

Draft - Alton

Question 4a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Alton Parish Council Supported AL025, AL012, AL024, AL026 (but all houses on one site not scattered) Object to development on the eastern side of the village. Strong objections to AL022 & AL023 (highways, encroachment towards Denstone, character of village).							
Site within development boundary - only small part of AL024 site is within development boundary							
AL024	12		0.40	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - Acceptable subject to access design and provision of appropriate visibility splay. Footway should be provided on frontage.</p> <p>Leek and Moorlands Historic Buildings Trust - AL024 has a good historic frontage building (currently unlisted but possibly Listable). Any development should be set back from frontage to retain building, walling and open break. We hope the current application to demolish the cottage will not be supported.</p> <p>Developer/Agent – land is available</p> <p>Public response: 2 comments – 2 objections</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure – traffic /transport • Infrastructure – drainage • Infrastructure - school • Landscape – within Churnet Valley • Loss of amenity – against policy SS6, site has TPO (temporary) • Scale of development • Nature Conservation • Flood risk • Government Policy – UK Biodiversity Action Plan, NPPF sequential test • Other - Biodiversity – site is classified as a Traditional Orchard • Other – contrary to Core Strategy policies: SS6, SS7, NE1, DC2, DC3 	<p>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.</p> <p>The site's proximity to historic assets and district ecological importance is likely to have a negative effect.</p>	<ul style="list-style-type: none"> • The Highway Authority has not raised any issues which would prevent the development of this site. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area, • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. • It is not considered that the scale of development is inappropriate and the site is well related to the existing settlement. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • Good historic frontage building. The building is not listed but analysis of significance required. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. The recent planning application SMD/2015/0151 has 	

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						identified issues relating to TPOs on the site and a non-designated heritage asset which would need to be resolved.	
Sites outside development boundary							
AL012	18		0.60	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - Acceptable subject to access design and provision of appropriate visibility splay. Visibility from Alotment Lane should be provided across frontage.</p> <p>Developer/Agent – site is available</p> <p>Public response : 2 comments – 2 objections</p> <p>Issues raised: Planning consent for 13 dwellings already granted; should not be included</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure – transport • Infrastructure – school, services • Landscape – within Churnet Valley, urban sprawl • Loss of amenity • Nature Conservation • Flood Risk 	The proposed delivery of circa 18 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and district ecological importance is likely to have a negative effect.	OUTLINE PLANNING PERMISSION PENDING (13 DWELLINGS). SMD/2014/0824	SITE HAS PLANNING PERMISSION (Decision not yet issued Mar 2106)
AL019	43		1.44	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: Current planning application SMD/2015/0435 combined with AL022 Acceptable access off Uttoxeter Road, subject to detailed design.</p> <p>Developer/Agent – land is available</p> <p>Public response : 5 comments – 4 objections and 1 support</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure - utilities, transport - congested road, poor access • Infrastructure – school, services • Landscape • Nature conservation • Floodrisk • Amenity • Scale of development • Listed building/CA 	The proposed delivery of circa 43 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to services and facilities, albeit limited, is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and a SSSI.	<ul style="list-style-type: none"> • The Highway Authority has not raised any issues which would prevent the development of this site. • The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area, • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. 	

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					<ul style="list-style-type: none"> The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. It is not considered that the scale of development is inappropriate and the site is well related to the existing settlement. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. Core Strategy Policy DC2 safeguards the historic environment. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. 	
AL022	20	0.66	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - How is it proposed to access the development? Saltersford Lane at this point is a bridleway. Access would need to be gained through AL018 or discussions with SCC Rights of Way would be required. Junction of Saltersford Lane with Denstone Road/Uttoxeter Road is an unusual layout.</p> <p>Developer/Agent – Land is available</p> <p>Public response 4 comments – 3 objections and 1 support</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> Infrastructure - utilities, traffic/transport - congested road, poor access Infrastructure - schools Landscape Flood risk Amenity Scale of development Listed building/CA 	<p>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.</p>	<ul style="list-style-type: none"> There are issues surrounding access to the site. If these can be resolved to an acceptable standard then development could take place. The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area, Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. It is not considered that the scale of 	

