE003 is of medium landscape sensitivity. It recognised it forms a gap with the existing development and fits well within the existing settlement pattern. It recommended landscape mitigation on the south-eastern and southern boundaries. Site WE052 has low visual prominence and fits well within the settlement form, as it comprises a gap in development and is of low landscape sensitivity. The Green Belt Review Study recommended that part of WE003 should stay as open space to preserve openness. The site policy DSR 4 requires a landscaping plan to address recommendations set out in the Landscape, Local Green Space and Heritage Impact Study and an area of WE003 remains open inline with the Green Belt Review Study.
Employment provision	An assessment of the District's employment land requirements was carried out in The Employment Land Requirement Study the Local Plan proposes employment allocations/policies to meet this

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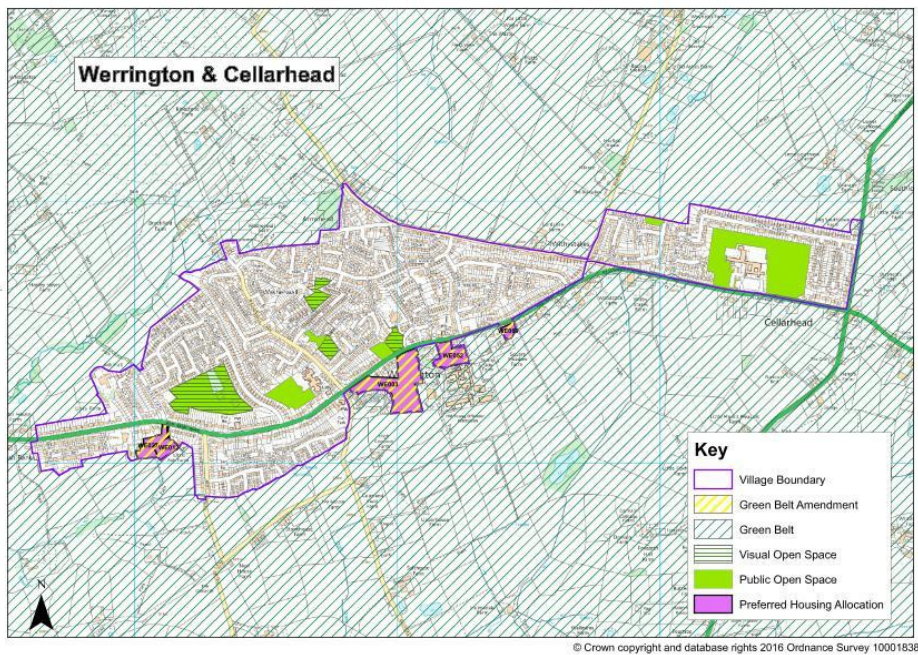
Issue	Response
Proximity to HMYOI Noise impact	The site policy DSR 4 states any development of this site would be required to submit a noise impact assessment to consider the effect of the YOI and any mitigation measures.
Loss of Green Belt land	The land in question is within the Green Belt. The NPPF states that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The Green Belt Review Study provides a strategic review of Green Belt purposes and a more detailed site-based assessment of land which could be considered for review. It recommends considering sites WE003 and WE052 for release from the Green Belt in exceptional circumstances. In this case it is considered there are exceptional circumstances that warrant releasing this site from the Green Belt. Werrington is defined as a larger village in the Core Strategy and has a number of facilities and services and is considered to be a sustainable location to support some growth. The Green Belt is tightly drawn around Werrington and there is limited capacity in the settlement for further growth without releasing Green Belt land.
Impact on wildlife	Policy DSR 4 requires an ecological survey and management plan in line with the surveys and actions recommended by the Council's Extended Phase 1 Habitat Survey and Local Wildlife Assessment (2017).
Human rights	The local plan process is being followed is in accordance with the national planning policy
Heritage impact	The Landscape, Local Green Space and Heritage Impact Study found that the sites were suitable for development in heritage terms.
More houses could be built on site	The site policy DSR 4 specifies that the site is allocated for approximately 50 dwellings.
Ownership	The site is owned by the Ministry of Justice.
Alternative sites available Infill sites	Site allocations are required to meet the District's proposed housing requirement. There is not enough brownfield land or infill sites to meet the District's proposed housing requirements so the Local Plan proposes site allocations.
Duty to Cooperate	The Council has a Duty to Cooperate with neighbouring local authorities and has been liaising with relevant local authorities including Stoke on Trent Council
Development approach Housing distribution	The distribution of housing is in accord with the policy SS2 Settlement Hierarchy and policy SS3 Future Provision and Distribution of Development which reflect the development approach of the Local Plan which focuses development in the three market owns of Leek, Biddulph and Cheadle and the larger villages.
Range and type of housing	Policy H1 seeks to ensure an appropriate range and type of housing is provided to meet the needs of the population including the elderly having regard to the Strategic Housing Market Assessment and other relevant factors.

Local Plan Publication (Submission Version February 2018)

Werrington

WE052 Land to north of HM Young Offenders Institute Ash Bank Road

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.



The Omission Sites



10 The Omission Sites

10.1 Site proformas have been prepared for the following omission sites;

- Land between Town Head & Back Lane Alton
- BM013 Biddulph Moor
- BB027/BB028 Blythe Bridge
- BB42/BB43 Blythe Bridge
- BB045/BB064 and adjoining fields Blythe Bridge
- BE032 Brown Edge
- BE037 Brown Edge
- BE041 Brown Edge
- CD002/CD003 Cheddleton
- CD017 Cheddleton
- EN030 Endon
- Off Wallfield Close Upper Tean
- WE042/WE043 Werrington
- WE013 Werrington
- WE027 Werrington

10.2 There is no proforma for the land adjacent to Uttoxeter Road Blythe Bridge as the exact site is unclear and there are no details to support its deliverability.

Land between Town Head & Back Lane Alton

Alton

Land between Town Head and Back Lane Alton

Local Plan Process

- Site suggestion by resident

Key Issues

- Small site adjacent to the settlement boundary and Conservation Area
- Potential impact on heritage assets.

Site Information

Greenfield/ brownfield	Built up area boundary/country side	Est. housin g capacit y	Area (ha)	Ownersh p status	Site details
Greenfield	Countryside	4	0.2	Unknown	<ul style="list-style-type: none"> • Small site adjacent to the settlement boundary • Within the Conservation area • Grassland and small pond

Evidence Base

Landscape & Settlement Character Assessment 2008

Site is not within important landscape setting to settlement.

Sustainability Appraisal Submission Version June 2018

This is a small site, however the proposed delivery of circa 4 dwellings is considered to have a positive effect. Similarly, the site's proximity to health care services and facilities is likely to have a positive effect. However, the site is relatively inaccessible to areas of existing employment which is likely to have a significant negative effect. Further negative effects are predicted to result from the site's proximity to natural and historic assets, as well as potential impacts on landscape character and the availability of non renewable resources.

Submission Version February 2018

Site suggested as a residential site.

Council Response

- The site suggested is adjacent to the settlement boundary and in the Conservation Area, there are potential heritage constraints. Policies SS 8, SS 9 and H1 allow for residential development in defined circumstances in the larger villages.

Alton

Land between Town Head and Back Lane Alton



BM013

Biddulph Moor

BM013 Land between Hot Lane & Rudyard Road

Local Plan Process

- Site from the SHLAA
- Included in the options consultation July 2015
- Included in the Preferred Options consultation April 2016 (reduced size)
- Not included in Preferred Options Local Plan July 2017
- Not included in Submission Version Local Plan (February 2018)

Current Position

Site taken not forward into Submission Version Local Plan:

- The site is in the Green Belt the NPPF states sites should only be released if there are exceptional circumstances, in this case it is considered there are no exceptional circumstances.
- On planning balance the Council has concluded that the allocated sites are the most appropriate solution for the Rural Areas and minimise the release of green belt land.

Key Issues

- Green Belt site Green Belt Review considers it is acceptable for release. Exceptional circumstances would need to be demonstrated
- Potential landscape impact on part of the site fronting Hot Lane. Suitable in heritage terms
- Access to Parklands, Hot Lane is narrow would need to be widened
- SCC have identified potential flooding issues require early engagement
- Site has potential to support to provide a habitat for amphibians and reptiles

Site Information

Greenfield/ brownfield	Built up area boundary/country side	Est. housing capacity	Area (ha)	Ownership status	Site details
Greenfield	Green Belt	70	2.4	Owner promoting site	<ul style="list-style-type: none"> • Relatively flat grass field • Road frontage to Parklands • Right of way on edge of east and west of site • One Grade II Listed Building within 400m

Evidence Base

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site has medium ecological value in its potential to support protected species. The site habitats are considered to be of medium ecological value in its potential to support protected species. The site habitats are considered to be of

Biddulph Moor

BM013 Land between Hot Lane & Rudyard Road

nature conservation value at site level only. However, more information is required regarding the potential for great crested newts and reptiles

The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status:

- Survey of the pond for the habitat suitability for great crested newts.
- Possible great crested newt survey required.
- Reptile survey required.

Extended Phase 1 Habitat Survey 2015 (is part of FID 108)

The site has fairly low potential to support protected species as the habitats are fairly newly created and fairly poorly connected to other more biodiverse habitats. However, as a pond and potential supporting habitat for amphibians and reptiles is present the site has been deemed to have district ecological importance. The following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- Great crested newt survey
- Reptile survey
- Vegetation removal at the appropriate time of year

Landscape & Settlement Character Assessment (2008)

Not within important landscape setting to the settlement

Green Belt Review 2015

(Appraised sites according to their contribution to Green Belt Purposes)

Sites BM013 & BM029 from Site Options 2015

Check Sprawl: Contribution

Maintain Separation: Limited contribution

Prevent Encroachment: Contribution

Preserve Setting: Contribution

Overall Impact of development on Green Belt Purposes: Moderate

Together these sites would represent a significant extension of the village envelope and as such redefine the village edge against the Green Belt to the east. However, development can be contained to the east (the outer boundary being defined by substantial hedge and a footpath, and land beyond this is identified in the LCA as making a contribution to the setting of the settlement), and edge treatment would help to mitigate impact on openness in this location. Individually, BM029 would create an incoherent extension along Rudyard Road, with poor boundary definition to the north.

Recommendation: Consider for release First preference over BM014a & BM014b

Green Belt Study Additional Assessment 2016 site BM5 Land off Rudyard Road and Parklands this is part of site immediately opposite Parklands

Check Sprawl: Limited Contribution

Maintain Separation: Limited contribution

Prevent Encroachment: Limited Contribution

Preserve Setting: Limited Contribution

Overall Impact of development on Green Belt Purposes: *The site is largely bounded and development would be modest infill. The absence of a defined northwestern boundary could be problematic*

Biddulph Moor

BM013 Land between Hot Lane & Rudyard Road

Recommendation: Potential for release under Exceptional Circumstances reflecting the enclosed character of the site, although a northwestern boundary is absent. Extend village boundary to incorporate the site.

Landscape, Local Green Space and Heritage Impact Study August 2016.

Landscape

The site is located on the north-eastern edge of Biddulph Moor, between Hot Lane and Rudyard Road. The site is L-shaped with arbitrary boundaries, comprising sections of fields which enclose a residential property (51 Rudyard Road). Visual prominence of the site increases to the east, as the distance from the settlement edge increases. The site is open to the north, and long distance views are available from this direction. If the site was to be developed planting should be undertaken along this boundary in order to reduce the visual prominence of the development. The western edge of site is partially enclosed by adjacent vegetation and development, and has low visual prominence. Development of site should be considered in combination with the adjacent reserve site, as this would allow a clearly defined settlement edge to be created. Development within the boundaries of this site alone would adversely affect the existing well-defined settlement edge.

Western section of the site (Section A) is of low landscape sensitivity. Eastern section of site (Section B) is of medium landscape sensitivity. Site-specific landscape mitigation measures could include phased development (ensuring site is developed in combination with the adjacent reserve site) and additional advanced planting adjacent to Hot Lane.



Heritage

There is one Grade II building within the 400m buffer. There was no intervisibility between the site and asset due to the topography and intervening buildings. Development would be highly unlikely to cause adverse effects to the setting of the asset. The site is located within the HLC zone BBHECZ 12 (Historic Environment Character Assessment 2010). Development would be highly unlikely to cause adverse effects to the zone.

Site suitable for development in heritage terms.

Biddulph Moor

BM013 Land between Hot Lane & Rudyard Road

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial) is assessed as having a negative effect, as is the site's proximity to historic assets and the ecological value of the site.

Options Consultation July 2015

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 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

Biddulph Moor

BM013 Land between Hot Lane & Rudyard Road

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.

Council response –

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.

Biddulph Moor

BM013 Land between Hot Lane & Rudyard Road

- 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) 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 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.

Biddulph Moor

BM013 Land between Hot Lane & Rudyard Road

Preferred Options Consultation April 2016

Statutory Bodies

Historic England, Severn Trent, United Utilities, Sport England, Staffordshire Wildlife Trust, Woodland Trust, Coal Authority, No site specific comments

Environment Agency- No site specific comments Biodiversity – ecological appraisal needed. Evaluate the ecological features of interest and potential impacts upon them. Every effort should be made to re-naturalize watercourses, including de-culverting & easements to help promote blue and green corridors and networks. Impacts on water quality need to be assessed, particularly the cumulative impact to ensure the relevant WFD waterbodies do not deteriorate

SCC Transport- Access should be onto Rudyard Road as Hot Lane is very narrow in places. However consideration could be given with access onto Parklands with improvements.

SCC LLFA-Flooding hotspots. Known flooding problem with highway to north of site. Pond & watercourse on site. Recommend developer has early engagement with SCC

SCC Education In the rural area there may be a necessity for additional Primary and First school places in Brown Edge, Endon and Forsbrook due to limited capacity at schools in those areas. There is also likely to be pressure on Middle school places in the rural area and at Blythe Bridge, Endon and Moorside High Schools. As around 46% of the housing requirement for the rural area is proposed to be delivered through small sites provision it is not easy to predict which schools the children from those houses will seek to attend. This is more acute at Primary/First school level where the geographical area that school draws from is smaller than that of a Middle/High school that draw from a wider area. We will need to work through this with you in more detail to understand the potential infrastructure projects required and how they may be funded, which is covered in more detail below under the heading 'infrastructure provision'.

Biddulph Neighbourhood Plan Working Group- As has been previously stated the requirements for the village should be met by infill. This could be using the frontage only of designated sites where they adjoin the road. The village cannot take one large development.

Sites recommended for inclusion in the Local Plan:

BM013 (fronting Rudyard Road and Parklands) - Only use land fronting parklands and Rudyard Road. Housing only 1 deep (Needs further consultation), recommended for inclusion.

BM029 - This is linked with BM013 and as has been stated there should be no large development on Biddulph Moor, only build houses 1 deep fronting onto Rudyard Road, recommended for inclusion.

BM014a - Housing only built fronting New St, recommended for inclusion.

BM014b - Housing only built fronting Chapel Lane, recommended for inclusion.

Fronting Farmhouse Lane - Build on frontage from existing houses at top to bungalows at bottom 1 deep, recommended for inclusion.

Biddulph Moor

BM013 Land between Hot Lane & Rudyard Road

Fronting Woodhouse Lane (from Weathercock Farm) - Build on frontage 1 house deep only

New site needs investigation, recommended for inclusion.

Sites not recommended for inclusion in the Local Plan:

BM013 (whole site) - As has been stated there should be no large development on Biddulph Moor, not recommended for inclusion.

Public response :

Issues raised:

Support

- Support some infill along Hot Lane, Rudyard Road, New Street & Chapel Lane

Objections

- Object to building 45 houses between Rudyard Road & Hot Lane
- Road safety issues
- Would lose village status
- 45 is too many
- Inadequate bus service
- Hot Lane is unsuitable for housing is single track in one direction
- Traffic is a problem on Rudyard Road, an increase in traffic would make the situation worse
- Lack of infrastructure bus service inadequate, village school capacity
- Would prefer development on infill sites
- Site floods and surrounding properties prone to flooding development would exacerbate this
- Site should be retained as green belt

Council Response

- 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.
- The total number of houses proposed on all sites for the village is 45, BM13 would only comprise part of this
- New development is the main way to deliver new or improved infrastructure/local facilities e.g. more residents may support more local facilities, shops and services. Some infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas
- National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council to assess the impact proposed development on school capacity, what additional capacity is needed and how this can be delivered.
- Site allocations are required to meet the District's proposed housing requirement. There is not enough brownfield land or sites or infill sites in settlements to meet the District's proposed housing requirements so green field sites need to be

Biddulph Moor

BM013 Land between Hot Lane & Rudyard Road

included. Any new development taking place will be subject to design policies contained within the new Local Plan.

- 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). Two assessments of this site were carried out; both considered there was potential to consider the site for development as its contribution to green belt purposes were moderate. The first assessment in 2015 looked at the larger site from Site Options consultations and found it was first preference for release from the green belt over sites BM014a & BM014b, the second 2016 looked at the southern half of the site opposite Parklands it recommended there was potential for Green Belt release although it recognised that the absence of a northwestern boundary could be problematic
- The Environment Agency has not identified any site specific issues. They recommend that the ecological value of watercourses is enhanced where possible and the impact on water quality is assessed. The Council has 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.
- SCC Lead Local Flood Authority identifies potential flooding. Flooding hotspots. Known flooding problem with highway to north of site. Pond & watercourse on site. Recommend developer has early engagement with SCC
- 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. Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working (covered by Control of Pollution Acts) are not material planning considerations
- The land in question is in private ownership and the landowner is willing to develop the site for residential development
- Site BM013 also includes part of the land fronting Hot Lane

Preferred Options Local Plan July 2017

This site was not included as a Preferred Option by the Council in July 2017.

Developer/Agent/Owner

Land owner has objected to the non-inclusion of this site in the Local Plan through their agent.

Council Response

Part of the site was previously included in the Preferred Options Sites and Boundaries consultation 2016 but was not taken forward in the current Plan. The Local Plan seeks to allocate sites to help meet the District's housing requirement not all sites previously considered are needed to meet the housing requirement.

The site suggested is in the Green Belt. The Council needs to demonstrate exceptional to remove land from the Green Belt, in this case it is considered there are no exceptional circumstances.

Local Plan Publication (Submission Version February 2018)

Biddulph Moor

BM013 Land between Hot Lane & Rudyard Road

Site suggested as a residential site.

Council Response

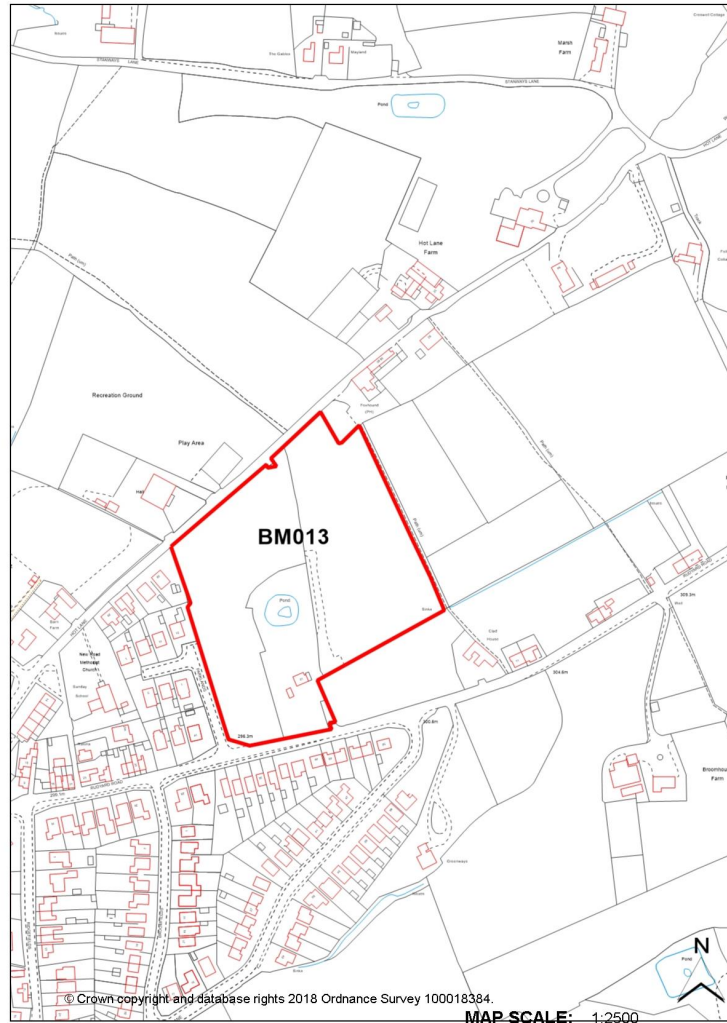
The site is in SHLAA site BM013, which is classed as a B site. It was included in the Site Options consultation 2015; a reduced area was included in the Preferred Options Sites and Boundaries consultation 2016. It was not carried forward to the Preferred Options consultation 2017.

The Local Plan allocates sites for residential development in order to meet the District's housing requirement. The distribution of development is detailed in policy SS3, development will be located in accordance with Spatial Strategy across the towns and Rural Areas. The distribution of development is broadly in line with the Core Strategy with minor adjustments to the Rural Areas and Cheadle, which reflects green belt constraints and the availability of suitable sites outside the green belt around Cheadle. The net housing requirement will be met from site allocations set out in policy H2 and windfall allowances for each area based on past trends set out in policy SS4. Policies SS 8, SS 9 and H1 allow for residential development in defined circumstances in the larger villages and modest growth on the smaller villages. Development should be of an appropriate scale for the Spatial Strategy and where applicable in accord with national green belt policy.

The Rural Areas is heavily constrained by the green belt. The Local Plan allocates six sites for residential development in the Rural Areas. In line with government policy the Local Plan only seeks to remove land from the green belt for residential development where exceptional circumstances exist. The NPPF states that once established Green Belt boundaries should only be altered in exceptional circumstances and the Housing White Paper Fixing our Broken Housing Market (February 2017) reiterates this commitment. It is considered there are no exceptional circumstances to justify the release of this site from the green belt.

Biddulph Moor

BM013 Land between Hot Lane & Rudyard Road



BB027/BB028

Blythe Bridge

Land by Caverswall Road BB027 BB028

Local Plan Process

- Site suggestion from the SHLAA
- Included in the Site Options consultation 2015
- Site not taken forward

Key Issues

- No exceptional circumstances to justify release from the green belt.
- Green belt site. Green Belt Review considered site would be an arbitrary extension into open countryside and considered the site was not suitable for release from the green belt.
- Access from Caverswall Road is unadopted and currently unsuitable for residential development
- Potential flooding issues
- Potential impact adjacent BAS

Site Information

Greenfield/ brownfield	Built up area boundary/country side	Est. housing capacity	Area (ha)	Ownership status	Site details
Greenfield	Green Belt	27	2.07	Owner promoting site	<ul style="list-style-type: none"> • Site comprises 2 SHLAA sites • Open grassed fields • Hedgerows along boundaries • Nature conservation area to the south Blythe Bridge Woods BAS • Adjoins River Blithe • Part of site in flood zone 2 and 3.

Evidence Base

Blythe Bridge

Land by Caverswall Road BB027 BB028

Landscape & Settlement Character Assessment 2008

Site is not within important landscape setting to settlement.

Green Belt Review November 2015

(Appraised sites according to their contribution to Green Belt Purposes)

Check Sprawl: Significant contribution

Maintain Separation: Limited contribution

Prevent Encroachment: Significant contribution

Preserve Setting: Limited contribution

Overall Impact of development on Green Belt Purposes: Moderate

Development would represent arbitrary extensions into open countryside to the west of Forsbrook, with no significant outer boundaries in this strategically sensitive location. That said, visibility is limited by the flat character of the land.

Recommendation: Not recommended for release

Sustainability Appraisal Submission Version June 2018

The proposed delivery of circa 27 dwellings is considered to have a significant positive effect, as is 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 partially within flood zone 2 and 3 which is likely to have a significant negative effect. Similarly, the site is adjacent to Blythe Bridge Woods BAS which would have a negative effect, as would the development of greenfield, urban ALC land.

Site Options Consultation July 2015

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.

Public response 53 comments - 49 objections and 4 support

Issues raised:

Objections

- Infrastructure – schools
- Traffic/transport – poor access narrow roads – Caverswall Road
- limited pavements
- Infrastructure – schools – impact on schools
- Impact on doctor's surgeries/healthcare
- Sewage and drainage poor

Blythe Bridge

Land by Caverswall Road BB027 BB028

- Landscape impact/loss of countryside
- Green belt site
- Contrary to green belt policy
- Use brownfield sites
- Impact on wildlife
- Loss of hedgerows
- Flooding
- Residential amenity
- Design of houses incompatible with existing houses
- Harm character of the area
- Will urbanise the village
- No need for houses

Support

- Infrastructure good schools
- Transport links good bus stops/train station/A50 close
- Access along Caverwall Road adequate
- Close to services/utilities
- River Blithe diverted so less chance of flooding.
- Character of area not affected. Close to existing new development
- Create investment in village and encourage healthier lifestyle.
- Good broadband so people can work from home.

Council Response to Site Options comments

- 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 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.

Blythe Bridge

Land by Caverswall Road BB027 BB028

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).
- 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.

Submission Version February 2018

Site suggested as a residential site.

Council Response

- Sites BB027 and BB028 were previously included the Site Option consultation 2015 but were not taken forward. The sites are within the green belt. The Green Belt Study Review provides a detailed site based assessment of land which could be considered for review and concluded that these sites were not suitable for release from the green belt.
- The Local Plan allocates sites for residential development in order to meet the District's housing requirement. The distribution of development is detailed in policy SS3, development will be located in accordance with Spatial Strategy across the towns and Rural Areas. The distribution of development is broadly in line with the Core Strategy

Blythe Bridge

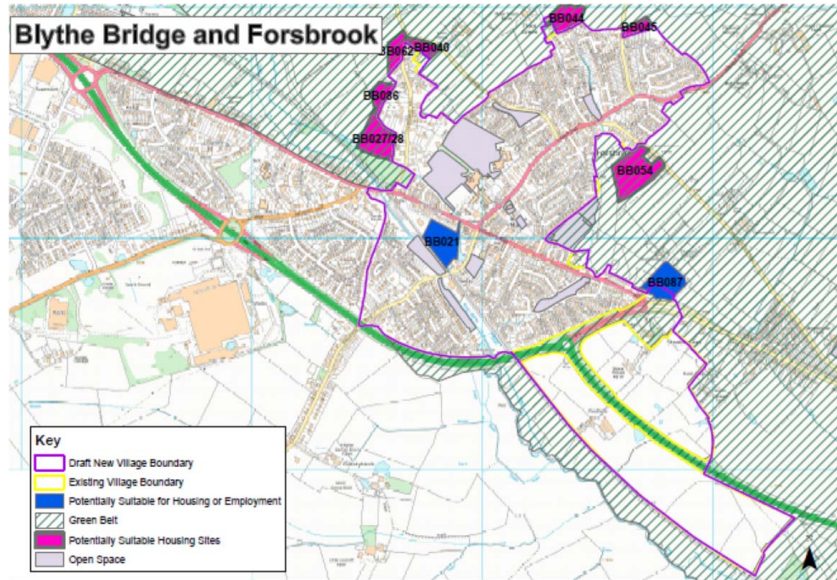
Land by Caverswall Road BB027 BB028

with minor adjustments to the Rural Areas and Cheadle, which reflects green belt constraints and the availability of suitable sites outside the green belt around Cheadle. The net housing requirement will be met from site allocations set out in policy H2 and windfall allowances for each area based on past trends set out in policy SS4. Policies SS 8, SS 9 and H1 allow for residential development in defined circumstances in the larger villages and modest growth on the smaller villages. Development should be of an appropriate scale for the Spatial Strategy and where applicable in accord with national green belt policy.

- The Rural Areas is heavily constrained by the green belt. The Local Plan allocates six sites for residential development in the Rural Areas, including the Blythe Vale site in Blythe Bridge. In line with government policy the Local Plan only seeks to remove land from the green belt for residential development where exceptional circumstances exist. The NPPF states that once established Green Belt boundaries should only be altered in exceptional circumstances and the Housing White Paper Fixing our Broken Housing Market (February 2017) reiterates this commitment. It is considered there are no exceptional circumstances to justify the release of this site from the green belt.
- The Highway Authority advised that the access road to the site was unadopted and would need to be improved. The Phase 1 Ecological Study highlighted there was a Biodiversity Alert Site (BAS) immediately to the south of the site and recommended the creation of a landscaped buffer between the site and BAS.
- The Environment Agency advises that the 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.

Blythe Bridge

Land by Caverswall Road BB027 BB028



Picture 10.1

BB42/BB43

Blythe Bridge

Land north east of Caverswall/Land to south west and rear of Chapel Street. Road BB042/BB043

Local Plan Process

- Site suggestion by landowner
- SHLAA C site
- Site not taken forward

Key Issues

- No exceptional circumstances to justify release from the green belt.
- Green Belt Review assessed the site within Parcel 10 considered site contributes to the purposes of the green belt. It supports the role of Green Belt immediately to the west in containing the growth of the conurbation and protecting the countryside from incremental urbanisation.
- In the Landscape & Settlement Character Assessment 2008 as a site within important landscape setting to settlement

Site Information

Greenfield/ brownfield	Built up area boundary/country side	Est. housing capacity	Area (ha)	Ownership status	Site details
Greenfield	Green belt	190	6.9	Owner promoting site	<ul style="list-style-type: none"> • Agricultural land/rough grassland • Some mature trees and hedgerows • Part of site raised above road level

Evidence Base

Landscape & Settlement Character Assessment 2008

Site is within important landscape setting to settlement.

Green Belt Review November 2015

Within Parcel S10

Check Sprawl: Contribution

Maintain Separation: Limited contribution

Prevent Encroachment: Contribution

Preserve Setting: Limited contribution

Assist Regeneration: Contribution

Overall: Contribution

Blythe Bridge

Land north east of Caverswall/Land to south west and rear of Chapel Street. Road BB042/BB043

Comments on overall strategic function: Supports the role of Green Belt immediately to the west in containing the growth of the conurbation and protecting the countryside from incremental urbanisation.

Sustainability Appraisal Submission Version June 2018

The proposed delivery of circa 190 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to public transport is likely to have a positive effect. However, the site is part of the important landscape setting to settlement which is likely to have a negative effect, as is the potential impact on heritage assets. Similarly, the development of greenfield, urban ALC land within Green Belt and the mineral safeguarding area for bedrock sand is assessed as having a negative effect, as is the potential ecological value of the site and the inaccessibility of areas of existing employment.

Submission Version February 2018

Site suggested as a residential site.

Council Response

- Both BB042 and BB043 are in the green belt and were classed as C sites in the SHLAA.
- They were not considered suitable for development. They were identified in the Landscape and Settlement Character Assessment (2008) as important to the landscape setting of Blythe Bridge. The Green Belt Study assessed the parcel of land to the north of Forsbrook (parcel S10) and found it made a contribution to the following green belt purposes: checking the unrestricted sprawl of large built-up areas, to assist in safeguarding the countryside from encroachment and to assist urban regeneration by encouraging the recycling of derelict/urban land.
- The Local Plan allocates sites for residential development in order to meet the District's housing requirement. The distribution of development is detailed in policy SS3, development will be located in accordance with Spatial Strategy across the towns and Rural Areas. The distribution of development is broadly in line with the Core Strategy with minor adjustments to the Rural Areas and Cheadle, which reflects green belt constraints and the availability of suitable sites outside the green belt around Cheadle. The net housing requirement will be met from site allocations set out in in policy H2 and windfall allowances for each area based on past trends set out in policy SS4. Policies SS 8, SS 9 and H1 allow for residential development in defined circumstances in the larger villages and modest growth on the smaller villages. Development should be of an appropriate scale for the Spatial Strategy and where applicable in accord with national green belt policy.
- The Rural Areas is heavily constrained by the green belt. The Local Plan allocates six sites for residential development in the Rural Areas, including the Blythe Vale site in Blythe Bridge. In line with government policy the Local Plan only seeks to remove land from the green belt for residential development where exceptional circumstances exist. The NPPF states that once established Green Belt boundaries should only be altered in exceptional circumstances and the Housing White Paper Fixing our Broken Housing

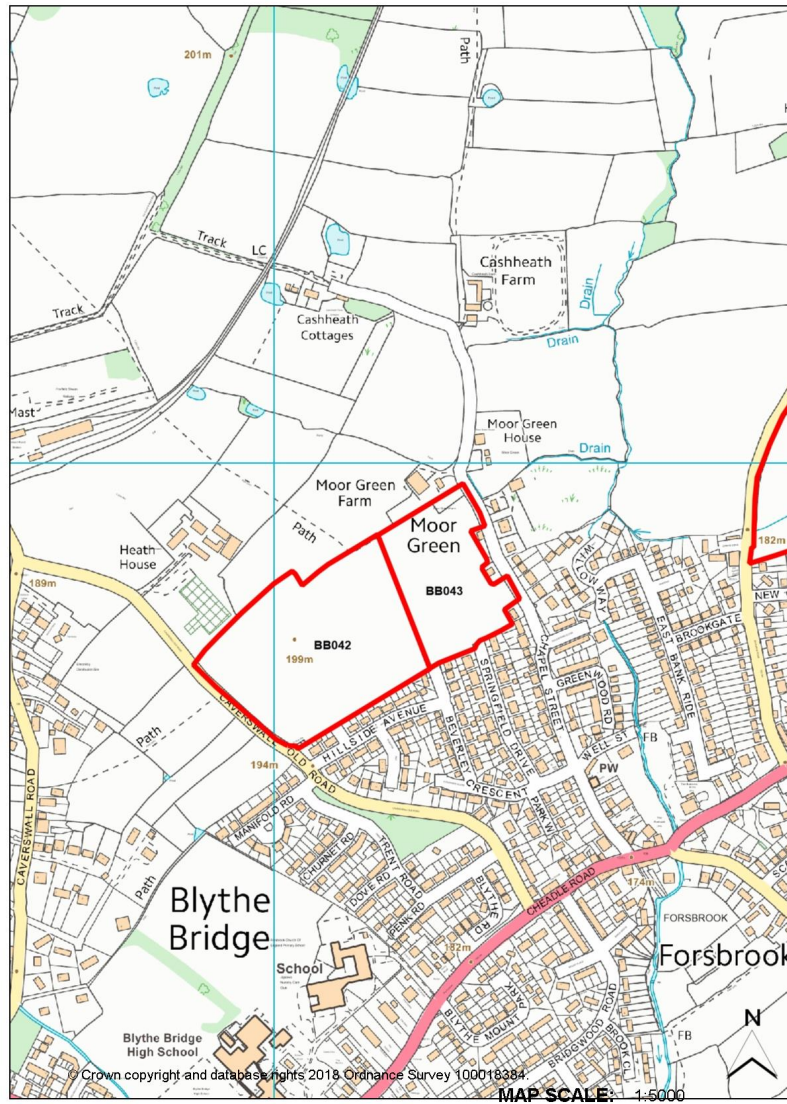
Blythe Bridge

**Land north east of Caverswall/Land to south west and rear of Chapel Street. Road
BB042/BB043**

Market (February 2017) reiterates this commitment. It is considered there are no exceptional circumstances to justify the release of this site from the green belt.

Blythe Bridge

Land north east of Caverswall/Land to south west and rear of Chapel Street. Road BB042/BB043



BB045/BB064 and adjoining fields Blythe Bridge

Blythe Bridge

Land between Portland Drive & Forsbrook Cemetery BB045 BB064 BB047 and adjoining fields

Local Plan Process

- Site suggestion by landowner
- Part of site BB045 included in Site Options 2015
- Site not taken forward

Key Issues

- No exceptional circumstances to justify release from the green belt.
- Green Belt Review considered SHLAA site BB45 was not suitable for release from the green belt. Site would be an encroachment into the countryside in a sensitive location, remainder of the site was in parcel S11 which contributed to the green belt. It supports the role of Green Belt immediately to the west in containing the growth of the conurbation and protecting the countryside from incremental urbanisation.
- In the Landscape & Settlement Character Assessment 2008 as a site within important landscape setting to settlement
- Large site not well related to built up area.
- Exact location of the omission is unclear, the written representation LPS68 seems to relate to SHLAA site BB47, map with LPS49 indicates SHLAA sites BB045 & BB064 and adjoining fields.

Site Information

Greenfield/ brownfield	Built up area boundary/country side	Est. housing capacity	Area (ha)	Ownership status	Site details
Greenfield	Green belt	585	19.5	Owner promoting site	<ul style="list-style-type: none"> • Large area of agricultural land & some rough grassland • Some hedgerows and mature trees, including a copse.

Evidence Base

Landscape & Settlement Character Assessment 2008

Site is within important landscape setting to settlement.

Green Belt Review November 2015

(Appraised sites according to their contribution to Green Belt Purposes)

Appraised BB045

Check Sprawl: Contribution

Blythe Bridge

**Land between Portland Drive & Forsbrook Cemetery
BB045 BB064 BB047 and adjoining fields**

Maintain Separation: Limited contribution

Prevent Encroachment: Limited contribution

Preserve Setting: Significant contribution

Overall Impact of development on Green Belt Purposes: Moderate

Despite being visually reasonably well-enclosed there is no significant northern boundary and development would encroach into open countryside in this sensitive location. The setting of settlement approached from Dilhorne Road would be compromised (notwithstanding development to the west and south). Identified in the LCA as making a contribution to the setting of the settlement.

Recommendation: Not recommended for release.

Remainder of the site was in Parcel S11

Check Sprawl: Contribution

Maintain Separation: Limited contribution

Prevent Encroachment: Contribution

Preserve Setting: Limited contribution

Assist Regeneration: Contribution

Overall: Contribution

Comments on overall strategic function: Supports the role of Green Belt immediately to the west in containing the growth of the conurbation and protecting the countryside from incremental urbanisation.

Sustainability Appraisal Submission Version June 2018 (appraised BB047)

The proposed delivery of circa 50 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 heritage assets is also likely to have a positive effect. However, the development of greenfield land, indicated on the predictive map of best and most versatile (BMV) agricultural land as within an area where 20 - 60% of the land is likely to be bmv is assessed as having a negative effect, as is the potential ecological value of the site. The site lies within the area considered to form an important landscape setting to the settlement and this is also likely to lead to negative effects.

Submission Version February 2018

Site suggested as a residential site.

Council Response

- The omission site includes two SHLAA sites and a number of adjoining fields. All the land is within the green belt.
- The SHLAA sites are BB045 a small area to the north of New Close Avenue and BB064 to the north of this.
- BB064 was classed as a C site in the SHLAA. It was considered unsuitable for development as it would significantly extend Blythe Bridge into open countryside and is not well related to the existing settlement form. It was also considered to have an impact on the landscape setting of the area.

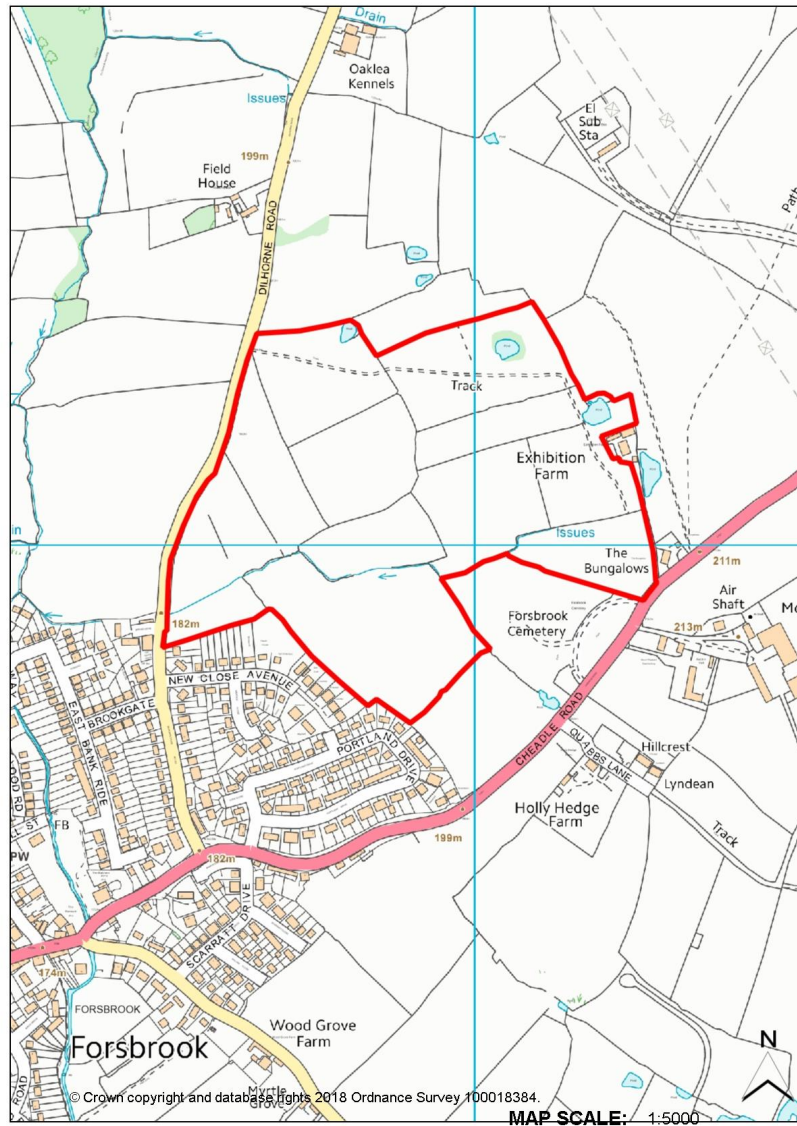
Blythe Bridge

Land between Portland Drive & Forsbrook Cemetery BB045 BB064 BB047 and adjoining fields

- BB045 was included in the Site Options consultation 2015 as a potential housing option site. It was not carried forward. The Green Belt review recommended the site was not suitable for release from the Green Belt. The Landscape & Settlement Character Assessment 2008 identified the site as being important to the setting of Blythe Bridge.
- This omission site is a large site located to the north east of Blythe Bridge all of which is in the green belt. The Landscape & Settlement Character Assessment 2008 identified the site as being important to the setting of Blyth Bridge.
- The Local Plan allocates sites for residential development in order to meet the District's housing requirement. The distribution of development is detailed in policy SS3, development will be located in accordance with Spatial Strategy across the towns and Rural Areas. The distribution of development is broadly in line with the Core Strategy with minor adjustments to the Rural Areas and Cheadle, which reflects green belt constraints and the availability of suitable sites outside the green belt around Cheadle. The net housing requirement will be met from site allocations set out in in policy H2 and windfall allowances for each area based on past trends set out in policy SS4. Policies SS 8, SS 9 and H1 allow for residential development in defined circumstances in the larger villages and modest growth on the smaller villages. Development should be of an appropriate scale for the Spatial Strategy and where applicable in accord with national green belt policy.
- The Rural Areas is heavily constrained by the green belt. The Local Plan allocates six sites for residential development in the Rural Areas, including the Blythe Vale site in Blythe Bridge. In line with government policy the Local Plan only seeks to remove land from the green belt for residential development where exceptional circumstances exist. The NPPF states that once established Green Belt boundaries should only be altered in exceptional circumstances and the Housing White Paper Fixing our Broken Housing Market (February 2017) reiterates this commitment. It is considered there are no exceptional circumstances to justify the release of this site from the green belt.