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						<p>development is inappropriate and the site is well related to the existing settlement.</p> <ul style="list-style-type: none"> Core Strategy Policy DC2 safeguards the historic environment. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. 	
AL025	60		2.00	<p>Statutory bodies/stakeholders</p> <p>SCC Highways – Land is on embankment above B5032, sloping to approximately level at eastern end. Visibility splays of 2.4m x 43m in each direction will be required. Access will require careful positioning to achieve this without major engineering works. There are no footways on Gallows Green and little room to provide any on the adjacent frontage (towards Alton). There are two public rights of way, Alton 19 and Alton 20 which may be of use in this respect. For 60 dwellings, a Transport Statement would be required.</p> <p>Leek and Moorlands Historic Buildings Trust - The development of AL025 would mean the loss of a large block of open countryside with fine views of the top of Alton Castle (Listed Grade I) and the Flag Tower of Alton Towers (Listed Grade II). May be visible from street level from the Conservation Area in winter but this seems unlikely.</p> <p>Developer/Agent – landowner unknown</p> <p>Public response : 8 comments – 7 objections and 1 general comment</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> Infrastructure - schools Infrastructure – traffic amount & speed, utilities Infrastructure - drainage Landscape Nature conservation Flood risk – steep slope causing run-off effect on adj.development Amenity Scale of development – proximity to ex.dev Other – sufficient housing already 	<p>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.</p>	<ul style="list-style-type: none"> There are issues surrounding access to the site. If these can be resolved to an acceptable standard then development could take place The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area, The site is identified as being important landscape setting to the settlement in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. Any application would be accompanied by a FRA which would consider surface water run-off. Mitigation would be required to ensure that neighbouring areas are not affected. Scale of development is in excess of estimated village requirement and a more limited portion of the site could be identified. Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. 	
AL026	43		1.44	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - Between Ivy Cottage and the adjacent private access is a frontage of approx. 11.8m. There is adequate width to provide access . It would be preferable for the adjacent access to be incorporated into this, providing additional space and avoiding having two accesses very close together.</p> <p>Visibility splays of 2.4mx43m will be required in both directions. The Access would be on the inside of a bend which would help, though the access would need to be</p>	<p>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</p>	<ul style="list-style-type: none"> There is currently no direct access point into the site. Access would have to be via the demolition of a dwelling to the north or through adjacent site AL024. If these can be resolved to an acceptable standard then development could take place. The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area, 	

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				<p>shown on a plan in order to check visibility (due to the wall and vegetation it is not possible to stand 2.4m back from the edge of the carriageway). There is a wide highway verge available which would permit a limited carriageway realignment should this be necessary to meet visibility requirements, though visibility at Shirley Drive junction must not be compromised. Provision for pedestrians would also need to be considered and a TA likely to be required.</p> <p>Developer/Agent – land is available</p> <p>Public response : 2 comments – 2 objections</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure – school, services • Infrastructure – traffic/transport • Landscape – within Churnet Valley, urban sprawl • Loss of amenity 	having a negative effect, as could the site's proximity to historic assets and a SSSI.	<ul style="list-style-type: none"> • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. 	
AL027	45		1.50	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - Acceptable subject to access design and provision of visibility splay.</p> <p>Leek and Moorlands Historic Buildings Trust - AL027 adjoins the Conservation Area at Back Lane. A very disjointed site in relation to the form of the ancient settlement. It currently provides direct access from the town to the countryside over the well-preserved remains of Alton's medieval field system. Inappropriate for development</p> <p>Developer/Agent – Landowner intentions unknown</p> <p>Public response: 3 comments – 1 objection, 1 support and 1 general comment</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure – school, services • Infrastructure – traffic/transport • Landscape – within Churnet Valley, urban sprawl • Loss of amenity 	The proposed delivery of circa 45 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to services and facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and a SSSI.	<ul style="list-style-type: none"> • The Highway Authority has not raised any issues which would prevent the development of this site. • The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area, • The site is identified as being important landscape setting to the settlement in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The site is not as well related to the settlement as other sites and it is also considered to be in a sensitive location adjacent to the Conservation Area. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. 	

Draft - Biddulph Moor

Question 4a - Potential sites suitable for housing

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

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				<ul style="list-style-type: none"> Any housing built should be infill along roads, not large scale but do not object to new development in principle; New houses not needed – plenty for sale; Loss of agricultural land; Affordable housing occupants will not be from the village; Extra pollution and health risks; Loss of wildlife; Loss of village character – do not want to be a town; Need details of the type of housing – more in favour of starter homes or single storey dwellings; Build housing near employment. 			
Sites within the Green Belt							
BM008	18		0.57	<p>Statutory bodies/stakeholders:</p> <p>SCC Highways – Acceptable subject to access design and provision of adequate visibility splays. Extension of footway on Rudyard Road from Farmside Lane required.</p> <p>Developer/Agent/Owner - Land available</p> <p>Public response 16 comments – all objections.</p> <p>Issues raised:</p> <ul style="list-style-type: none"> Infrastructure – Schools – village school is over capacity + lack of places at Biddulph schools. Infrastructure - Traffic / Transport – inadequate access – narrow junction between Rudyard Road and New St, additional traffic joining Rudyard Road at this point – road has frequent problems with speeding, danger to pedestrians – lack of footpaths, Woodhouse Lane is a dangerous road with steep inclines and sharp bends, HGV's cannot easily utilise without causing blockages, roads are very busy, very narrow, in a poor state of repair, increased commuters Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, no paths or public transport links to middle and high schools in Biddulph, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present. Landscape Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. Flood Risk - concern about surface water run off as the water table is high in this area, the fields are waterlogged and tarmac is already being eroded during wet weather. There are many underwater 	The proposed delivery of circa 18 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and low ecological value is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of mixed brownfield and greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.	<ul style="list-style-type: none"> The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. The Highway Authority does not raise any difficulties in relation to development of this site – footpaths can be provided as part of a development scheme. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. Land is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed 	

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			<p>springs.</p> <ul style="list-style-type: none"> • Amenity (e.g. noise, privacy, loss of light) - Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. • Scale of development – out of proportion with the size of the existing village. Loss of village identity. • Government Policy – Land is greenbelt so should be protected, acts as a buffer to prevent merging of settlements, plenty of brown field sites exist in Staffs Moorlands which could be developed. • Other – concern about light pollution due to need for more street lighting as a result of new development, over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village – people have to commute, new people do not involve themselves in village life, site is not infill as there is only property on one side, loss of agricultural land. 		<p>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.</p> <ul style="list-style-type: none"> • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the 	

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						<p>function of the Green Belt as a whole (as defined in government planning guidance). This study does not recommend taking site BM008 forward as a development option.</p> <ul style="list-style-type: none"> Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph. 	
BM013	UP TO 65		2.20	<p>Statutory bodies/stakeholders:</p> <p>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.</p> <p>Developer/Agent/Owner – Land available</p> <p>Public response 32 comments – all objections.</p> <p>Issues raised:</p> <ul style="list-style-type: none"> 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 	<p>The proposed delivery of circa 65 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and the district ecological importance of the site.</p>	<ul style="list-style-type: none"> The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. The Highway Authority does not raise any insurmountable issues in relation to development of this site – footpaths can be provided as part of a development scheme. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. Views from individual properties are not protected in planning law. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. 	<p>Include section of site adjacent to Parklands / Hot Lane only (18 dwellings)</p>