Blythe Bridge

Land between Portland Drive & Forsbrook Cemetery
BB045 BB064 BB047 and adjoining fields



BE032

Brown Edge

Land north of Breach Road BE032

Local Plan Process

- Site suggestion from the SHLAA
- Included in the Site Options consultation 2015
- Site not taken forward

Key Issues

- Green belt site. Green Belt Review considers it is acceptable for release. Exceptional circumstances would need to be demonstrated. Considered there no exceptional circumstances to justify release from the green belt.
- Landscape, Local Green Space and Heritage Impact Study found the site was of medium landscape sensitivity. Would need site specific landscape mitigation and should be developed in combination with adjoining site ADD06 (SHLAA site BE032a).
- The site has a culverted watercourse flowing beneath, would need to be renaturalised through redevelopment, potentially taking up space within the site, may be possible to divert the channel round the edge to create more developable space. There is uncertainty at this stage as to how this will affect the capacity and viability of the site
- Access would need improvements
- Omission site includes BE032 & BE032a. Were originally assessed separately in the SHLAA due to ownership issues.

Site Information

Greenfield/brownfield	Built up area boundary/country side	Est. housing capacity (includes BE032a)	Area (ha)	Ownership status	Site details
Greenfield	Green belt	53	2.07	Owner promoting site	<ul style="list-style-type: none"> • Grassland used for grazing • Trees and hedgerows • TPO on norther boundary • Stream on eastern boundary • Environment Agency state 2 non-main watercourses cross

Brown Edge

Land north of Breach Road BE032

					site
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Evidence Base

Landscape & Settlement Character Assessment 2008

Site is not within important landscape setting to settlement.

Landscape, Local Green Space and Heritage Impact Study August 2016

**Land north of Breach Farm (east)
(ADD06 is SHLAA site BE032a)**

Landscape

Site comprises the eastern section of a field on the south-eastern edge of Brown Edge, separated from the settlement edge by ADD06 and enclosed by a tree belt to the east which would partially screen views of development from the east. Additional planting could be undertaken in order to increase this screening, and create a well-defined vegetated edge to the settlement. As the site is separated from the settlement edge by ADD06 it should not be developed in isolation.

Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include phased development (ensuring site is developed in combination with ADD06).

Heritage

There is one Grade II Listed Building within the 400m buffer. The site is not considered to contribute to the setting of the asset. There was no intervisibility between the site and asset due to the topography of the landscape as well as vegetation screening. Whilst the HEA states that the HLC zone BEEHECZ 2 is sensitive, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010).

Site suitable for development in heritage terms

Green Belt Review November 2015

(Appraised sites according to their contribution to Green Belt Purposes)

Check Sprawl: Contribution

Maintain Separation: Limited contribution

Prevent Encroachment: Contribution

Preserve Setting: Significant contribution

Overall Impact of development on Green Belt Purposes: Moderate

This is a relatively prominent site on rising land on the immediate outskirts of the village. As such, development would represent an obvious extension of the footprint of the settlement. The boundaries of the site to the east and north are not substantial (being hedgerows) and would require strengthening. The land has not been identified as an important part of the landscape setting of the village.

Recommendation: Consider for release

Sustainability Appraisal Submission Version June 2018

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.

Brown Edge

Land north of Breach Road BE032

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 is the site's proximity to historic assets.

Site Options Consultation July 2015

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.

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

Council Response

- 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.

Brown Edge

Land north of Breach Road BE032

- 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.
- 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

Submission Version February 2018

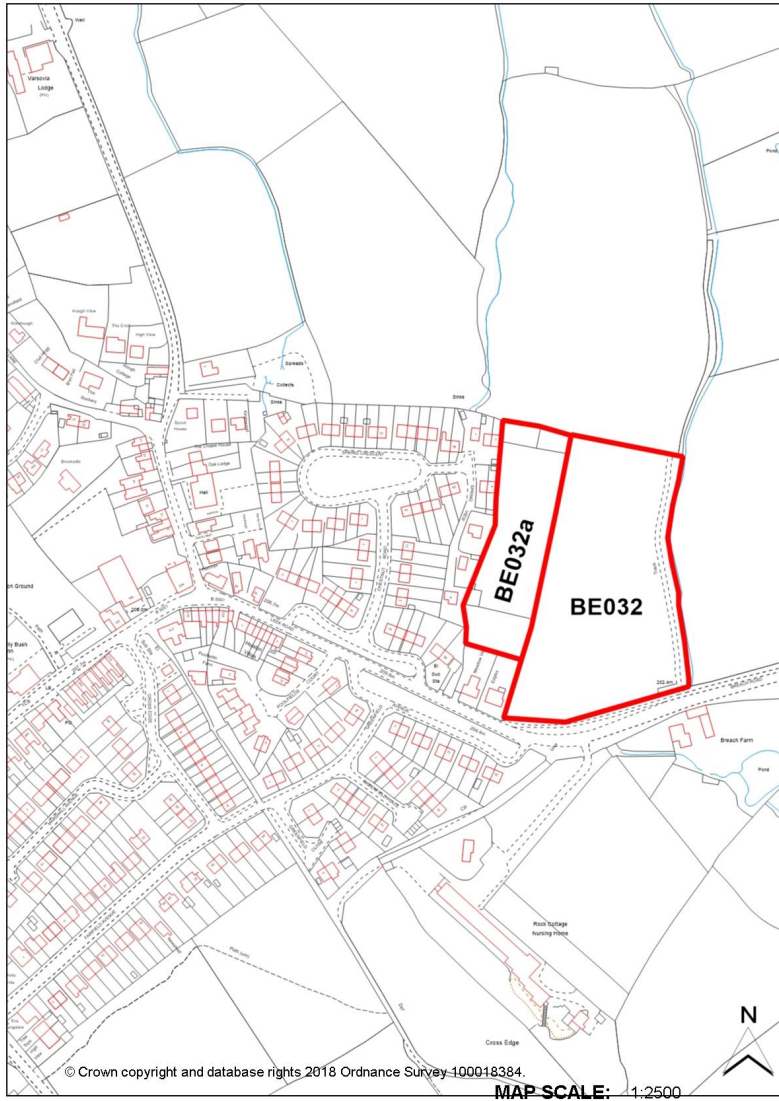
Site suggested as a residential site.

Council Response

- The site suggested is within the green belt. It was in the Site Options consultation 2015 consultation but was not taken forward.
- The Local Plan allocates sites for residential development in order to meet the District's housing requirement. The distribution of development is detailed in policy SS3, development will be located in accordance with Spatial Strategy across the towns and Rural Areas. The distribution of development is broadly in line with the Core Strategy with minor adjustments to the Rural Areas and Cheadle, which reflects green belt constraints and the availability of suitable sites outside the green belt around Cheadle. The net housing requirement will be met from site allocations set out in in policy H2 and windfall allowances for each area based on past trends set out in policy SS4. Policies SS 8, SS 9 and H1 allow for residential development in defined circumstances in the larger villages and modest growth on the smaller villages. Development should be of an appropriate scale for the Spatial Strategy and where applicable in accord with national green belt policy.
- The Rural Areas is heavily constrained by the green belt. The Local Plan allocates six sites for residential development in the Rural Areas. In line with government policy the Local Plan only seeks to remove land from the green belt for residential development where exceptional circumstances exist. The NPPF states that once established Green Belt boundaries should only be altered in exceptional circumstances and the Housing White Paper Fixing our Broken Housing Market (February 2017) reiterates this commitment. It is considered there are no exceptional circumstances to justify the release of this site from the green belt.
- It is noted that the respondent has offered an additional area of land to the Council for community recreational use. It is not considered this constitutes exceptional circumstances to justify the release of BE32 from the green belt. This land is also within the green belt.

Brown Edge

Land north of Breach Road BE032



BE037

Brown Edge

Site off Sytch Road BE037

Local Plan Process

- In Site Options 2015 as open space
- In Preferred Options Sites and Boundaries 2016 as public open space and visual open space
- Site is unallocated in Preferred Options 2017 and Submission Version Local Plan 2018

Key Issues

- Site forms part of a larger area land designated as VOS in Local Plan 1998
- Landscape, Local Green Space and Heritage Impact Study 2016 concluded it was not suitable for designation as a Local Green Space.
- Site is within the settlement boundary, relatively small site, can be developed subject to compliance with other policies in the Local Plan.

Site Information

Greenfield/ brownfield	Built up area boundary/country side	Est. housing capacity	Area (ha)	Ownership status	Site details
Greenfield	Within settlement boundary	25	1	Owner promoting site	<ul style="list-style-type: none"> • Undeveloped land within settlement boundary • Overgrown, sloping • Stream running along boundary with High Lane

Evidence Base

Landscape & Settlement Character Assessment 2008

Site is not within important landscape setting to settlement. Within settlement boundary.

Landscape, Local Green Space and Heritage Impact Study 2016

Study assessed the whole of the VOS. Divided it into four parts. Omission site was part B. Study concluded it was not suitable for designation as a Local Green Space.

Sustainability Appraisal Submission Version June 2018

The proposed delivery of circa 25 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, whilst the site is within the village centre, leading to positive effects for the sustainability of the village itself, it is relatively inaccessible to wider services and

Brown Edge

Site off Sytch Road BE037

facilities and areas of existing employment which is likely to lead to a negative effect. Similarly, the development of site forming part of an area of green space in a largely open part of the village and within the mineral safeguarding area for silica sand is assessed as having negative effects, as is the potential ecological value of the site. Ecological survey and early consultation with the County Council Flood Risk Management team is recommended.

Submission Version February 2018

Site suggested as a residential site.

Council Response

- The site in Brown Edge is part of a larger area of land which was designated as Visual Open Space (VOS) in the Local Plan 1998 (this designation remained in force in the Core Strategy) and is SHLAA site BE037. This was assessed as a C site. It was not considered to be suitable for residential development due to amenity value of land as visual open space and 'natural and semi natural open space'.
- It was included in the Site Options consultation 2015 as a potential open space site and in the Preferred Options Sites & Boundaries consultation 2016 as a Public Open Space and Visual Open Space site.
- The Landscape, Local Green Space and Heritage Impact Study 2016 reassessed the VOS designations to identify which sites were suitable for LGS designation; green infrastructure based designation or were unsuitable for designation as open space. The Study concluded that the part of the VOS site that comprises this omission site was unsuitable for a designation.
- The Preferred Options consultation 2017 did not take forward the VOS designations instead had a combination of Open Space and LGS designations. In line with the findings of the Landscape, Local Green Space and Heritage Impact Study 2016 the omission site did not have any designation.
- In the Local Plan the site is unallocated land within the development boundary. Policy H1 supports housing development on sites within the development boundaries. Policies SS8 and H1 allow for residential development through windfalls within the development boundaries of larger villages. Any development would need to be in accord with the Spatial Strategy and other Local Plan policies.

Brown Edge
Site off Sytch Road BE037



BE041

Brown Edge

BE041 East of Willfield Lane

Local Plan Process

- Site suggestion from the SHLAA
- Included in the options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Not included in Preferred Options Local Plan July 2017
- Not included in Submission Version Local Plan (February 2018)

Current Position

Site taken not forward into Preferred Options 2017 Local Plan:

- The site is in the Green Belt the NPPF states sites should only be released if there are exceptional circumstances, in this case it is considered there are no exceptional circumstances.
- On planning balance the Council has concluded that the allocated sites are the most appropriate solution for the Rural Areas and minimise the release of green belt land

Key Issues

- Green Belt site. Green Belt Review considers it is acceptable for release. Exceptional circumstances would need to be demonstrated.
- Landscape, Local Green Space and Heritage Impact Study found the site was of low landscape sensitivity and suitable for development in heritage terms.
- Potential to enhance recreational access to the countryside well used footpath to Stockton Brook.
- Site has low to medium biodiversity value – good connectivity to surrounding countryside, mature trees and areas of floral diversity.
- Would need access improvements. Willfield Lane would need widening.

Site Information

Greenfield/ brownfield	Built up area boundary/country side	Est. housin g capacit y	Area (ha)	Density per hectare	Ownersh p status	Site details
Greenfield	Countryside Green Belt	50	2.2	23	Land available	<ul style="list-style-type: none"> • Overgrown meadow • Greenfield site on edge of settlement well related to existing development • Footpath to the east • Need access to Willfield Lane • TPO on site

Brown Edge

BE041 East of Willfield Lane

Evidence Base

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site has medium ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the species rich hedgerow and the potential for roosting bats on site. The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status:

- Hedgerow survey following modified HEGS methodology.
- Further assessment of the trees for their potential to support roosting bats.
- Bat survey possibly required.
- Reptile survey required.

Extended Phase 1 Habitat Survey 2015 (FID 98)

Conclusion

The site has mostly low to medium biodiversity value overall in terms of area. It is surrounded by domestic dwellings and species poor grassland with fairly good connectivity to the wider countryside, therefore is deemed to have at least district importance due to the presence of some areas of floral diversity and the assemblage of mature trees of which 8 are deemed to have potential to support roosting bats. The following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- Bat survey of the trees with bat roosting potential
- Hedgerow survey
- Vegetation removal at the appropriate time of year

Landscape & Settlement Character Assessment 2008

Within important landscape setting to the settlement

Green Belt Review (November 2015)

(Appraised sites according to their contribution to Green Belt Purposes)

Check Sprawl: Limited contribution

Maintain Separation: Limited contribution

Prevent Encroachment: Contribution

Preserve Setting: Contribution

Overall Impact of development on Green Belt Purposes: Moderate

Whilst the outer boundary is relatively weak (being a hedgerow), development would create a rounding off of the settlement, provided there was particular attention to the treatment of the landscaping of external boundaries. The land has been identified in the LCA as being part of the landscape setting of the village.

Recommendation: Consider for Release under exceptional circumstances

Development could be part of the enhancement of recreational opportunities in this location, the site bordering scrubland and well-used footpaths running southwards towards Stockton Brook.

Landscape, Local Green Space and Heritage Impact Study August 2016

Brown Edge

BE041 East of Willfield Lane

Land east of Willfield Lane

Landscape

Site comprises a field on the southern edge of Brown Edge, enclosed by a combination of existing residential development, or trees and hedgerows. The site slopes down from a track on the north-east boundary to Willfield Lane on the south-west boundary. Thus the higher land to the north-east of the site has higher visual prominence, with long distance views available to the south-west. However development would be viewed behind and adjacent to existing development. The existing settlement edge is strong but urbanised, existing established vegetation on the south-eastern boundary could be strengthened in order to create a vegetated edge to the settlement.

Site is of low landscape sensitivity.

Heritage

There are no designated heritage assets within the 400m buffer. Whilst the HEA states that the HLC zone BEEHECZ 5 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).

Site suitable for development in heritage terms

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial) is assessed as having a negative effect, as is the ecological value of the site..

Options Consultation July 2015

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

Brown Edge

BE041 East of Willfield Lane

- Infrastructure – traffic /transport congestion & safety
- Infrastructure – other
- Landscape
- Loss of amenity
- Scale of development
- Nature Conservation

Council response –

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.

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.

Preferred Options Consultation April 2016

Statutory bodies/stakeholders

Coal Authority, Historic England, Natural England, Severn Trent, United Utilities, Sport England -No site specific comments

Environment Agency- No site specific comments Biodiversity – ecological appraisal needed. Evaluate the ecological features of interest and potential impacts

Brown Edge

BE041 East of Willfield Lane

upon them. Every effort should be made to re-naturalize watercourses, including de-culverting & easements to help promote blue and green corridors and networks. Impacts on water quality need to be assessed, particularly the cumulative impact to ensure the relevant WFD waterbodies do not deteriorate.

SCC Education- In the rural area there may be a necessity for additional Primary and First school places in Brown Edge, Endon and Forsbrook due to limited capacity at schools in those areas. There is also likely to be pressure on Middle school places in the rural area and at Blythe Bridge, Endon and Moorside High Schools. As around 46% of the housing requirement for the rural area is proposed to be delivered through small sites provision it is not easy to predict which schools the children from those houses will seek to attend. This is more acute at Primary/First school level where the geographical area that school draws from is smaller than that of a Middle/High school that draw from a wider area. We will need to work through this with you in more detail to understand the potential infrastructure projects required and how they may be funded. We acknowledge that the Plan states an Infrastructure Delivery Plan is being produced and we would be keen to work with you to develop this to ensure there is clarity over infrastructure requirements and delivery.

SCC LLFA; No issues FRA required

Brown Edge Parish Council- Question the total number of houses allocated to Brown Edge which seems to change with every plan we receive. Does the quoted figure of 50, which is not shown on the latest plan include those that have already been approved?

BE041

- Green Belt should be preserved to keep the natural boundary between Brown Edge (Staffs Moorlands) and the City of Stoke on Trent.
- Site is within green belt area. Existing storm and foul sewer systems are already overloaded (subject to overflowing and flooding).
- Increased highway traffic create problems on Willfield Lane and dangerous junction with the B5051 High Lane.
- Numerous infill sites around the village which could be utilised to develop and count towards the total number of houses required.

Landowner - Knights (Alan Knott) `PO 10249 on behalf of Harlequin Development Strategies (Crewe) Limited support the site (Summary of comments) Support inclusion of this site in the plan for housing development (on behalf of client) for the following reasons: Have previously sent technical information to the Council in response to the Site Options 2015 consultation supporting the development of this site, namely - access plan (re: services and facilities), landscape and visual appraisal, ecology study, vehicular access drawing and an indicative layout for 48 dwellings; Site has a willing landowner and willing developer; Highway Authority has no objections to development of 50 dwellings in principle; Green Belt Review recommends site is considered for release from Green Belt; An updated site specific landscape and visual appraisal has been prepared and concludes that the release of the site would have the least impact on landscape and visual amenity compared with the other sites which are potentially available and would have a limited impact on the wider landscape being barely visible from long range receptors on the Staffordshire Moorlands Walks and other footpaths; Further drainage investigations have been undertaken and demonstrate that foul and surface water can be discharged from the site in a suitable manner and a drainage system to adoptable standards can be

Brown Edge

BE041 East of Willfield Lane

achieved on this site without increasing flood risk or drainage issues elsewhere; Ecology - species specific studies for reptiles and bats are attached and conclude that there would be no constraint on the proposed allocation in this respect; Whilst the site is located within the Green Belt, it is required to meet the open market and affordable housing needs of Brown Edge given that opportunities to deliver housing on previously developed land and infill sites within the existing settlement boundary are severely limited; and Brown Edge is a large village in the rural area but with a good relationship to higher order settlements and as part of the overall strategy cannot be excluded from helping to meet the housing requirement for the rural area and the release of land from the Green Belt would also enable local affordable housing needs to be met.

Public Response

Main issues raised

- Highway issues Willfield Lane is not suitable for additional traffic, too narrow, development would cause highway safety issues, have already been accidents on the road, road is congested struggles to cope with traffic, no scope to improve the road
- Loss of habitat for wildlife.
- Loss of trees
- Site has archeologically interest
- Site is in the green belt
- Site prevents village merging with Stockton Brook/Endon
- Disturbance from building work
- Development would overlook existing properties cause a loss of amenity
- Flooding issues, inadequate drainage system, are two natural springs on the site
- Lack of infrastructure/services - schools
- Loss of land used for recreation purposes
- New housing should be on brownfield sites and/or in Stoke on Trent
- Houses are not needed
- One site of 50 houses is too large should be smaller sites spread across the village
- Would harm the character of the village
- Prefer BE032, BE060

Council Response

- Highway Authority have no objection in principle to the development of land for housing, subject to provision of adequate access, visibility, internal layout and design.
- The Extended Phase 1 Habitat Survey 2015 assessed the present and potential ecological value of the proposed site allocations. It found that the site has low to medium biodiversity value overall in terms of the area recommend trees and hedgerows are retain if the site is developed.
- The Environment Agency has not identified any site specific issues. They recommend that the ecological value of watercourses is enhanced where possible and the impact on water quality is assessed. The Council has 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

Brown Edge

BE041 East of Willfield Lane

measures will be taken as part of the site development to address any surface water issues.