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				<p>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.</p> <ul style="list-style-type: none"> • Amenity (e.g. noise, privacy, loss of light) – query what type of housing is proposed – single storey, 2 storey, 3 storey as this needs to be in line with demand particularly for affordable housing, the roofline of any development housing should be seriously considered. Obscuring the view of long established residents must be avoided. Many house owners have chosen to live here for the view, the landscape greenness, the sense of space, increased noise levels. Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings, adverse impact on tourism. • Scale of development - Loss of village identity. • Government Policy – Land is greenbelt so should be protected. Plenty of brown field land in Staffs Moorlands to develop. • Other - over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village, new people do not involve themselves in village life, concern about light pollution – new development will mean more street lights, suggest allowing road infill: e.g. parts of New Street, Spode Farm and the top of Woodhouse Lane between Over the Hill and Church Lane, why are 327 houses being proposed in Biddulph Moor? BMO13 would make an ideal village green with community access to the Village Hall, the recreational, sports and play facilities. These need to be updated and enlarged. The building of a few houses encircling this (perhaps with a safe ornamental pond) and additional sensitively-arranged car-parking would make a feature ensuring its aesthetically-welcoming identity rather than being a group of faceless buildings, loss of agricultural land, confusion over consultation maps and difference between SHLAA maps and Site Options maps and consider online portal is difficult to use. 		<ul style="list-style-type: none"> • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. • Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BM013 for release from the Green Belt. • Housing requirements in the Staffordshire 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph. The consultation is on site options so 327 houses are not being proposed they are just options. A village green in this location is unlikely to be deliverable as the land is privately owned.	
BM014a	15		0.52	<p>Statutory bodies/stakeholders:</p> <p>SCC Highways – Acceptable subject to access design and adequate visibility. May require part of BM014b to provide visibility.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response 24 comments – all objections.</p> <p>Issues raised:</p> <ul style="list-style-type: none"> Infrastructure – School in the village and Biddulph schools do not have adequate places. Infrastructure - Traffic / Transport – roads are very busy, very narrow, in a poor state of repair, Woodhouse Lane is a dangerous road with steep inclines and sharp bends, HGV's cannot easily utilise without causing blockages, increased commuters, area is between the main road in the village and an unadopted road. Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present. Landscape – would spoil the approach to the village. Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. Flood Risk - concern about surface water run off as the water table is high in this area, the fields are waterlogged and tarmac is already being eroded during wet weather. There are many underwater springs. Amenity (e.g. noise, privacy, loss of light) – loss of open views to Mow Cop and across the Cheshire Plain, increase noise levels, Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. 	The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and the district ecological importance of the site.	<ul style="list-style-type: none"> The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. The Highway Authority does not raise any difficulties in relation to development of this site – footpaths can be provided as part of a development scheme and roads can be adopted, subject to required improvements if necessary. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. Views from individual properties are not protected in planning law. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Council has recently completed a Level 1 	Include small part of site along New Street as an allocation (6 dwellings)

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<p>Private and family life therefore encompasses not only the home but also the surroundings.</p> <ul style="list-style-type: none"> • Scale of development - Loss of village identity. • Government Policy – Land is greenbelt so should be protected – would reduce gap between Biddulph and Biddulph Moor, plenty of brown field sites to develop in Staffs Moorlands instead, this is the only green space left in the village. • Other – area appears to be garden of adjoining property, over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village, new people do not involve themselves in village life, loss of agricultural land, online portal is not very user friendly. • Residential development could affect nearby business (MCL Ltd) and result in pressure to restrict business use. 		<p>Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process.</p> <ul style="list-style-type: none"> • Amenity – issues such as overlooking, particular house types, off-road parking and proximity to other uses will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BM014a and neighbouring BM014b for release from the Green Belt. • Housing requirements in the Staffordshire 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph.	
BM014b	25		0.81	<p>Statutory bodies/stakeholders:</p> <p>SCC Highways – Acceptable subject to access design and provision of adequate visibility splays and pedestrian facilities. Widening of Chapel Lane will be appropriate, which may need land from Gun Battery Lane.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response 26 comments – all objections</p> <p>Issues raised:</p> <ul style="list-style-type: none"> • Infrastructure – Schools – query whether village school could handle additional pupils, schools in Biddulph do not have capacity. • Infrastructure - Traffic / Transport – access onto New Street from Chapel Lane and Cottage Lane is difficult, roads are very busy, very narrow, in a poor state of repair, increased commuters, site is between main road through the village and an unadopted road, issues with HGV access, pedestrian safety, speeding traffic, Woodhouse Lane is a dangerous road with steep inclines and sharp bends - HGV's cannot easily utilise without causing blockages. • Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, problems with existing sewer, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present. • Landscape – would spoil the approach to the village and its natural beauty, impact on the skyline from Biddulph Valley. • Nature Conservation – these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. • Flood Risk – Concern about surface water run off as the water table is high in this area, the fields are waterlogged and tarmac is already being eroded during wet weather. There are many underwater springs. • Amenity (e.g. noise, privacy, loss of light) – construction work will disturb existing residents. Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the 	The proposed delivery of circa 25 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could its location away from historic assets and designated assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect.	<ul style="list-style-type: none"> • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • The Highway Authority does not raise any insurmountable issues in relation to development of this site – footpaths can be provided as part of a development scheme if necessary. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. • United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. • The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. Views from individual properties are not protected in planning law. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. • Amenity – issues such as overlooking, particular 	Include small part of site along Chapel Lane as an allocation (9 dwellings)