- The land in question is within the Green Belt. The NPPF states that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The Green Belt Review Study provides a strategic review of Green Belt purposes and a more detailed site-based assessment of land which could be considered for review. The review found that the overall impact of development on the site on Green Belt purposes was moderate and recommended the site could be considered for release under exceptional circumstances and that development could be part of the enhancement of recreational opportunities in this location, the site bordering scrubland and well-used footpaths running southwards towards Stockton Brook. In order to release a site from the Green Belt the Council must be able to demonstrate that exceptional circumstances exist. Consideration needs to be given to all the relevant evidence to determine the overall suitability of the site for release from the Green Belt.
- 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. Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working (covered by Control of Pollution Acts) are not material planning considerations.
- The site options assessments provided a summary of the key issues and responses. Responses to the comments received to the Site Options consultation in 2015 were reported to the Council Assembly on 13 April 2016 and are available on the Council's website. BE032/BE052/BE060 were not taken forward after the Site Options consultations.
- Site allocations are required to meet the District's proposed housing requirement. There is not enough brownfield land or sites or infill sites in settlements to meet the District's proposed housing requirements so green field sites have been proposed. Prioritising brown field land over greenfield in all circumstances is not part of Government policy. Any new development taking place will be subject to design policies contained within the new Local Plan.
- The Local Plan will provide certainty for local communities and developers through policies guiding the overall level and location of development. Planning applications must be determined in accordance with the Local Plan unless material considerations indicate otherwise.
- The Council has recently undertaken a Landscape, Local Green Space and Heritage Impact Study 2016 to form part of the evidence base to support the Local Plan and assess the potential heritage and landscape impacts of the development allocations. The Study found the site is of low landscape sensitivity and is suitable for development in heritage terms. There are no designated heritage assets within the 400m buffer. It states that "Site comprises a field on the southern edge of Brown Edge, enclosed by a combination of existing residential development, or trees and hedgerows. The site slopes down from a track on the north-east boundary to Willfield Lane on the south-west boundary. Thus the higher land to the north-east of the site has higher visual prominence, with long distance views available to the south-west. However development would be viewed behind and adjacent to existing development. The existing settlement edge is strong but urbanised, existing

Brown Edge

BE041 East of Willfield Lane

established vegetation on the south-eastern boundary could be strengthened in order to create a vegetated edge to the settlement.”

- Brown Edge is classed as a larger village in the adopted Core Strategy.
- New development is the main way to deliver new or improved infrastructure/local facilities e.g. more residents may support more local facilities, shops and services. Some infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas.
- National planning guidance states that the Council should assess the quality and capacity of infrastructure/schools to meet forecast demands. An Infrastructure/schools Delivery Plan is being prepared which will identify the infrastructure/schools necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure/schools providers is ongoing and their feedback will inform the Infrastructure/schools Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council to assess the impact proposed development on school capacity, what additional capacity is needed and how this can be delivered.
- The National Planning Policy Framework requires that local planning authorities identify the objectively assessed need for housing in their areas, and that Local Plans translate those needs into land provision targets. The Council has prepared a Strategic Housing Market Assessment to assess the district's full housing needs, including affordable housing, whilst taking into account migration and demographic change.
- The proposals do not include a sports ground or for existing dwellings to give up their gardens
- Policies in the Local Plan will require an element of new housing provision to be affordable.
- An Open Space Sport and Recreation study is underway covering all designated public open spaces in the Staffordshire Moorlands, it will provide an audit of existing provision and highlight areas where there is a shortfall. New housing schemes depending on their size will need to incorporate areas of open space and landscaping, and also maintain existing pedestrian links as well as the consideration of new links in line with Local Plan policy.
- Public footpaths can be maintained or redirected.

Preferred Options Local Plan July 2017

This site was not included as a Preferred Option by the Council in July 2017.

Developer/Agent/Owner

Land owner has objected to the non-inclusion of this site in the Local Plan through their agent.

Council Response

The site was previously included in the Preferred Options Sites and Boundaries consultation 2016 and was taken forward in the current Plan. The Local Plan seeks to allocate sites to help meet the District's housing requirement not all sites previously considered are needed to meet the housing requirement.

The site is in the Green Belt. The NPPF states that once established Green Belt boundaries should only be altered in exceptional circumstances, through the

Brown Edge

BE041 East of Willfield Lane

preparation or review of the Local Plan. In this instance it is considered there are no exceptional circumstances.

Submission Version February 2018

Site suggested as a residential site.

Council Response

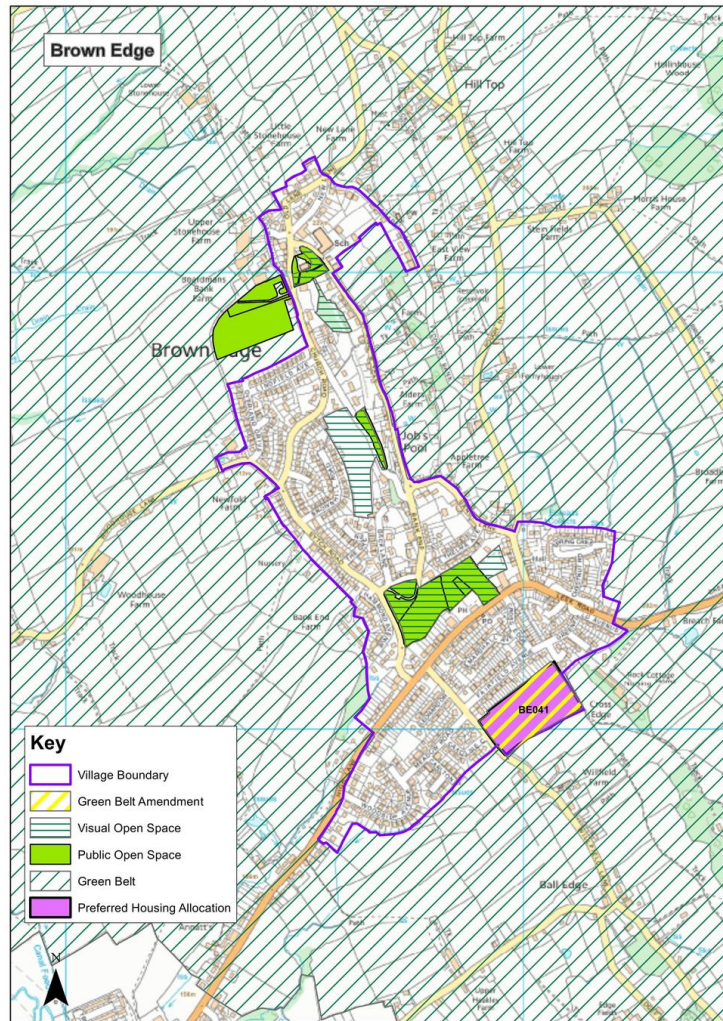
The omission site is within the green belt. It was in the Site Options consultation 2015 and the Preferred Options Sites and Boundaries consultation 2016 but was not taken forward.

The Local Plan allocates sites for residential development in order to meet the District's housing requirement. The distribution of development is detailed in policy SS3, development will be located in accordance with Spatial Strategy across the towns and Rural Areas. The distribution of development is broadly in line with the Core Strategy with minor adjustments to the Rural Areas and Cheadle, which reflects green belt constraints and the availability of suitable sites outside the green belt around Cheadle. The net housing requirement will be met from site allocations set out in in policy H2 and windfall allowances for each area based on past trends set out in policy SS4. Policies SS 8, SS 9 and H1 allow for residential development in defined circumstances in the larger villages and modest growth on the smaller villages. Development should be of an appropriate scale for the Spatial Strategy and where applicable in accord with national green belt policy.

The Rural Areas is heavily constrained by the green belt. The Local Plan allocates six sites for residential development in the Rural Areas. In line with government policy the Local Plan only seeks to remove land from the green belt for residential development where exceptional circumstances exist. The NPPF states that once established Green Belt boundaries should only be altered in exceptional circumstances and the Housing White Paper Fixing our Broken Housing Market (February 2017) reiterates this commitment. It is considered there are no exceptional circumstances to justify the release of this site from the green belt.

Brown Edge

BE041 East of Willfield Lane



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CD002/CD003

Cheddleton

CD002 Land West & South of 70-82 Folly Lane

Local Plan Process

- Site suggestion from the SHLAA
- Included in the options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Not included in Preferred Options Local Plan July 2017
- Not included in Submission Version Local Plan (February 2018)

Current Position

Site taken not forward into Submission Version Local Plan:

- The site is in the Green Belt the NPPF states sites should only be released if there are exceptional circumstances, in this case it is considered there are no exceptional circumstances.
- On planning balance the Council has concluded that the allocated sites are the most appropriate solution for the Rural Areas and minimise the release of green belt land.

Key Issues

- Green Belt site. Green Belt site Green Belt Review considers it is acceptable for release. Exceptional circumstances would need to be demonstrated.
- Site possibly would need to be developed with CD003
- Access needs to be clarified is possible could potentially be through CD003
- Flooding issues need to be addressed. Environment Agency consider site may be at the top of the catchment and further assessment of flood risk will be required.. SCC identifies potential flooding issue and need for flood risk assessment.
- Landscape impact needs to be considered. Landscape, Local Green Space and Heritage Impact Study found site was of medium landscape sensitivity and would require site specific landscape mitigation measures which could include site is developed with CD003. Site is suitable for development in heritage terms.

Site Information

Greenfield/ brownfield	Built up area boundary/country side	Est. housin g capacit y	Area (ha)	Density per hectare	Ownersh ip status	Site details
Greenfield	Countryside Green Belt	26	0.84	30	Land available agent acting for landowner	<ul style="list-style-type: none"> • Over grown pasture • Trees/st one walls along perimeter • Undulating site

Evidence Base

Cheddleton

CD002 Land West & South of 70-82 Folly Lane

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site has medium ecological value in its potential to support protected species. The site has medium ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the species rich hedgerow and bat potential on site.

The following surveys/ actions are therefore recommended in order to establish SBI/BAS status:

- Hedgerow survey following modified HEGS methodology.
- Further assessment of the trees for their potential to support roosting bats.
- Possible bat survey required

Extended Phase 1 Habitat Survey 2015 (FID 180)

The site has mostly low biodiversity value overall in terms of area. However, the major aspects of interest are the significant bat potential in the 5 trees and the species rich hedgerow which constitutes the site being given district importance. The following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- A bat survey regime to ascertain whether bats roost in the trees
- Hedgerow survey
- Vegetation removal at the appropriate time of year

Landscape & Settlement Character Assessment 2008

Not within important landscape setting to the settlement

Landscape, Local Green Space and Heritage Impact Study August 2016

Land west of Folly Lane (south)

Landscape

Site comprises a small triangular field on the southern edge of the settlement. The site is immediately south of CD003 and is enclosed by linear development on Folly Lane to the east; and a strong tree belt/hedgerow to the south-west. Thus, development within the site would have low visual prominence, and the existing vegetation on the south-western boundary would create a well defined, vegetated edge to the settlement. The site should not be developed in isolation as this would adversely affect the existing settlement pattern and edge.

Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include phased development (ensuring site is developed in combination with CD003).

Heritage

There are no designated heritage assets within the 400m buffer. Whilst the HEA states that the HLC zone BEEHECZ 5 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).

Site suitable for development in heritage terms.

Green Belt Review 2015

Cheddleton

CD002 Land West & South of 70-82 Folly Lane

(Appraised sites according to their contribution to Green Belt Purposes) CD002 & CD003 assessed together

Check Sprawl: Contribution

Maintain Separation: Limited contribution

Prevent Encroachment: Contribution

Preserve Setting: Contribution

Overall Impact of development on Green Belt Purposes: Moderate

Despite being a relatively large edge-of-settlement site, development would not intrude into open countryside, being contained physically and visually by a drain and hedgerow between Folly Lane and the A520 Cheadle Road.

Recommendation: Consider for release under exceptional circumstances

Habitat Regulation Assessment Initial Findings Preferred Option 2016

No potential impact pathways identified

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

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 land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where less than 20% of the land is likely to be BMV is assessed as having a negative effect, as is the site's ecological value.

Options Consultation July 2015

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
- Multiple 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:

Cheddleton

CD002 Land West & South of 70-82 Folly Lane

- 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;
- need for TPOs;
- drainage problems;
- coalescence of village with Wetley Rocks;
- Support:
- Need for new affordable housing in village/ associated benefits to local businesses

Council Response

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

Cheddleton

CD002 Land West & South of 70-82 Folly Lane

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 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 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.

Preferred Options Consultation April 2016

Statutory Bodies

Historic England, Severn Trent, Natural England, United Utilities, Sport England, Staffordshire Wildlife Trust, Woodland Trust, Coal Authority, No site specific comments

Cheddleton

CD002 Land West & South of 70-82 Folly Lane

Environment Agency-

If it is decided to continue with sites in the floodplain or likely to be following the application of the Sequential Test, then further work in the form of a Level 2 SFRA will be required for the following site: CD002 which along with CD003 is adjacent to Watercourses with no mapped floodplain. This does not mean the site is within Flood Zone 1.

Further comments: Site maybe at the top of the catchment, the area of any floodplain could be quite small. Do not consider flood risk will prohibit development therefore an assessment of flood risk including a model of the watercourse can be undertaken at the planning application stage if allocated

Biodiversity – ecological appraisal needed. Evaluate the ecological features of interest and potential impacts upon them. Every effort should be made to re-naturalize watercourses, including de-culverting & easements to help promote blue and green corridors and networks. Impacts on water quality need to be assessed, particularly the cumulative impact to ensure the relevant WFD waterbodies do not deteriorate.

SCC LLFA — Potential flooding issue, watercourse and surface water floodplain along south boundary, sewer through site, need flood risk assessment recommend early engagement with County Council. FRA required

SCC Education- . In the rural area there may be a necessity for additional Primary and First school places in Brown Edge, Endon and Forsbrook due to limited capacity at schools in those areas. There is also likely to be pressure on Middle school places in the rural area and at Blythe Bridge, Endon and Moorside High Schools. As around 46% of the housing requirement for the rural area is proposed to be delivered through small sites provision it is not easy to predict which schools the children from those houses will seek to attend. This is more acute at Primary/First school level where the geographical area that school draws from is smaller than that of a Middle/High school that draw from a wider area. We will need to work through this with you in more detail to understand the potential infrastructure projects required and how they may be funded. We acknowledge that the Plan states an Infrastructure Delivery Plan is being produced and we would be keen to work with you to develop this to ensure there is clarity over infrastructure requirements and delivery.

SCC Transport No identified means of access at this stage although potential to access from Folly Lane. New development will need to link to existing footway network on Folly Lane with potential for new footway requirements along the A520 Cheadle Rd linking into existing local footways. Folly Lane is part of the local advisory cycle route network but further links will be required to connect to the proposed site.

Cheddleton Parish Council-

- CD002 and CD003 – both sites are within the Green Belt and outside the village boundary. Strongly object to the inclusion of both areas given that it would
 - a) effectively link two villages
 - b) there would be major road / highway issues
 - c) degrade the natural gateway to the village of Wetley Rocks.If allocated it would go against two Green Belt Policy principles, major coalescent & the joining of two communities.

Cheddleton

CD002 Land West & South of 70-82 Folly Lane

- CD017 – opposed (Green Belt and a house would have to be demolished to provide access)
- Land at 397 Cheadle Road – support (site already has planning permission)
- CD115 – support (within Green Belt but is in centre of village)
- Staffordshire Farmers Site – support (only brownfield site, has established access)

Public Response

Issues raised

Applications on the site have previously been refused
Green Belt site
Will lead to village merging with Wetley Rocks
Traffic congestion
Traffic safety
Development should be spread over smaller areas and brownfield sites.
Prefer CD115/CD015 and Staffordshire Farmers site
Lack of infrastructure schools medical services
Loss of wildlife and wildlife habitat
Unsustainable location in terms of access by foot/cycle/access to schools
Poor bus service
Density higher than adjoining sites
Loss of open space
Loss of residential amenity
Resident Parish Council views been ignored
Do not need houses as houses for sale are not selling/empty properties
Loss of trees need TPO status
Lack of employment
Maintain attractive access to Churnet Valley
Will blight surrounding properties
Drainage problems

Council response

- The decisions on the Local Plan will be made by Staffordshire Moorlands District Councillors before it is submitted to the Secretary of State for Communities and Local Government for Examination.
- Previous applications were refused under existing planning policy the proposed Local Plan will replace existing policy and seeks to allocate housing sites to meet objectively assessed need of the District. As a part of this process the existing Green Belt boundaries are being looked at.
- 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.
- The land in question is within the Green Belt The NPPF states that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The Green Belt Review Study provides a strategic review of Green Belt purposes and a more detailed site-based assessment of land which could be considered for review. It found the site's overall impact on Green Belt's purposes were moderate "Despite being a relatively large edge-of-settlement site, development would not intrude into open countryside, being contained physically and visually

Cheddleton

CD002 Land West & South of 70-82 Folly Lane

by a drain and hedgerow between Folly Lane and the A520 Cheadle Road" and recommended the site could be consider for release under exceptional circumstances. In order to release a site from the Green Belt the Council must be able to demonstrate that exceptional circumstances exist. Consideration needs to be given to all the relevant evidence to determine the overall suitability of the site for release from the Green Belt.

- There is not enough brownfield land or sites or infill sites in settlements to meet the District's proposed housing requirements so green field options have been proposed .Prioritising brown field land over greenfield in all circumstances is not part of Government policy
- New development is the main way to deliver new or improved infrastructure/local facilities e.g. more residents may support more local facilities, shops and services. Some infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas.
- National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council to assess the impact proposed development on school capacity, what additional capacity is needed and how this can be delivered.
- The Core Strategy defines Cheddleton as a larger village with a range of facilities and services
- Any new development taking place will be subject to policies contained within the new Local Plan, which seek to protect the character of the area consideration will be given to the scale of development and its impact on the surrounding area.
- The Council has recently undertaken a Landscape, Local Green Space and Heritage Impact Study 2016 to form part of the evidence base to support the Local Plan and assess the potential landscape impacts of the development allocations The Study found "Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include phased development (ensuring site is developed in combination with CD003)."
- 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 views of residents and the Parish Council have been sought through the consultations. The Council must balance this evidence against all the other evidence relating to this site and reach a decision on whether or not to include it as a development site in the Local Plan.
- The National Planning Policy Framework requires that local planning authorities identify the objectively assessed need for housing in their areas, and that Local Plans translate those needs into land provision targets. The Council has prepared a Strategic Housing Market Assessment to assess the district's full housing needs, including affordable housing, whilst taking into account migration and demographic change
- The Extended Phase 1 habitat Survey 2015 assessed the present and potential ecological value of the proposed site allocations. It found that "The site has mostly low biodiversity value overall in terms of area. However, the major aspects

Cheddleton

CD002 Land West & South of 70-82 Folly Lane

of interest are the significant bat potential in the 5 trees and the species rich hedgerow which constitutes the site being given district importance.”

- The National Planning Policy Framework requires that local planning authorities identify the objectively assessed need for housing in their areas, and that Local Plans translate those needs into land provision targets. The Council has prepared a Strategic Housing Market Assessment to assess the district's full housing needs, including affordable housing, whilst taking into account migration and demographic change
- An assessment of the District's employment land requirements was carried out in The Employment Land Requirement Study the draft Local Plan proposes employment allocations/policies to meet this need.
- The Environment Agency recognise the site maybe at the top of a catchment area, they do not think flood risk will prohibit development but consider an assessment of flood risk should be undertaken at the planning application stage. The County Council consider there is a potential flooding issue and recommend any developer should liaise with the County Council
- Responses to the comments received to the Site Options consultation in 2015 were reported to the Council Assembly on 13 April 2016 and are available on the Council's website.

Preferred Options Local Plan July 2017

This site was not included as a Preferred Option by the Council in July 2017.

Developer/Agent/Owner

Land owner has objected to the non-inclusion of this site in the Local Plan through their agent.

Council Response

The housing requirements for the District and Rural Areas can be met without additional Green Belt release. The more flexible approach to infill supports development on unallocated sites in the Rural Areas.

Local Plan Publication (Submission Version February 2018)

Site suggested as a residential site.

Council Response

CD002 and CD003 are within the green belt. They were in the Site Options consultation 2015 and the Preferred Options Sites and Boundaries consultation 2016 but were not taken forward.

The Local Plan allocates sites for residential development in order to meet the District's housing requirement. The distribution of development is detailed in policy SS3, development will be located in accordance with Spatial Strategy across the towns and Rural Areas. The distribution of development is broadly in line with the Core Strategy with minor adjustments to the Rural Areas and Cheadle, which reflects green belt constraints and the availability of suitable sites outside the green belt around Cheadle. The net housing requirement will be met from site allocations set out in in policy H2 and windfall allowances for each area based on past trends set out in policy SS4. Policies SS 8, SS 9 and H1 allow for residential development in

Cheddleton

CD002 Land West & South of 70-82 Folly Lane

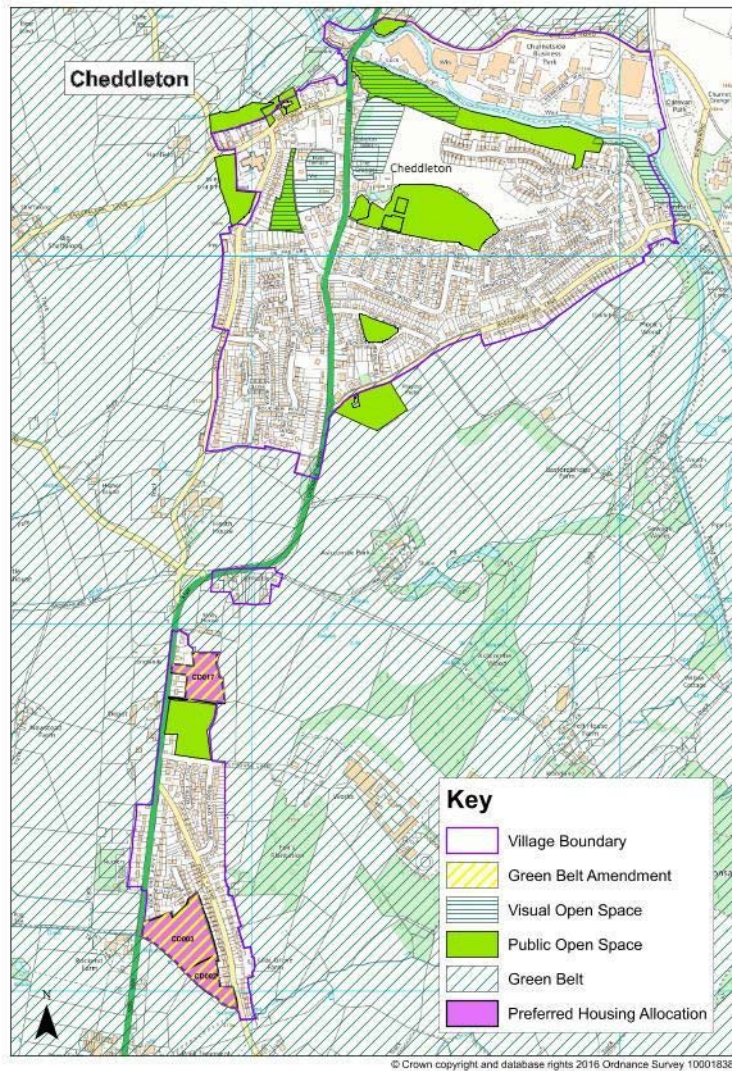
defined circumstances in the larger villages and modest growth on the smaller villages. Development should be of an appropriate scale for the Spatial Strategy and where applicable in accord with national green belt policy.

The Rural Areas is heavily constrained by the green belt. The Local Plan allocates six sites for residential development in the Rural Areas. In line with government policy the Local Plan only seeks to remove land from the green belt for residential development where exceptional circumstances exist. The NPPF states that once established Green Belt boundaries should only be altered in exceptional circumstances and the Housing White Paper Fixing our Broken Housing Market (February 2017) reiterates this commitment. It is considered there are no exceptional circumstances to justify the release of this site from the green belt.

An outline planning application has been submitted on 15/1/2018 for residential development on this site comprising 65 dwellings. The decision is pending. Application number SMDC/2018/0004.

Cheddleton

CD002 Land West & South of 70-82 Folly Lane



Cheddleton

CD003 Land to the south of Rockend Drive/Millstone Edge

Local Plan Process

- Site suggestion from the SHLAA
- Included in the options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Not included in Preferred Options Local Plan July 2017
- Not included in Submission Version Local Plan (February 2018)

Current Position

Site taken not forward into Submission Version Local Plan:

- The site is in the Green Belt the NPPF states sites should only be released if there are exceptional circumstances, in this case it is considered there are no exceptional circumstances.
- On planning balance the Council has concluded that the allocated sites are the most appropriate solution for the Rural Areas and minimise the release of green belt land.

Key Issues

- Flooding issues need to be addressed. Flooding issues need to be addressed. Environment Agency consider site may be at the top of the catchment and further assessment of flood risk will be required. SCC identify potential flooding issue and need for flood risk assessment.
- Green Belt site Green Belt Review considers it is acceptable for release. Exceptional circumstances would need to be demonstrated
- Access should be split between Rock End Drive & Millstone Edge
- Site would need to provide access to CD002
- The Landscape, Local Green Space and Heritage Impact Study August 2016 identified that the site is of low landscape sensitivity and is suitable for development in heritage terms.

Site Information

Greenfield/ brownfield	Built up area boundary/country side	Est. housin g capacit y	Area (ha)	Ownersh ip status	Site details
Greenfield	Countryside Green Belt	70		Land available	<ul style="list-style-type: none"> • Undulating meadows • Slight slope down to the west • Tree belt hedgerow to south west • Grade II listed building within 400m

Evidence Base

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria.

Cheddleton

CD003 Land to the south of Rockend Drive/Millstone Edge

The site has medium ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the bat potential on site. The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status:

- Further assessment of the trees for their potential to support roosting bats.
- Possible bat survey required.

Extended Phase 1 Habitat Survey 2015 (FID181)

The site has mostly low biodiversity value overall in terms of area. However, the major aspects of interest are the significant bat potential in the 7 trees and species rich hedgerow which values the site as having district ecological importance. The following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- A bat survey regime to ascertain whether bats roost in the trees
- Hedgerow survey
- Vegetation removal at the appropriate time of year

Landscape & Settlement Character Assessment 2008

Not within important landscape setting to the settlement

Landscape, Local Green Space and Heritage Impact Study August 2016

Landscape

Land west of Folly Lane (north)

Site comprises fields on the southern edge of the settlement. The site is enclosed by residential development on Rock End Drive and Millstone Edge to the north; linear development on Folly Lane to the east; and a strong tree belt/hedgerow to the south-west. Thus, development within the site would

have relatively low visual prominence, and the existing vegetation on the southwestern boundary would create a well-defined, vegetated edge to the settlement. Development of the site would fit in well with the existing settlement form.

Site is of low landscape sensitivity.

Heritage

There is one Grade II Listed Building within the 400m buffer. Due to the intervening buildings between the site and the asset, there was no intervisibility. Development would be highly unlikely to adversely affect the setting of the asset. Whilst the HEA states that the HLC zone BEEHECZ 5 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).

Site suitable for development in heritage terms.

Green Belt Review 2015

(Appraised sites according to their contribution to Green Belt Purposes) CD002 & CD003 assessed together)

Check Sprawl: Contribution

Maintain Separation: Limited contribution

Prevent Encroachment: Contribution

Preserve Setting: Contribution

Overall Impact of development on Green Belt Purposes: Moderate

Cheddleton

CD003 Land to the south of Rockend Drive/Millstone Edge

Despite being a relatively large edge-of-settlement site, development would not intrude into open countryside, being contained physically and visually by a drain and hedgerow between Folly Lane and the A520 Cheadle Road.

Recommendation: Consider for release under exceptional circumstances under exceptional circumstances

Sustainability Appraisal

The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as is 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 is the site's ecological value and location near to historic assets.

Sustainability Appraisal Submission Version June 2018

The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as is 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 land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where less than 20% of the land is likely to be BMV is assessed as having a negative effect, as is the site's ecological value and location near to historic assets.

Options Consultation July 2015

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
- Multiple 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

Cheddleton

CD003 Land to the south of Rockend Drive/Millstone Edge

- 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;
 - 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

Council response –

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 site falls within the 'settled plateau farmlands' landscape sub-type in the subsequent Churnet Valley Landscape Character Assessment: 'threats' include the suburban influences upon

Cheddleton

CD003 Land to the south of Rockend Drive/Millstone Edge

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 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 CD002 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.

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

Cheddleton

CD003 Land to the south of Rockend Drive/Millstone Edge

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.

Preferred Options Consultation April 2016

Statutory Bodies

Historic England, Severn Trent, Natural England, United Utilities, Sport England, Staffordshire Wildlife Trust, Woodland Trust, Coal Authority, No site specific comments

Environment Agency- If it is decided to continue with sites in the floodplain or likely to be following the application of the Sequential Test, then further work in the form of a Level 2 SFRA will be required for the following site: CD003 which along with CD002 is adjacent to Watercourses with no mapped floodplain. This does not mean the site is within Flood Zone 1.

Further comments Site maybe at the top of the catchment, the area of any floodplain could be quite small. Do not consider flood risk will prohibit development therefore an assessment of flood risk including a model of the watercourse can be undertaken at the planning application stage if allocated.

Biodiversity – ecological appraisal needed. Evaluate the ecological features of interest and potential impacts upon them. Every effort should be made to re-naturalize watercourses, including de-culverting & easements to help promote blue and green corridors and networks. Impacts on water quality need to be assessed, particularly the cumulative impact to ensure the relevant WFD waterbodies do not deteriorate

SCC – Surface Water Flood Risk – Potential flooding issue, watercourse and surface water floodplain along south boundary, sewer through site, need flood risk assessment recommend early engagement with County Council. FRA required

SCC Education- . In the rural area there may be a necessity for additional Primary and First school places in Brown Edge, Endon and Forsbrook due to limited capacity at schools in those areas. There is also likely to be pressure on Middle school places in the rural area and at Blythe Bridge, Endon and Moorside High Schools. As around 46% of the housing requirement for the rural area is proposed to be delivered through small sites provision it is not easy to predict which schools the children from those houses will seek to attend. This is more acute at Primary/First school level where the geographical area that school draws from is smaller than that of a Middle/High school that draw from a wider area. We will need to work through this with you in more detail to understand the potential infrastructure projects required and how they may be funded. We acknowledge that the Plan states an Infrastructure Delivery Plan is being produced and we would be keen to work with you to develop this to ensure there is clarity over infrastructure requirements and delivery.

SCC Transport No identified means of access at this stage although potential to access from Folly Lane. New development will need to link to existing footway network on Folly Lane with potential for new footway requirements along the A520 Cheadle Rd linking into existing local footways. Folly Lane is part of the local advisory cycle route network but further links will be required to connect to the proposed site

Cheddleton

CD003 Land to the south of Rockend Drive/Millstone Edge

Cheddleton Parish Council-

- CD002 and CD003 – both sites are within the Green Belt and outside the village boundary. Strongly object to the inclusion of both areas given that it would
 - a) effectively link two villages
 - b) there would be major road / highway issues
 - c) degrade the natural gateway to the village of Wetley Rocks.If allocated it would go against two Green Belt Policy principles, major coalescent & the joining of two communities.
- CD017 – opposed (Green Belt and a house would have to be demolished to provide access)
- Land at 397 Cheadle Road – support (site already has planning permission)
- CD115 – support (within Green Belt but is in centre of village)
- Staffordshire Farmers Site – support (only brownfield site, has established access)

Public Response

Issues raised

Green belt site contrary to NPPF green belt policy
Green Belt Study wrong to say site C14 makes limited contribution to preventing towns merging
No exceptional circumstances demonstrated for green belt removal
Impact on wildlife as shown by Extended Phase 1 Habitat Survey 2015 (FID181) is of District importance
Loss of trees/hedges should be TPOs
Access inadequate via small minor residential roads
Potential damage to existing residents parked cars
A520 is already a dangerous stretch of road
Traffic congestion
Maintain attractive access to Churnet Valley
Infrastructure inadequate schools medical services
Lack of employment
Should build on brownfield
Will cause planning blight
Views of Parish Council & local residents have been ignored
Unsustainable location
Poor bus service
Planning permission refused
Are alternative sites
Houses not needed – houses for sale are not selling
Density too high
Degrade gateway to Wetley Rocks
Loss of privacy/views/ /impact on existing houses

Council Response

- The land in question is within the Green Belt The NPPF states that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The Green Belt Review Study provides a strategic review of Green Belt purposes and a

Cheddleton

CD003 Land to the south of Rockend Drive/Millstone Edge

more detailed site-based assessment of land which could be considered for review. It found the site's overall impact on Green Belt's purposes were moderate *"Despite being a relatively large edge-of-settlement site, development would not intrude into open countryside, being contained physically and visually by a drain and hedgerow between Folly Lane and the A520 Cheadle Road."* and recommended the site could be considered for release under exceptional circumstances. In order to release a site from the Green Belt the Council must be able to demonstrate that exceptional circumstances exist. Consideration needs to be given to all the relevant evidence to determine the overall suitability of the site for release from the Green Belt.

- The Extended Phase 1 habitat Survey 2015 assessed the present and potential ecological value of the proposed site allocations. It found that "The site has mostly low biodiversity value overall in terms of area. However, the major aspects of interest are the significant bat potential in the 7 trees and species rich hedgerow which values the site as having district ecological importance".
- 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/local facilities e.g. more residents may support more local facilities, shops and services. Some infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas.
- National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council to assess the impact proposed development on school capacity, what additional capacity is needed and how this can be delivered.
- The Core Strategy defines Cheddleton as a larger village with a range of facilities and services
- The Council has recently undertaken a Landscape, Local Green Space and Heritage Impact Study 2016 to form part of the evidence base to support the Local Plan and assess the potential landscape impacts of the development allocations The Study found the site was of low landscape sensitivity
- An assessment of the District's employment land requirements was carried out in The Employment Land Requirement Study the draft Local Plan proposes employment allocations/policies to meet this need.
- The views of residents and the Parish Council have been sought through the consultations. The Council must balance this evidence against all the other evidence relating to this site and reach a decision on whether or not to include it as a development site in the Local Plan.
- The decisions on the Local Plan will be made by Staffordshire Moorlands District Councillors before it is submitted to the Secretary of State for Communities and Local Government for Examination.
- Previous applications were refused under the planning policy existing at that time the proposed Local Plan will replace existing policy and seeks to allocate housing sites to meet objectively assessed need of the District. As part of this process the existing Green Belt boundaries are being looked at.

Cheddleton

CD003 Land to the south of Rockend Drive/Millstone Edge

- The National Planning Policy Framework requires that local planning authorities identify the objectively assessed need for housing in their areas, and that Local Plans translate those needs into land provision targets. The Council has prepared a Strategic Housing Market Assessment to assess the district's full housing needs, including affordable housing, whilst taking into account migration and demographic change
- There is not enough brownfield land or sites or infill sites in settlements to meet the District's proposed housing requirements so green field options have been proposed. Prioritising brown field land over greenfield in all circumstances is not part of Government policy
- 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
- Any new development will be subject to the design policies in the new Local Plan
- 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
- Responses to the comments received to the Site Options consultation in 2015 were reported to the Council Assembly on 13 April 2016 and are available on the Council's website.

Preferred Options Local Plan July 2017

This site was not included as a Preferred Option by the Council in July 2017.

Developer/Agent/Owner

Land owner has objected to the non-inclusion of this site in the Local Plan through their agent.

Council Response

The housing requirements for the District and Rural Areas can be met without additional Green Belt release. The more flexible approach to infill supports development on unallocated sites in the Rural Areas.

Local Plan Publication (Submission Version February 2018)

Site suggested as a residential site.

Council Response

CD002 and CD003 are within the green belt. They were in the Site Options consultation 2015 and the Preferred Options Sites and Boundaries consultation 2016 but were not taken forward.

The Local Plan allocates sites for residential development in order to meet the District's housing requirement. The distribution of development is detailed in policy SS3, development will be located in accordance with Spatial Strategy across the towns and Rural Areas. The distribution of development is broadly in line with the Core Strategy with minor adjustments to the Rural Areas and Cheadle, which reflects green belt constraints and the availability of suitable sites outside the green belt

Cheddleton

CD003 Land to the south of Rockend Drive/Millstone Edge

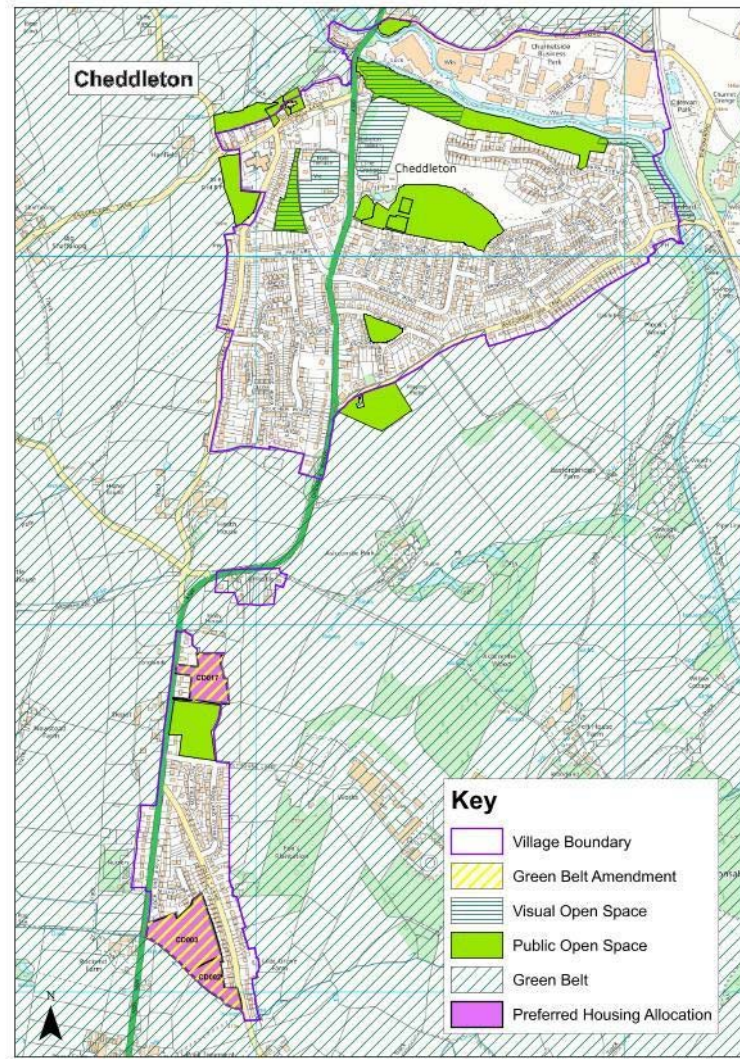
around Cheadle. The net housing requirement will be met from site allocations set out in policy H2 and windfall allowances for each area based on past trends set out in policy SS4. Policies SS 8, SS 9 and H1 allow for residential development in defined circumstances in the larger villages and modest growth on the smaller villages. Development should be of an appropriate scale for the Spatial Strategy and where applicable in accord with national green belt policy.

The Rural Areas is heavily constrained by the green belt. The Local Plan allocates six sites for residential development in the Rural Areas. In line with government policy the Local Plan only seeks to remove land from the green belt for residential development where exceptional circumstances exist. The NPPF states that once established Green Belt boundaries should only be altered in exceptional circumstances and the Housing White Paper Fixing our Broken Housing Market (February 2017) reiterates this commitment. It is considered there are no exceptional circumstances to justify the release of this site from the green belt.

An outline planning application has been submitted on 15/1/2018 for residential development on this site comprising 65 dwellings. The decision is pending. Application number SMDC/2018/0004.

Cheddleton

CD003 Land to the south of Rockend Drive/Millstone Edge



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CD017

Cheddleton

CD017 Land at/to the rear of Address of 403/399-411 Cheadle Road

Local Plan Process

- Site suggestion from the SHLAA
- Included in the options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Not included in Preferred Options Local Plan July 2017
- Not included in Submission Version Local Plan (February 2018)

Current Position

Site taken not forward into Submission Version Local Plan:

- The site is in the Green Belt the NPPF states sites should only be released if there are exceptional circumstances, in this case it is considered there are no exceptional circumstances.
- On planning balance the Council has concluded that the allocated sites are the most appropriate solution for the Rural Areas and minimise the release of green belt land.

Key Issues

- Green Belt site. Green Belt Review considers it is acceptable for release. Exceptional circumstances would need to be demonstrated
- Listed buildings in vicinity of the site impact of the development needs to be mitigated. The Landscape, Local Green Space and Heritage Impact Study August 2016 identified that the site is of low landscape sensitivity and is suitable for development in heritage terms subject to heritage masterplanning. Listed buildings in vicinity of the site impact of the development needs to be mitigated.
- Access needs to be clarified.

Site Information

Greenfield/ brownfield	Built up area boundary/country side	Est. housin g capacit y	Area (ha)	Densit y per hectar e	Ownersh ip status	Site details
Greenfield	Countryside Green Belt	29	1.25	23	Land available	<ul style="list-style-type: none"> • Residential property and field • Field is flat and overgrown • Trees and hedgerows on site • Three grade II listed buildings within 400m

Cheddleton

CD017 Land at/to the rear of Address of 403/399-411 Cheadle Road

Evidence Base

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. The site has medium ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the species rich hedgerow and the potential for bats on site.

The following surveys/ actions are therefore recommended in order to establish SBI/BAS status:

- Hedgerow survey following the modified HEGS methodology.
- Further assessment of the tree for their potential to support roosting bats.
- Possible bat survey possibly required.

Extended Phase 1 Habitat Survey 2015 (FID 182 & 184)

FID 182

The site has mostly low biodiversity value overall in terms of area. However, the major aspects of interest are the species rich hedgerow and bat potential in the oak tree which constitutes the site being considered to have district ecological importance. The following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- A bat survey regime is recommended to ascertain whether bats roost in the tree
- Japanese knotweed eradication
- Vegetation removal at the appropriate time of year

FID 184

The site has mostly low biodiversity value overall in terms of area. The major aspects of interest are focussed on the species rich hedgerow and bat potential in the oak and sycamore trees and general potential for supporting breeding birds in the scattered trees and hedgerows. Therefore the site is deemed to have district ecological importance. The following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- A bat survey regime to ascertain whether bats roost in the trees
- Hedgerow survey
- Vegetation removal at the appropriate time of year

Landscape & Settlement Character Assessment 2008

Not within important landscape setting to the settlement

Landscape, Local Green Space and Heritage Impact Study August 2016

Land north of Bones Lane

Landscape

Site comprises a residential property on Cheadle Road and the land to the rear of it, north of Bones Lane. The existing linear development on Cheadle Road and the development to the south of the site do not currently contribute to a well-defined settlement edge. The site has low visual prominence as it is generally enclosed by development and vegetation. The existing trees and hedgerows on the northern and eastern site boundaries could be strengthened form a well-defined, vegetated edge to the settlement.

Site is of low landscape sensitivity.

Cheddleton

CD017 Land at/to the rear of Address of 403/399-411 Cheadle Road

Heritage

There are three Grade II Listed Buildings within the 400m buffer. Due to the topography as well as intervening buildings and vegetation, there was no intervisibility between the site and the assets. Development would be highly unlikely to adversely affect the settings of the heritage assets. Outside of the 400m buffer, there are a group of Listed Buildings to the north-east of the site. Development may adversely affect their settings. Mitigation including screening along the north-eastern and eastern boundaries of the site would reduce any potential effects on the settings of these Listed Buildings.

Development in the site would change a small element of the HLC zone CWWHECZ 12, although for the most part, it would remain unaltered (Historic Environment Character Assessment 2010).

Site suitable for development in heritage terms subject to appropriate masterplanning.

Green Belt Review 2015

(Appraised sites according to their contribution to Green Belt Purposes)

Check Sprawl: Limited contribution

Maintain Separation: Limited contribution

Prevent Encroachment: Contribution

Preserve Setting: Limited Contribution

Overall Impact of development on Green Belt Purposes: Limited

A visually contained site development on which would not significantly intrude into the Green Belt. The easterly and northerly boundaries of the site are weak.

Recommendation: Consider for Release under Exceptional Circumstances, including amendment of the Village Boundary.

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

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 ecological value of the site is likely to have a negative effect. The site is indicated on the predictive map of Best and Most Versatile agricultural land as within an area where less than 20% of the land is likely to be BMV.

Options Consultation July 2015

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.

Cheddleton

CD017 Land at/to the rear of Address of 403/399-411 Cheadle Road

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

Council response –

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.

Cheddleton

CD017 Land at/to the rear of Address of 403/399-411 Cheadle 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 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 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.

Preferred Options Consultation April 2016

Historic England, Severn Trent, Natural England, United Utilities, Sport England, Staffordshire Wildlife Trust, Woodland Trust, Coal Authority, No site specific comments

Environment Agency- No site specific comments. Biodiversity – ecological appraisal needed. Evaluate the ecological features of interest and potential impacts upon them. Every effort should be made to re-naturalize watercourses, including de-culverting & easements to help promote blue and green corridors and networks.

Cheddleton

CD017 Land at/to the rear of Address of 403/399-411 Cheadle Road

Impacts on water quality need to be assessed, particularly the cumulative impact to ensure the relevant WFD waterbodies do not deteriorate.

SCC Education- In the rural area there may be a necessity for additional Primary and First school places in Brown Edge, Endon and Forsbrook due to limited capacity at schools in those areas. There is also likely to be pressure on Middle school places in the rural area and at Blythe Bridge, Endon and Moorside High Schools. As around 46% of the housing requirement for the rural area is proposed to be delivered through small sites provision it is not easy to predict which schools the children from those houses will seek to attend. This is more acute at Primary/First school level where the geographical area that school draws from is smaller than that of a Middle/High school that draw from a wider area. We will need to work through this with you in more detail to understand the potential infrastructure projects required and how they may be funded. We acknowledge that the Plan states an Infrastructure Delivery Plan is being produced and we would be keen to work with you to develop this to ensure there is clarity over infrastructure requirements and delivery.

SCC LLFA would suggest perimeter drain where it abuts gardens.

Cheddleton Parish Council-

- CD002 and CD003 – both sites are within the Green Belt and outside the village boundary. Strongly object to the inclusion of both areas given that it would
 - a) effectively link two villages
 - b) there would be major road / highway issues
 - c) degrade the natural gateway to the village of Wetley Rocks.If allocated it would go against two Green Belt Policy principles, major coalescent & the joining of two communities.
- CD017 – opposed (Green Belt and a house would have to be demolished to provide access)
- Land at 397 Cheadle Road – support (site already has planning permission)
- CD115 – support (within Green Belt but is in centre of village)
- Staffordshire Farmers Site – support (only brownfield site, has established access)

Public Response

Issues raised

Preferable to CD002 & CD003

Increase traffic

Prefer CD015

Traffic safety

Loss of wildlife habitat

Out of character with surrounding area

House would have to be demolished to provide access

Council Response

- The Highways Authority advises that they require more details/clarification regarding how access to site would be achieved, before can comment.
- 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

Cheddleton

CD017 Land at/to the rear of Address of 403/399-411 Cheadle Road

application is received and residents will have the opportunity to comment on the content of that application

- The Extended Phase 1 Habitat Survey 2015 found the site was generally of low biodiversity value in overall terms of the area
- The land in question is within the Green Belt. The NPPF states that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The Green Belt Review Study provides a strategic review of Green Belt purposes and a more detailed site-based assessment of land which could be considered for review. The review found that the overall impact of development on the site on Green Belt purposes was limited and recommended the site could be considered for release under exceptional circumstances. In order to release a site from the Green Belt the Council must be able to demonstrate that exceptional circumstances exist. Consideration needs to be given to all the relevant evidence to determine the overall suitability of the site for release from the Green Belt.
- Any new development taking place will be subject to policies contained within the new Local Plan, which seek to protect the character of the area consideration will be given to the scale of development and its impact on the surrounding area.

Preferred Options Local Plan July 2017

This site was not included as a Preferred Option by the Council in July 2017.

Developer/Agent/Owner

Land owner has objected to the non-inclusion of this site in the Local Plan

Council Response

The site was previously included in the Preferred Options Sites and Boundaries consultation 2016 and was taken forward in the current Plan. The Local Plan seeks to allocate sites to help meet the District's housing requirement not all sites previously considered are needed to meet the housing requirement

The site suggested is in the Green Belt. The Council needs to demonstrate exceptional to remove land from the Green Belt, in this case it is considered there are no exceptional circumstances

Local Plan Publication (Submission Version February 2018)

Site suggested as a residential site.

Council Response

The site was in the Site Options consultation 2015 and the Preferred Options Sites and Boundaries consultation 2016 but was not taken forward.

The Local Plan allocates sites for residential development in order to meet the District's housing requirement. The distribution of development is detailed in policy SS3, development will be located in accordance with Spatial Strategy across the towns and Rural Areas. The distribution of development is broadly in line with the Core Strategy with minor adjustments to the Rural Areas and Cheadle, which reflects green belt constraints and the availability of suitable sites outside the green belt

Cheddleton

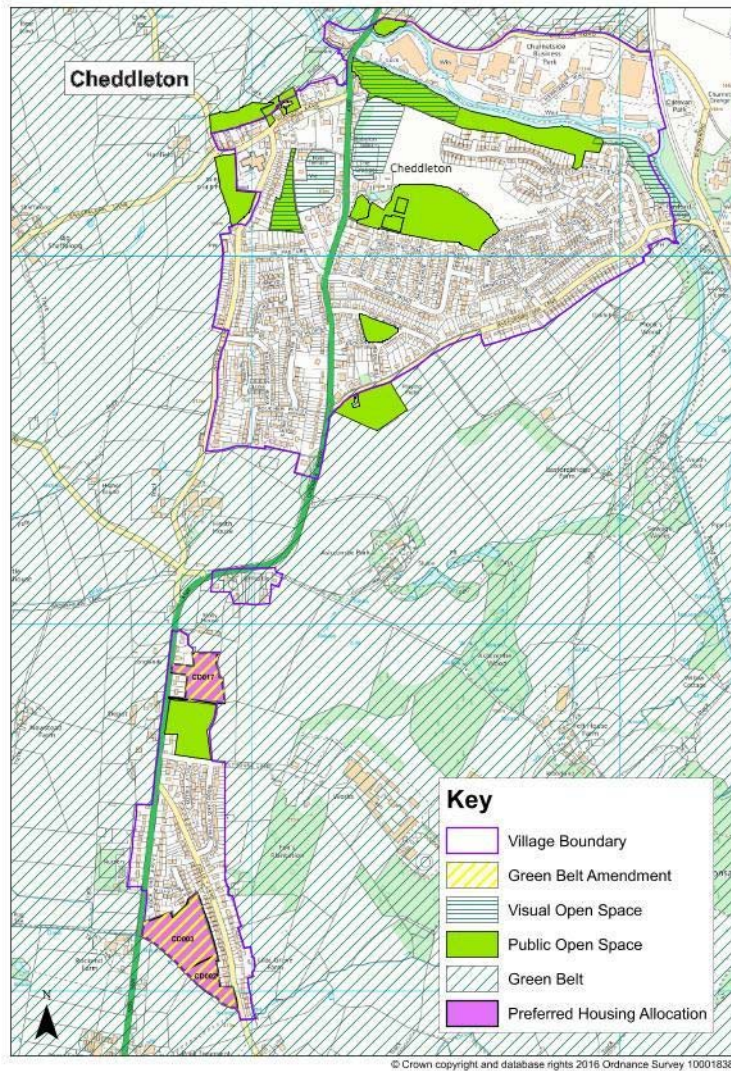
CD017 Land at/to the rear of Address of 403/399-411 Cheadle Road

around Cheadle. The net housing requirement will be met from site allocations set out in policy H2 and windfall allowances for each area based on past trends set out in policy SS4. Policies SS 8, SS 9 and H1 allow for residential development in defined circumstances in the larger villages and modest growth on the smaller villages. Development should be of an appropriate scale for the Spatial Strategy and where applicable in accord with national green belt policy.

The Rural Areas is heavily constrained by the green belt. The Local Plan allocates six sites for residential development in the Rural Areas. In line with government policy the Local Plan only seeks to remove land from the green belt for residential development where exceptional circumstances exist. The NPPF states that once established Green Belt boundaries should only be altered in exceptional circumstances and the Housing White Paper Fixing our Broken Housing Market (February 2017) reiterates this commitment. It is considered there are no exceptional circumstances to justify the release of the site suggested from the green belt.

Cheddleton

CD017 Land at/to the rear of Address of 403/399-411 Cheadle Road



EN030

Endon

Field north of Florence Terrace The Village EN030

Local Plan Process

- Site suggestion from the SHLAA
- Included in the Site Options consultation 2015
- Site not taken forward

Key Issues

- Green Belt site. Green Belt Review considers it is not acceptable for release. Plays a significant role in maintaining the open character of the village. Exceptional circumstances would need to be demonstrated.
- Potential flooding issues
- Adjacent to the Conservation Area potential impact on heritage assets

Site Information

Greenfield/ brownfield	Built up area boundary/country side	Est. housin g capacit y	Area (ha)	Ownersh ip status	Site details
Greenfield	Green belt	10	0.69	Owner promoting site	<ul style="list-style-type: none"> • Undulating overgrown pasture • Trees/hedges • Adjacent to Conservation Area • Partially within flood zone 2

Evidence Base

Landscape & Settlement Character Assessment 2008

Site is not within important landscape setting to settlement.

Green Belt Review November 2015

(Appraised sites according to their contribution to Green Belt Purposes)
Appraised with EN126

Check Sprawl: contribution

Maintain Separation: Limited contribution

Prevent Encroachment: contribution

Preserve Setting: Significant contribution

Overall Impact of development on Green Belt Purposes: Significant

Despite being relatively well enclosed physically, these sites play a significant role in maintaining the open character of the village along its northerly aspect.

Recommendation Not recommended for release

Sustainability Appraisal Submission Version June 2018

Endon

Field north of Florence Terrace The Village EN030

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 ALC land partially within flood zone 2 is assessed as having a negative effect, as is the site's proximity to historic assets.

The site lies at the historic core of the village and is adjacent to the Conservation Area. The 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. The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

Site Options Consultation July 2015

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.

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 -

Endon

Field north of Florence Terrace The Village EN030

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)
- 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)

Council Response

- 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.

Endon

Field north of Florence Terrace The Village EN030

- 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 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.

Submission Version February 2018

Site suggested as a residential site.

Council Response

- The omission site is within the green belt. It was in the Site Options consultation 2015 but was not taken forward. The Green Belt Study assessed this site and the adjacent one EN125 together it recommended they were not suitable for release from the green belt. It concluded that “ these sites play a significant role in maintaining the open character of the village along its northerly aspect”
- The Local Plan allocates sites for residential development in order to meet the District's housing requirement. The distribution of development is detailed in policy SS3, development will be located in accordance with Spatial Strategy across the towns and Rural Areas. The distribution of development is broadly in line with the Core Strategy with minor adjustments to the Rural Areas and Cheadle, which reflects green belt constraints and the availability of suitable sites outside the green belt around Cheadle. The net housing requirement will be met from site allocations set out in in policy H2 and windfall allowances for each area based on past trends set out in policy SS4. Policies SS 8, SS 9 and H1 allow for residential development in defined circumstances in the larger villages and modest growth on the smaller villages. Development should be of an

Endon

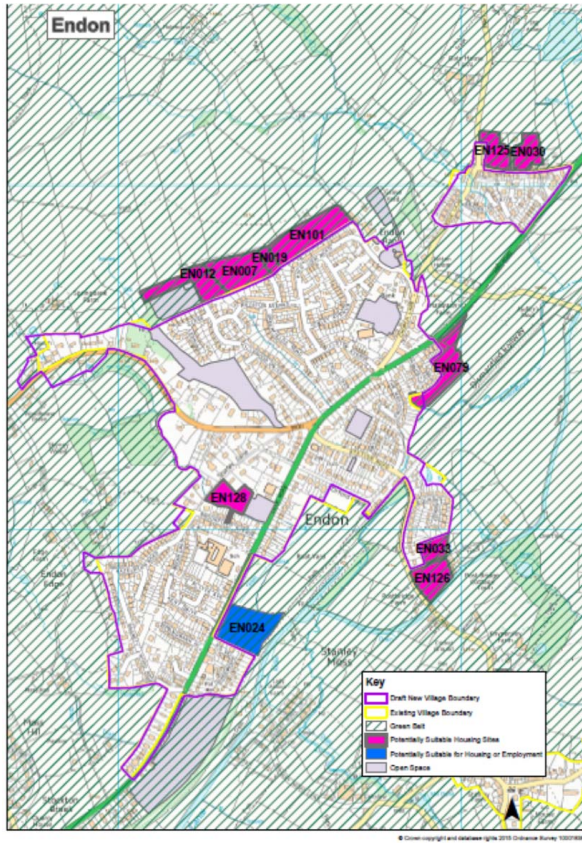
Field north of Florence Terrace The Village EN030

appropriate scale for the Spatial Strategy and where applicable in accord with national green belt policy.

- The Rural Areas is heavily constrained by the green belt. The Local Plan allocates six sites for residential development in the Rural Areas. In line with government policy the Local Plan only seeks to remove land from the green belt for residential development where exceptional circumstances exist. The NPPF states that once established Green Belt boundaries should only be altered in exceptional circumstances and the Housing White Paper Fixing our Broken Housing Market (February 2017) reiterates this commitment. It is considered there are no exceptional circumstances to justify the release of this site from the green belt. The Green Belt Study recommended that the site was not suitable for release from the green belt.

Endon

Field north of Florence Terrace The Village EN030



Off Wallfield Close Upper Tean

Upper Tean

Off Wallfield Close

Local Plan Process

- Site suggestion by landowner
- Site not taken forward

Key Issues

- In the Landscape & Settlement Character Assessment 2008 as a site within important landscape setting to settlement
- Large site to the south of Upper Tean encroaching into open countryside.

Site Information

Greenfield/ brownfield	Built up area boundary/country side	Est. housin g capacit y	Area (ha)	Ownersh ip status	Site details
Greenfield	Countryside	150	6.1	Owner promoting site	<ul style="list-style-type: none"> • Grassland • Some mature trees and hedgerows

Evidence Base

Landscape & Settlement Character Assessment 2008

Site is within important landscape setting to settlement.

Sustainability Appraisal Submission Version June 2018

The proposed delivery of circa 150 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 land indicated on the predictive map of best and most versatile agricultural land as within an area where 20 - 60% of the land is likely to be bmv and the site's location within the mineral safeguarding area for superficial sand and gravel, is likely to lead to a negative effect. The site's proximity to historic assets is also likely to have a negative effect. An applicant should be required to provide an NPPF compliant heritage statement and to undertake ecological and landscape impact assessments.

Submission Version February 2018

Site suggested as a residential site.

Council Response

- The omission site is a large site to the south of Upper Tean. A small part of the site was in the SHLAA, site UT024, which was assessed as a B site and was included in the Site

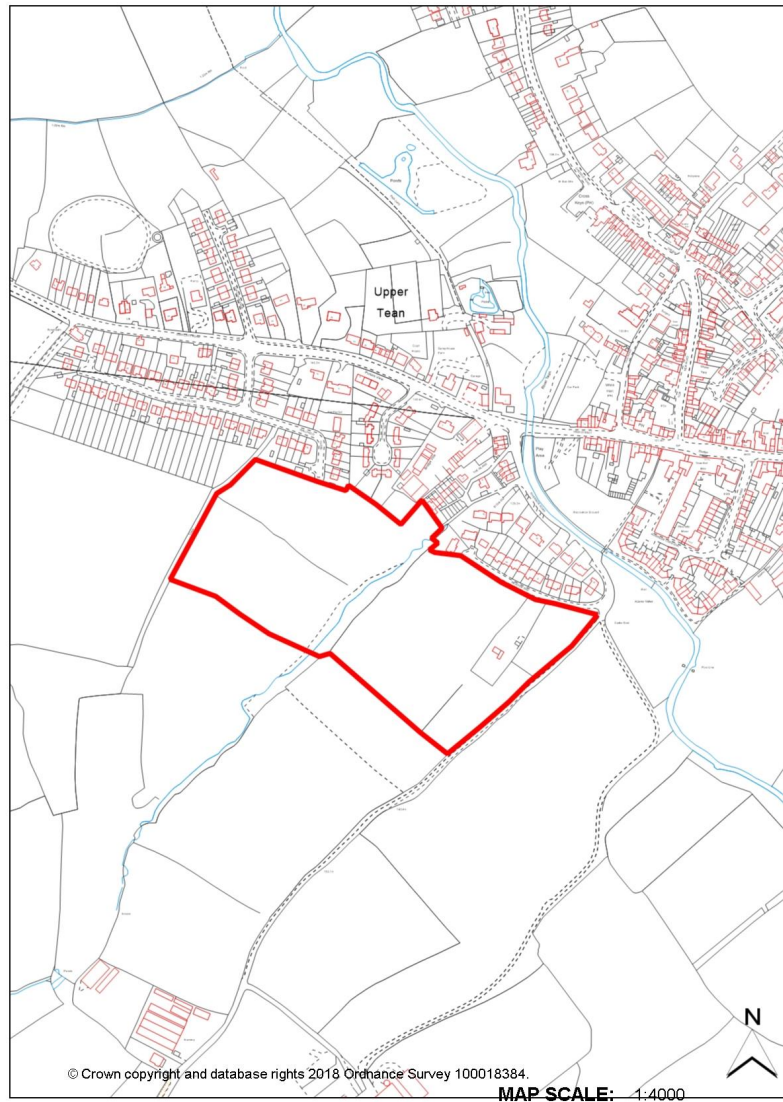
Upper Tean

Off Wallfield Close

Options consultation 2015. The site was identified in the Landscape and Settlement Character Assessment (2008) as important to the landscape setting of Upper Tean. It was not taken forward to the Preferred Options Sites and Boundaries consultation 2016.

- The Local Plan allocates sites for residential development in order to meet the District's housing requirement. The distribution of development is detailed in policy SS3, development will be located in accordance with Spatial Strategy across the towns and Rural Areas. The distribution of development is broadly in line with the Core Strategy with minor adjustments to the Rural Areas and Cheadle, which reflects green belt constraints and the availability of suitable sites outside the green belt around Cheadle. The net housing requirement will be met from site allocations set out in policy H2 and windfall allowances for each area based on past trends set out in SS4. Policies SS 8, SS 9 and H1 allow for residential development in defined circumstances in the larger villages and modest growth on the smaller villages. Development should be of an appropriate scale for the Spatial Strategy and where applicable in accord with national green belt policy.
- The Local Plan includes a residential allocation in Upper Tean and there have been resolutions to grant approval for two planning applications for residential development SMD/2016/0811 Land off Tenford Lane 49 dwellings (awaiting S106) and SMD/2015/0424 approval for up to 67 dwellings.
- It is considered that the Local Plan allows for the sustainable growth of Upper Tean in line with the spatial strategy.

Upper Tean
Off Wallfield Close



WE042/WE043

Werrington

WE042 & WE043 Off Langton Court and Tregaron Court

Local Plan Process

- Site suggestion by landowner
- Site not taken forward

Key Issues

- Green belt site. Green Belt Review considers it is acceptable for release. Exceptional circumstances would need to be demonstrated. Considered there are no exceptional circumstances

Site Information

Greenfield/ brownfield	Built up area boundary/country side	Est. housing capacity	Area (ha)	Ownership status	Site details
Greenfield	Green belt	105	3.74	Owner promoting site	<ul style="list-style-type: none"> • Grassland • TPO beyond north west boundary • Sloping site

Evidence Base

Landscape & Settlement Character Assessment 2008

Site is within important landscape setting to settlement.

Landscape, Local Green Space and Heritage Impact Study May 2018

Considered the site is suitable for development in landscape terms subject to the mitigation measures set out within the LER.

Green Belt Review Additional Site Assessment September 2016

(Appraised sites according to their contribution to Green Belt Purposes)

Check Sprawl: Limited contribution

Maintain Separation: Limited contribution

Prevent Encroachment: Contribution

Preserve Setting: Contribution

Overall Impact of development on Green Belt Purposes: Limited

The site is strongly bounded on all sides falling from the hard built edge at Washerwall to the incised heavily wooded valley of an unnamed brook. As such the site is visually well enclosed from the wider Green Belt in this location, containing any sense of localised sprawl or encroachment into open countryside. The overall impact of development on the openness of the Green Belt in this location would be limited.

Recommendation: Consider for release under exceptional circumstances.

Sustainability Appraisal Submission Version June 2018

The proposed delivery of circa 105 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open

Werrington

WE042 & WE043 Off Langton Court and Tregaron Court

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 land with the potential for loss of best and most versatile agricultural land and the site's proximity to historic assets is assessed as having a negative effect.

Submission Version February 2018

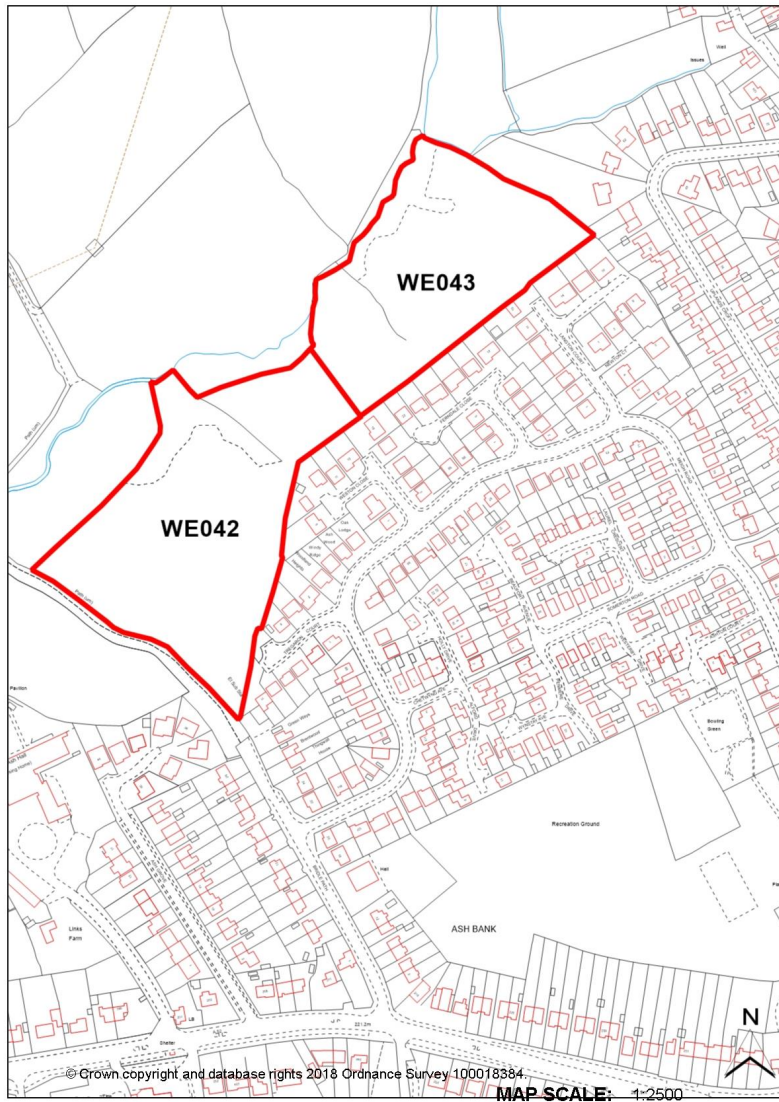
Site suggested as a residential site.

Council Response

- The Local Plan allocates sites for residential development in order to meet the District's housing requirement. The distribution of development is detailed in policy SS3, development will be located in accordance with Spatial Strategy across the towns and Rural Areas. The distribution of development is broadly in line with the Core Strategy with minor adjustments to the Rural Areas and Cheadle, which reflects green belt constraints and the availability of suitable sites outside the green belt around Cheadle. The net housing requirement will be met from site allocations set out in in policy H2 and windfall allowances for each area based on past trends set out in policy SS4. Policies SS 8, SS 9 and H1 allow for residential development in defined circumstances in the larger villages and modest growth on the smaller villages. Development should be of an appropriate scale for the Spatial Strategy and where applicable in accord with national green belt policy.
- The Rural Areas is heavily constrained by the green belt. The Local Plan allocates six sites for residential development in the Rural Areas including the land off Ash Bank Road in Werrington which is in the green belt. In line with government policy the Local Plan only seeks to remove land from the green belt for residential development where exceptional circumstances exist. The NPPF states that once established Green Belt boundaries should only be altered in exceptional circumstances and the Housing White Paper Fixing our Broken Housing Market (February 2017) reiterates this commitment. It is considered there are no exceptional circumstances justify the release of the site off Langton Court/Tregaron Court from the green belt.

Werrington

WE042 & WE043 Off Langton Court and Tregaron Court



Werrington

WE042 & WE043 Off Langton Court and Tregaron Court

WE013 Werrington

Werrington

WE013 Land west of Little Ash Farm Ash Bank Road

Local Plan Process

- Site suggestion from the SHLAA
- Included in the options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Not included in Preferred Options Local Plan July 2017
- Not included in Submission Version Local Plan (February 2018)

Current Position

Site taken not forward into Submission Version Local Plan:

- The site is in the Green Belt the NPPF states sites should only be released if there are exceptional circumstances, in this case it is considered there are no exceptional circumstances.
- On planning balance the Council has concluded that the allocated sites are the most appropriate solution for the Rural Areas and minimise the release of green belt land.

Key Issues

- Green Belt site. Green Belt Review considers it is acceptable for release. Exceptional circumstances would need to be demonstrated.
- Landscape impact Landscape, Local Green Space and Heritage Impact Study August 2016 identified that the site is of medium landscape sensitivity and is suitable for development in heritage terms would require landscape mitigation measures.
- Significant potential flooding issues EA requested SFRA level 2
- Should be developed WE027
- Access can be developed with WE027

Site Information

Greenfield/ brownfield	Built up area boundary/country side	Est. housin g capacit y	Area (ha)	Ownersh p status	Site details
Brownfield	Green belt	10	0.49	Land available agent acting for owner	<ul style="list-style-type: none"> • Mature trees on boundary • Tennis courts & grassed lawn • Stream outside the site to north west & west • Two grade II listed buildings within 400m

Evidence Base

Local Wildlife Assessment (ECUS, 2017) (WE013 & WE027)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria.

The habitats on site were of nature conservation value at the site level only. These habitats are not listed as important habitats in the Staffordshire SBI guidelines and

Werrington

WE013 Land west of Little Ash Farm Ash Bank Road

therefore the site does not currently qualify for consideration as an SBI or as a BAS under these criteria.

Species recorded on site were common and widespread both at a county and national level and it is considered unlikely that the site supported notable protected species. No species listed as important in the Staffordshire SBI guidelines were recorded and therefore no part of the site currently qualifies for consideration as an SBI or as a BAS under these criteria.

Prior to any future development, the site should be checked again for signs of badger activity and an activity survey should be conducted to determine the use of the site by bats. It would be necessary to conduct nesting bird checks before vegetation clearance or other disturbance during the bird breeding season. Japanese knotweed and Indian balsam occurred on site.

Extended Phase 1 Habitat Survey 2015

Not assessed

Landscape & Settlement Character Assessment 2008

Within important landscape setting to the settlement.

Landscape, Local Green Space and Heritage Impact Study August 2016

Little Ash Farm

Landscape

Site comprises Little Ash Farm, a single residential property, and the surrounding grounds. The site is located to the rear of linear development on the A52 and is enclosed by trees and hedgerows to the south, resulting in low visual prominence. There are gaps in the vegetation on the south-eastern boundary and these should be planted up in order to screen views of the development and create a vegetated settlement edge.

Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include planting on the south-eastern boundary.

Heritage

There are two Grade II Listed Buildings within the 400m buffer. Due to the intervening buildings, there was no intervisibility between the site and the assets. Development would be highly unlikely to adversely affect the settings of the assets. The site lies within the HLC zone CWWHECZ 1 (Historic Environment Character Assessment 2010). Development in this area would unlikely adversely affect the HLC as a whole.

Site suitable for development in heritage terms.

Green Belt Review November 2015

(Appraised sites according to their contribution to Green Belt Purposes) Sites WE013 & WE027 assessed together.

Check Sprawl: Limited contribution

Maintain Separation: Limited contribution

Prevent Encroachment: Contribution

Preserve Setting: Contribution

Overall Impact of development on Green Belt Purposes: Limited

Two parcels which are part of the southern extent of Werrington, and development of which would be part of the visual envelope of the settlement. The southern boundary of the sites is weak, being a discontinuous tree belt, but development would not create a significant intrusion into open countryside. Part of the land identified in the LCA as making a contribution to the setting of the settlement

Werrington

WE013 Land west of Little Ash Farm Ash Bank Road

Recommendation: Consider for release. Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary

Habitat Regulation Assessment Initial Findings Preferred Option 2016

No potential impact pathways identified

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as is 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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban) and the site's proximity to historic assets is assessed as having a negative effect.

Options Consultation July 2015

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 serve 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
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

Werrington

WE013 Land west of Little Ash Farm Ash Bank Road

- 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.

Council response –

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.

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

Preferred Options Consultation April 2016

Werrington

WE013 Land west of Little Ash Farm Ash Bank Road

Statutory Bodies

Historic England, Severn Trent, Natural England, United Utilities, Staffordshire Wildlife Trust, Woodland Trust, Coal Authority, No site specific comments

Sport England WE013 and WE027 - The proposal appears to lead to the loss of a football pitch and tennis court. This is not in accordance with NPPF 74 unless the sports facilities are going to be replaced. If so this needs to be a requirement in the Local Plan document

SCC Education In the rural area there may be a necessity for additional Primary and First school places in Brown Edge, Endon and Forsbrook due to limited capacity at schools in those areas. There is also likely to be pressure on Middle school places in the rural area and at Blythe Bridge, Endon and Moorside High Schools. As around 46% of the housing requirement for the rural area is proposed to be delivered through small sites provision it is not easy to predict which schools the children from those houses will seek to attend. This is more acute at Primary/First school level where the geographical area that school draws from is smaller than that of a Middle/High school that draw from a wider area. We will need to work through this with you in more detail to understand the potential infrastructure projects required and how they may be funded, which is covered in more detail below under the heading 'infrastructure provision'.

SCC LLFA – Flooding hotspots nearby, potential flood risk issues, recommend reference in policy to early engagement with County Council, need for flood risk assessment. Sites WE013 & WE027 need to be developed together

Environment Agency- If it is decided to continue with sites in the floodplain or likely to be following the application of the Sequential Test, then further work in the form of a Level 2 SFRA will be required for the following site: WE013 which along with WE027 is adjacent to Watercourses with no mapped floodplain. This does not mean the site is within Flood Zone 1. It is imperative that the flood risk to these sites is quantified prior to final submission as it may affect the deliverability of the sites, particularly the smaller ones in Werrington. Because in both cases the sites are adjacent to each other, producing one model for each is more cost effective than needing to for individual sites.

Biodiversity – ecological appraisal needed. Evaluate the ecological features of interest and potential impacts upon them. Every effort should be made to re-naturalize watercourses, including de-culverting & easements to help promote blue and green corridors and networks. Impacts on water quality need to be assessed, particularly the cumulative impact to ensure the relevant WFD waterbodies do not deteriorate.

Werrington Parish Council

- Concerned about traffic problems especially along Ash Bank Road, capacity of local infrastructure such as schools and doctors, protection of Green Belt from large scale housing development, prefer that the potential for infill sites should be explored together with additional sites (land off Whitmore Avenue and land off Radley Way) as an alternative to those put forward in the Preferred Options Document, disagree with some of the conclusions from the Green Belt Review. (Table included with their letter stating which sites they agree and disagree with).

Werrington

WE013 Land west of Little Ash Farm Ash Bank Road

Preferred Options Sites
Support – WE069, WE013, WE027
Object – WE053, WE052, WE003

Other sites supported (WE048, Field in Ash Bank Rd [close to Stoke boundary / Brookhouse Lane], Former Builders Yard in Winterfield Lane, Open Space off Whitmore Ave, Open land off Radley Way).

Public Response

Issues raised

Impact on wildlife
Disturbance to residents during construction
Loss of privacy
Loss of property value
Reduce gap between Werrington & Stoke
Could lead to further development
Traffic/congestion already an issue on A52- A52 A53 are at capacity
Dangerous for school children walking on narrow footpath
Need speed reduction measures
Will increase traffic
Green Belt site
If Young Offenders Institute closes a large site will become available
Lack of infrastructure
Do not want more shops takeaways which will lead to an urban environment
Build new village towards Tean/Bythe Bridge with easy access from A50 to surrounding areas
Lack of facilities and infrastructure - school capacity doctors shops
Drains inadequate
Flooding an issue
Development should be spread through the village not concentrated at the top. Could be linear development inline with existing housing on Ashbank Road and by Winterfield Lane & Clough Lane
Reduce open space in Werrington and effect quality of life
By filling the gaps will lose the village feel

Council response

- The site is not a designated wildlife site. It was not been assessed in Extended Phase 1 Habitat Survey 2015 if it is taken forward as an allocation consideration will need to be given to the biodiversity of the site.
- Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working (covered by Control of Pollution Acts) are not material planning considerations
- The land in question is within the Green Belt. The NPPF states that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The Green Belt Review Study provides a strategic review of Green Belt purposes and a more detailed site-based assessment of land which could be considered for review. The review found that the overall impact of development on the site on Green Belt purposes was limited. It recommended that the site could be considered for release under exceptional circumstances. In order to release a site from the Green Belt the Council must be able to demonstrate that exceptional circumstances exist. Consideration needs to be given to all the relevant evidence to determine the overall suitability of the site for release from the Green Belt.

Werrington

WE013 Land west of Little Ash Farm Ash Bank Road

- 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 Local Plan will provide certainty for local communities and developers through policies guiding the overall level and location of development. Planning applications must be determined in accordance with the Local Plan unless material considerations indicate otherwise.
- The Highway Authority consider the site may be acceptable subject to detail of access design and visibility. It would need to be developed with WE027 to be adequate for adoption as highway.
- New development is the main way to deliver new or improved infrastructure/local facilities e.g. more residents may support more local facilities, shops and services. Some infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas.
- National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council to assess the impact proposed development on school capacity, what additional capacity is needed and how this can be delivered.
- Any new development taking place will be subject to policies contained within the new Local Plan, which seek to protect the character of the area is considered
- The Environment Agency consider there are known flooding issues in the area and The Staffordshire Local Lead Flood Authority have it on their records as a flooding hotspot. The EA have requested a level 2 SFRA to be completed if the site is to be considered for allocation.
- There is not enough brownfield land or sites or infill sites in settlements to meet the District's proposed housing requirements so green field sites have been proposed.
- Policies in the Local Plan will require an element of new housing provision to be affordable
- If the district council considered that a development they may adversely impact on local air quality then the applicant is required to undertake air quality assessments to identify these issues and develop options to mitigate these impacts
- There is a policy in the Local Plan regarding the pollution

Preferred Options Local Plan July 2017

This site was not included as a Preferred Option by the Council in July 2017.

Developer/Agent/Owner

Land owner has objected to the non-inclusion of this site in the Local Plan through their agent.

Council Response

The site was previously included in the Preferred Options Sites and Boundaries consultation 2016 but was not taken forward in the current Plan. The Local Plan

Werrington

WE013 Land west of Little Ash Farm Ash Bank Road

seeks to allocate sites to help meet the District's housing requirement not all sites previously considered are needed to meet the housing requirement.

The site suggested is in the Green Belt. The Council needs to demonstrate exceptional to remove land from the Green Belt, in this case it is considered there are no exceptional circumstances.

The Environment Agency identified potential flooding issues.

Local Plan Publication (Submission Version February 2018)

Site suggested as a residential site.

Council Response

The omission site WE013 is in the green belt and was assessed as a B site in the SHLAA. It was included in the Site Options consultation 2015 and the Preferred Options Sites and Boundaries consultation 2016

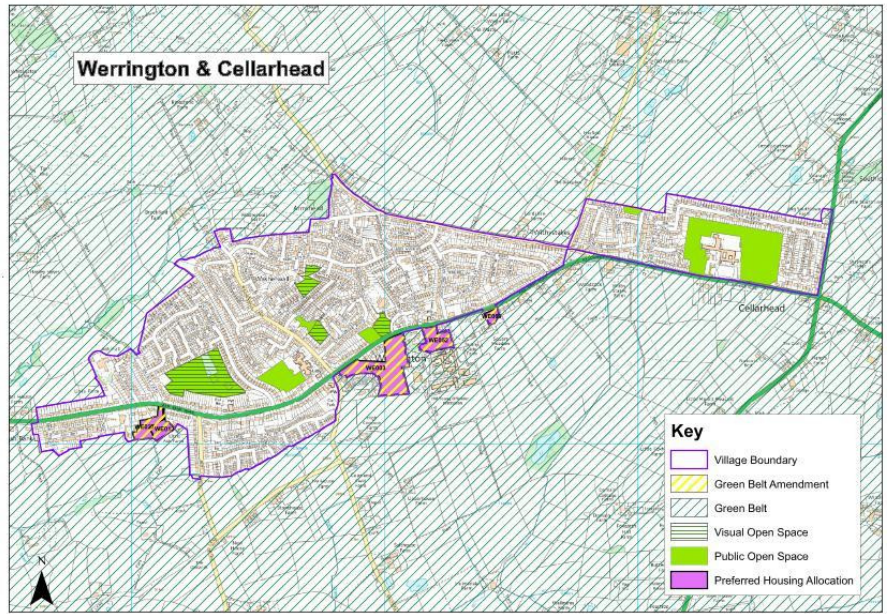
The Local Plan allocates sites for residential development in order to meet the District's housing requirement. The distribution of development is detailed in policy SS3, development will be located in accordance with Spatial Strategy across the towns and Rural Areas. The distribution of development is broadly in line with the Core Strategy with minor adjustments to the Rural Areas and Cheadle, which reflects green belt constraints and the availability of suitable sites outside the green belt around Cheadle. The net housing requirement will be met from site allocations set out in in policy H2 and windfall allowances for each area based on past trends set out in policy SS4. Policies SS 8, SS 9 and H1 allow for residential development in defined circumstances in the larger villages and modest growth on the smaller villages. Development should be of an appropriate scale for the Spatial Strategy and where applicable in accord with national green belt policy.

The Rural Areas is heavily constrained by the green belt. The Local Plan allocates six sites for residential development in the Rural Areas including the land off Ash Bank Road in Werrington which is in the green belt. In line with government policy the Local Plan only seeks to remove land from the green belt for residential development where exceptional circumstances exist. The NPPF states that once established Green Belt boundaries should only be altered in exceptional circumstances and the Housing White Paper Fixing our Broken Housing Market (February 2017) reiterates this commitment. It is considered there are no exceptional circumstances justify the release of this site from the green belt.

The Environment Agency identified potential flooding issues for this and the adjoining site WE027 in their comments to the Preferred Options Sites and Boundaries consultation 2016 and that the flood risk to the site should be quantified as it may affect the deliverability of the site. Staffordshire Lead Local Flood Authority have it on their records as a 'Flooding Hotspot'

Werrington

WE013 Land west of Little Ash Farm Ash Bank Road



WE027

Werrington

WE027 Land at Little Ash Farm Ash Bank Road

Local Plan Process

- Site suggestion from the SHLAA
- Included in the options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Not included in Preferred Options Local Plan July 2017
- Not included in Submission Version Local Plan (February 2018)

Current Position

Site taken not forward into Submission Version Local Plan:

- The site is in the Green Belt the NPPF states sites should only be released if there are exceptional circumstances, in this case it is considered there are no exceptional circumstances.
- On planning balance the Council has concluded that the allocated sites are the most appropriate solution for the Rural Areas and minimise the release of green belt land

Key Issues

- Green Belt site. Green Belt Review considers it is acceptable for release. Exceptional circumstances would need to be demonstrated.
- Landscape, Local Green Space and Heritage Impact Study August 2016 identified that the site is of low landscape sensitivity and is suitable for development in heritage terms,
- Access can be achieved site would need to be developed with WE013,
- Significant potential flooding issues EA requested SFRA level 2.

Site Information

Greenfield/ brownfield	Built up area boundary/country side	Est. housin g capacit y	Area (ha)	Density per hectare	Ownersh p status	Site details
Greenfield	Green belt	20	0.64	31	Land available	<ul style="list-style-type: none"> • Vacant grassland • Mature trees along boundary • Stream to the east • Site slopes down to the stream • Public footpath • Two grade II listed buildings within 400m

Evidence Base

Local Wildlife Assessment (ECUS, 2017) (WE013 & WE027)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria.

Werrington

WE027 Land at Little Ash Farm Ash Bank Road

The habitats on site were of nature conservation value at the site level only. These habitats are not listed as important habitats in the Staffordshire SBI guidelines and therefore the site does not currently qualify for consideration as an SBI or as a BAS under these criteria.

Species recorded on site were common and widespread both at a county and national level and it is considered unlikely that the site supported notable protected species. No species listed as important in the Staffordshire SBI guidelines were recorded and therefore no part of the site currently qualifies for consideration as an SBI or as a BAS under these criteria.

Prior to any future development, the site should be checked again for signs of badger activity and an activity survey should be conducted to determine the use of the site by bats. It would be necessary to conduct nesting bird checks before vegetation clearance or other disturbance during the bird breeding season. Japanese knotweed and Indian balsam occurred on site.

Extended Phase 1 Habitat Survey 2015

Not assessed

Landscape & Settlement Character Assessment 2008

Within important landscape setting to the settlement.

Landscape, Local Green Space and Heritage Impact Study August 2016

Ash Farm

Landscape

Land to the rear of linear development on the A52, to the east of Ash Farm. The site has low visual prominence and is generally enclosed by development and vegetation, although the vegetation on the southern boundary is more sparse. Additional planting could be undertaken on this boundary to create a vegetated edge to the settlement. Existing development surrounding the site does not contribute towards a well-defined settlement edge, and development of the site could improve this.

Site is of low landscape sensitivity.

Heritage

There are two Grade II Listed Buildings within the 400m buffer. Due to the intervening buildings, there was no intervisibility between the site and the assets. Development would be highly unlikely to adversely affect the settings of the assets. The site lies within the HLC zone CWWHECZ 1 (Historic Environment Character Assessment 2010). Development in this area would unlikely adversely affect the HLC as a whole.

Site suitable for development in heritage terms.

Green Belt Review November 2015

(Appraised sites according to their contribution to Green Belt Purposes) Sites WE013 & WE027 assessed together.

Check Sprawl: Limited contribution

Maintain Separation: Limited contribution

Prevent Encroachment: Contribution

Preserve Setting: Contribution

Overall Impact of development on Green Belt Purposes: Limited

Two parcels which are part of the southern extent of Werrington, and development of which would be part of the visual envelope of the settlement. The southern boundary of the sites is weak, being a discontinuous tree belt, but development would not

Werrington

WE027 Land at Little Ash Farm Ash Bank Road

create a significant intrusion into open countryside. Part of the land identified in the LCA as making a contribution to the setting of the settlement

Recommendation: Consider for release. Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary

Habitat Regulation Assessment Initial Findings Preferred Option 2016

No potential impact pathways identified

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

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 land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban) and the site's proximity to historic assets is assessed as having a negative effect.

Options Consultation July 2015

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.
- Nature Conservation fields 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.

Werrington

WE027 Land at Little Ash Farm Ash Bank Road

- 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

Council response –

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 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.

Werrington

WE027 Land at Little Ash Farm Ash Bank Road

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.

Preferred Options Consultation April 2016

Statutory Bodies

Historic England, Severn Trent, Natural England, United Utilities, Staffordshire Wildlife Trust, Woodland Trust, Coal Authority, No site specific comments

Sport England WE013 and WE027 - The proposal appears to lead to the loss of a football pitch and tennis court. This is not in accordance with NPPF 74 unless the sports facilities are going to be replaced. If so this needs to be a requirement in the Local Plan document

SCC Education In the rural area there may be a necessity for additional Primary and First school places in Brown Edge, Endon and Forsbrook due to limited capacity at schools in those areas. There is also likely to be pressure on Middle school places in the rural area and at Blythe Bridge, Endon and Moorside High Schools. As around 46% of the housing requirement for the rural area is proposed to be delivered through small sites provision it is not easy to predict which schools the children from those houses will seek to attend. This is more acute at Primary/First school level where the geographical area that school draws from is smaller than that of a Middle/High school that draw from a wider area. We will need to work through this with you in more detail to understand the potential infrastructure projects required and how they may be funded, which is covered in more detail below under the heading 'infrastructure provision'.

SCC LLFA – Flooding hotspots nearby, potential flood risk issues, recommend reference in policy to early engagement with County Council, need for flood risk assessment. Sites WE013 & WE027 need to be developed together

Environment Agency- If it is decided to continue with sites in the floodplain or likely to be following the application of the Sequential Test, then further work in the form of a Level 2 SFRA will be required for the following site: WE013 which along with WE027 is adjacent to Watercourses with no mapped floodplain. This does not mean the site is within Flood Zone 1. It is imperative that the flood risk to these sites is quantified prior to final submission as it may affect the deliverability of the sites, particularly the smaller ones in Werrington. Because in both cases the sites are adjacent to each other, producing one model for each is more cost effective than needing to for individual sites.

Biodiversity – ecological appraisal needed. Evaluate the ecological features of interest and potential impacts upon them. Every effort should be made to re-naturalize watercourses, including de-culverting & easements to help promote blue and green corridors and networks. Impacts on water quality need to be assessed, particularly the cumulative impact to ensure the relevant WFD waterbodies do not deteriorate.

Werrington

WE027 Land at Little Ash Farm Ash Bank Road

Werrington Parish Council

- Concerned about traffic problems especially along Ash Bank Road, capacity of local infrastructure such as schools and doctors, protection of Green Belt from large scale housing development, prefer that the potential for infill sites should be explored together with additional sites (land off Whitmore Avenue and land off Radley Way) as an alternative to those put forward in the Preferred Options Document, disagree with some of the conclusions from the Green Belt Review. (Table included with their letter stating which sites they agree and disagree with).

Preferred Options Sites

Support – WE069, WE013, WE027

Object – WE053, WE052, WE003

Other sites supported (WE048, Field in Ash Bank Rd [close to Stoke boundary / Brookhouse Lane], Former Builders Yard in Winterfield Lane, Open Space off Whitmore Ave, Open land off Radley Way).

Public Response

Issues raised

Impact on wildlife

Disturbance to residents during construction

Loss of privacy

Loss of property value

Reduce gap between Werrington & Stoke

Could lead to further development

Traffic/congestion already an issue on A52- A52 A53 are at capacity

Dangerous for school children walking on narrow footpath

Need speed reduction measures

Will increase traffic

Green Belt site

If Young Offenders Institute closes a large site will become available

Lack of infrastructure

Do not want more shops takeaways which will lead to an urban environment

Build new village towards Tean/Bythe Bridge with easy access from A50 to surrounding areas

Lack of facilities and infrastructure - school capacity doctors shops

Drains inadequate

Flooding an issue

Development should be spread through the village not concentrated at the top. Could

be linear development inline with existing housing on Ashbank Road and by

Winterfield Lane & Clough Lane

Reduce open space in Werrington and effect quality of life

By filling the gaps will lose the village feel

Council Response

- The site is not a designated wildlife site. It was not been assessed in Extended Phase 1 Habitat Survey 2015 if it is taken forward as an allocation consideration will need to be given to the biodiversity of the site.
- Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working (covered by Control of Pollution Acts) are not material planning considerations
- 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

Werrington

WE027 Land at Little Ash Farm Ash Bank Road

planning application is received and residents will have the opportunity to comment on the content of that application.

- Property value is not a material planning consideration
- The Local Plan will provide certainty for local communities and developers through policies guiding the overall level and location of development. Planning applications must be determined in accordance with the Local Plan unless material considerations indicate otherwise. The policies in Local Plan seek to maintain the character of the area
- New development is the main way to deliver new or improved infrastructure/local facilities e.g. more residents may support more local facilities, shops and services. Some infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas.
- National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council to assess the impact proposed development on school capacity, what additional capacity is needed and how this can be delivered.
- The Environment Agency consider there are known flooding issues in the area and the Staffordshire Local Lead Flood Authority have it on their records as a flooding hotspot. The EA have requested a level 2 SFRA to be completed if the site is to be considered for allocation.
- The Highway Authority consider the site may be acceptable subject to detail of access design and visibility. It would need to be developed with WE013 to be adequate for adoption as highway.
- The land in question is within the Green Belt. The NPPF states that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The Green Belt Review Study provides a strategic review of Green Belt purposes and a more detailed site-based assessment of land which could be considered for review. The review found that the overall impact of development on the site on Green Belt purposes was limited. It recommended that the site could be considered for release under exceptional circumstances. In order to release a site from the Green Belt the Council must be able to demonstrate that exceptional circumstances exist. Consideration needs to be given to all the relevant evidence to determine the overall suitability of the site for release from the Green Belt.
- There is not enough brownfield land or sites or infill sites in settlements to meet the District's proposed housing requirements so green field sites have been proposed.
- Policies in the Local Plan will require an element of new housing provision to be affordable
- If the district council considered that a development they may adversely impact on local air quality then the applicant is required to undertake air quality assessments to identify these issues and develop options to mitigate these impacts
- There is a policy in the Local Plan regarding the pollution

Local Plan Publication (Submission Version February 2018)

Site suggested as a residential site.

Werrington

WE027 Land at Little Ash Farm Ash Bank Road

Council Response

The omission site WE027 is in the green belt, the Local Plan proposes no changes to this designation. It was assessed as a B site in the SHLAA. It was included in the Site Options consultation 2015 and the Preferred Options Sites and Boundaries consultation 2016.

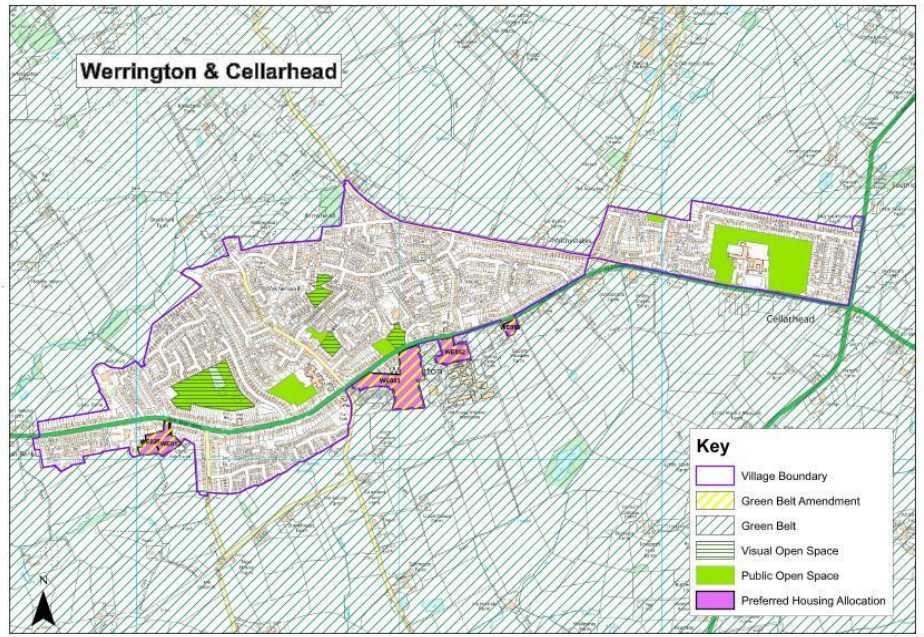
The Local Plan allocates sites for residential development in order to meet the District's housing requirement. The distribution of development is detailed in policy SS3, development will be located in accordance with Spatial Strategy across the towns and Rural Areas. The distribution of development is broadly in line with the Core Strategy with minor adjustments to the Rural Areas and Cheadle, which reflects green belt constraints and the availability of suitable sites outside the green belt around Cheadle. The net housing requirement will be met from site allocations set out in policy H2 and windfall allowances for each area based on past trends set out in policy SS4. Policies SS 8, SS 9 and H1 allow for residential development in defined circumstances in the larger villages and modest growth on the smaller villages. Development should be of an appropriate scale for the Spatial Strategy and where applicable in accord with national green belt policy.

The Rural Areas is heavily constrained by the green belt. The Local Plan allocates six sites for residential development in the Rural Areas. In line with government policy the Local Plan only seeks to remove land from the green belt for residential development where exceptional circumstances exist. The NPPF states that once established Green Belt boundaries should only be altered in exceptional circumstances and the Housing White Paper Fixing our Broken Housing Market (February 2017) reiterates this commitment. It is considered there are no exceptional circumstances justify the release of this site from the green belt.

The Environment Agency identified potential flooding issues for this and the adjoining site WE013 in their comments to the Preferred Options Sites and Boundaries consultation 2016 and that the flood risk to the site should be quantified as it may affect the deliverability of the site. Staffordshire Lead Local Flood Authority have it on their records as a 'Flooding Hotspot'

Werrington

WE027 Land at Little Ash Farm Ash Bank Road



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Gypsy and Travellers Assesments



11 Gypsy and Travellers Assessments

Staffordshire Moorlands Local Plan Topic Paper Site Allocations - Rural Areas

Site Code	Site Address	Grid Ref	Site identification - Site ID (Planning H3)	Sale and convenient vehicular and pedestrian access to the site	The site must be large enough to provide for a range of uses and activities for parking, play and other community facilities on foot, by cycle or public transport.	The site is reasonably close to schools and other community facilities on foot, by cycle or public transport.	The site should not be used for industrial purposes or for other purposes.	Integrate level of development with surrounding areas for receptors.	Site or features of the site which are of archaeological value should not be harmed.	Green Belt commentary	Availability	Achievability	Suitability	DELIVERABILITY CLASSIFICATION	Site comments
T0001	Land south of Blythe Bridge	385630 384100	1.027	CC highways office states that the site is suitable for development. The site is currently used as an open area. The site is bounded to the north by the A66 and to the south by the Blythe Bridge. The site is suitable for development. The site is currently used as an open area. The site is bounded to the north by the A66 and to the south by the Blythe Bridge.	The site is large enough to provide for a range of uses and activities for parking, play and other community facilities on foot, by cycle or public transport.	The site is reasonably close to schools and other community facilities on foot, by cycle or public transport.	The site should not be used for industrial purposes or for other purposes.	Integrate level of development with surrounding areas for receptors.	Site or features of the site which are of archaeological value should not be harmed.	Site is in Green Belt. Development boundary is currently village. Site is also identified for potential release from GB in consultation with CLE/ID, so involving greater impact (green) site is proposed. Not clear if the site is authorised with some approved Part B8 also 'relating in village'.					Site includes FZ 2.10 (Urban Release) and FZ 2.11 (Urban Release) areas. The site is currently used as an open area. The site is bounded to the north by the A66 and to the south by the Blythe Bridge. The site is suitable for development. The site is currently used as an open area. The site is bounded to the north by the A66 and to the south by the Blythe Bridge. The site is suitable for development. The site is currently used as an open area. The site is bounded to the north by the A66 and to the south by the Blythe Bridge.
T0002	Land at 495, Blythe Bridge, BNT.	389770 384070	1.028	The site has direct gate way access to the highway (Blythe Bridge) and is suitable for development. The site is currently used as an open area. The site is bounded to the north by the A66 and to the south by the Blythe Bridge.	The site is large enough to provide for a range of uses and activities for parking, play and other community facilities on foot, by cycle or public transport.	The site is reasonably close to schools and other community facilities on foot, by cycle or public transport.	The site should not be used for industrial purposes or for other purposes.	Integrate level of development with surrounding areas for receptors.	Site or features of the site which are of archaeological value should not be harmed.	Site is in Green Belt. Development boundary is currently village. Site is also identified for potential release from GB in consultation with CLE/ID, so involving greater impact (green) site is proposed. Not clear if the site is authorised with some approved Part B8 also 'relating in village'.					The site is a standard plot which appears to have undeveloped land. The site is currently used as an open area. The site is bounded to the north by the A66 and to the south by the Blythe Bridge. The site is suitable for development. The site is currently used as an open area. The site is bounded to the north by the A66 and to the south by the Blythe Bridge.

Staffordshire Moorlands Local Plan Topic Paper Site Allocations - Rural Areas

Site ID	Site Name	Site Description	Notes	Other	Other	Other	Other	Other	Other	Other	Other
TR010	Wagon and Horse Pie premises, Peppers, Leak Road, Haggley Moor, ST10 4AG	0.158 Two existing green access off A52, SCC highway offers 'two access points' to the site. The eastern access should be used as far as possible. The western access should be used only if the eastern access point should be used only. A52 is a narrow road and it is very narrow. A52 will be on the north side of the site and will be used as far as possible.	Period station (sheds) and furniture should be retained and replaced where necessary. The range of facilities should be considered and a decision made on whether to accommodate on site.	Green (sheds) and furniture should be retained and replaced where necessary. The range of facilities should be considered and a decision made on whether to accommodate on site.	Green (sheds) and furniture should be retained and replaced where necessary. The range of facilities should be considered and a decision made on whether to accommodate on site.	Green (sheds) and furniture should be retained and replaced where necessary. The range of facilities should be considered and a decision made on whether to accommodate on site.	Green (sheds) and furniture should be retained and replaced where necessary. The range of facilities should be considered and a decision made on whether to accommodate on site.	Green (sheds) and furniture should be retained and replaced where necessary. The range of facilities should be considered and a decision made on whether to accommodate on site.	Green (sheds) and furniture should be retained and replaced where necessary. The range of facilities should be considered and a decision made on whether to accommodate on site.	Green (sheds) and furniture should be retained and replaced where necessary. The range of facilities should be considered and a decision made on whether to accommodate on site.	Green (sheds) and furniture should be retained and replaced where necessary. The range of facilities should be considered and a decision made on whether to accommodate on site.
TR011	Land and buildings, 488m at Waley Blocks, Dragon Road, Upper Tern, ST10 4JF	1.212 Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.
TR012	Site of 2.5 ha, Rimmonhill Farm, Haggley Road, nr. Chatsworth	0.679 Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.	Large site, adjacent large green area, suitable for a range of facilities. The site is bounded to the north by the A52, to the south by the A52, to the west by the A52, and to the east by the A52.

Staffordshire Moorlands Local Plan Topic Paper Site Allocations - Rural Areas

TR013	Moorbewley Works, only	400022/27/15 400 341396	0.4/0.1	0.7/4	0.4/0.1	0.7/4	0	0	0	0	0
<p>The extent of the main road frontage would be required. Access from the site to the main road is provided via a 3m wide access. The site is currently used for agricultural purposes and is surrounded by trees. The site is located in a rural area and is adjacent to the main road. The site is bounded to the north and east by the main road and to the south and west by the main road. The site is bounded to the north and east by the main road and to the south and west by the main road.</p> <p>0.4/0.1: The extent of the main road frontage would be required. Access from the site to the main road is provided via a 3m wide access. The site is currently used for agricultural purposes and is surrounded by trees. The site is located in a rural area and is adjacent to the main road. The site is bounded to the north and east by the main road and to the south and west by the main road.</p>	<p>There are two existing buildings on the site, one of which is a 1.5 storey brick building with a tiled roof. The other is a 1.5 storey brick building with a tiled roof. The site is currently used for agricultural purposes and is surrounded by trees. The site is located in a rural area and is adjacent to the main road. The site is bounded to the north and east by the main road and to the south and west by the main road.</p>	<p>One dwelling unit to be built on the site. The site is currently used for agricultural purposes and is surrounded by trees. The site is located in a rural area and is adjacent to the main road. The site is bounded to the north and east by the main road and to the south and west by the main road.</p>	<p>None identified.</p>	<p>None identified.</p>	<p>None identified.</p>	<p>None identified.</p>	<p>None identified.</p>	<p>None identified.</p>	<p>None identified.</p>	<p>None identified.</p>	<p>None identified.</p>
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T1622	The Acres, Wharfedale Lane, S110 2PP	348632 S110 2PP	0.13	<p>Planning Justification for Allocation:</p> <p>The site is within the Staffordshire Moorlands AONB. The site is a Grade II listed building and is located on the edge of the village of Wharfedale. The site is currently used as a private residence and is surrounded by other residential properties. The site is well served by public transport and is accessible to a range of local facilities. The site is also well served by a range of local services, including a primary school, a nursery, a church, a GP surgery, a pharmacy, a library, a community centre, a village hall, a pub, and a shop. The site is also well served by a range of local services, including a primary school, a nursery, a church, a GP surgery, a pharmacy, a library, a community centre, a village hall, a pub, and a shop. The site is also well served by a range of local services, including a primary school, a nursery, a church, a GP surgery, a pharmacy, a library, a community centre, a village hall, a pub, and a shop.</p>	<p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p> <p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p> <p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p>	<p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p> <p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p> <p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p>	<p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p> <p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p> <p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p>	<p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p> <p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p> <p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p>	<p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p> <p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p> <p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p>	<p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p> <p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p> <p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p>	<p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p> <p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p> <p>Site Use: Given the size of the amenity spaces, the site requires careful consideration in design.</p>
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