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>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.</p> <ul style="list-style-type: none"> • Scale of development - Loss of village identity. • Government Policy – Land is greenbelt so should be protected, would significantly reduce the gap between Biddulph and Biddulph Moor, plenty of brown field sites in Staffs Moorlands to develop instead, this is the only green space left in the village. • Other – only green space left in the village – concerned that if this is developed the village will become part of a town, over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, houses already available to buy in all price brackets so no need for any more, no jobs in village, new people do not involve themselves in village life, loss of public rights of way, Chapel Lane forms a clear visual boundary to the village, housing target could be achieved by infill, loss of agricultural land, online portal is not very user friendly. • Residential development could affect nearby business (MCL Ltd) and result in pressure to restrict business use. 		<p>house types, off-road parking and proximity to other uses will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.</p> <ul style="list-style-type: none"> • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BM014a and neighbouring BM014b for release from the Green Belt. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph. 	
BM021	7		0.23	Statutory bodies/stakeholders:	The proposed delivery of circa 7	<ul style="list-style-type: none"> • The District Council is working with the County 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>SCC Highways – Acceptable subject to access design, provision of adequate visibility splays and pedestrian facilities.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response 17 comments – all objections.</p> <p>Issues raised:</p> <ul style="list-style-type: none"> • Infrastructure – Schools – Lack of places at village school and schools in Biddulph. • Infrastructure - Traffic / Transport – village has existing traffic problems - roads are very busy, very narrow, in a poor state of repair, parking is limited, increased commuters, Woodhouse Lane is a dangerous road with steep inclines and sharp bends - HGV's cannot easily utilise without causing blockages. • Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, no GPs in village and only 3 shops, inadequate internet speed, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present. • Landscape – affect views from Top Road of open Moorside scenery, site is viewed from a Public Right of Way. • Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. • Flood Risk – Concern about surface water run off as the water table is high in this area, the fields are waterlogged and tarmac is already being eroded during wet weather. There are many underwater springs. • Amenity (e.g. noise, privacy, loss of light) – overlooking of existing properties as the land rises towards Top Road, Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. • Scale of development – Loss of village identity. • Government Policy – Land is greenbelt so should be protected, plenty of brown field sites in Staffs Moorlands to develop. • Other - over 25 houses for sale in village which 	<p>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>	<p>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.</p> <ul style="list-style-type: none"> • The Highway Authority does not raise any difficulties in relation to development of this site. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. • United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. • The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. • Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village, new people do not involve themselves in village life, will significantly increase village population, SCC's Historic Environment Character Assessment advised the planning system should "conserve the historic character of the settlement areas of both Biddulph and Biddulph Moor" and included this parcel of land in that advice, loss of agricultural land.</p>		<p>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.</p> <ul style="list-style-type: none"> • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BM021 and neighbouring sites BM030, BM031 and BM032 are not released from the Green Belt. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph. The Historic Environment Character Assessment does not advise that this area remains undeveloped, it just requires that 'any new development aims to make a positive contribution to the historic character of the settlement and strengthen local distinctiveness through its scale and architectural form.' 	
BM029	12		0.40	<p>Statutory bodies/stakeholders:</p> <p>SCC Highways – Acceptable subject to access design and provision of adequate visibility splays. Visibility from neighbouring access to number 51, Rudyard Road should</p>	<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</p>	<ul style="list-style-type: none"> • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>also be provided. Pedestrian connections required.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response 24 comments – all objections.</p> <p>Issues raised:</p> <ul style="list-style-type: none"> • Infrastructure – Schools – Village school and schools in Biddulph do not have capacity. • Infrastructure - Traffic / Transport – site access would be opposite a busy junction, additional traffic joining Rudyard Road and problem with speeding, roads are very busy, very narrow, in a poor state of repair, no pavements in front of site, increased commuters, Woodhouse Lane is a dangerous road with steep inclines and sharp bends - HGV's cannot easily utilise without causing blockages. • Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, only 3 shops and a pub in village, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present. • Landscape – loss of outstanding views across the Cheshire plains from properties on Rudyard Road. • Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. • Flood Risk – there is a pool / stream across the site and there is already a problem with flooding on Rudyard Road and on the site BM013. When it rains there is a torrent which runs from the farm above Farmside Lane down to Parklands because the drains cannot cope with the current surface runoff. An increase in development would make this problem even worse. • Amenity (e.g. noise, privacy, loss of light) - Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. • Scale of development – a high density development will be totally out of character with surroundings at the entrance to the village, properties built here would not be infill. • Government Policy – Land is greenbelt so should be protected, plenty of brown field sites in Staffs Moorlands to develop instead, concern about 	<p>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>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.</p> <ul style="list-style-type: none"> • The Highway Authority does not raise any difficulties in relation to development of this site – footpaths can be provided as part of a development scheme. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. • United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. Views from individual properties are not protected in planning law. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. • Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>closing the gap between Biddulph and Biddulph Moor.</p> <ul style="list-style-type: none"> Other – light pollution due to need for street lights, over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village, new people do not involve themselves in village life, this approach is not environmentally friendly, loss of agricultural land, adverse impact on tourism. 		<p>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.</p> <ul style="list-style-type: none"> It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BM029 and neighbouring BM013 for release from the Green Belt. Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph. 	
BM030	60		2.10	<p>Statutory bodies/stakeholders:</p> <p>SCC Highways – Acceptable subject to access design, provision of adequate visibility splays and pedestrian facilities.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response 19 comments – all objections.</p> <p>Issues raised:</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 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</p>	<ul style="list-style-type: none"> The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. 	

Site Reference	Capacity dwellings 5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<ul style="list-style-type: none"> Infrastructure – Schools – Village schools and schools in Biddulph do not have capacity. Infrastructure - Traffic / Transport – traffic from the site can only exit into Farmside as Leek Lane is very narrow after Barrage Road and could not take more traffic, roads are very busy, very narrow, in a poor state of repair, limited parking, increased commuters, Woodhouse Lane is a dangerous road with steep inclines and sharp bends - HGV's cannot easily utilise without causing blockages. Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, limited shops and no GP in village, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present, doctors and dentists in Biddulph struggling to cope at present, inadequate internet speed. Landscape – impact on views from Top Road (currently of open Moorside scenery) Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. Flood Risk – concern about surface water run off as the water table is high in this area, the fields are waterlogged and tarmac is already being eroded during wet weather. There are many underwater springs. Amenity (e.g. noise, privacy, loss of light) – land rises up to top road so concern about overlooking existing properties, Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. Scale of development – develop would have an adverse impact on the character of the village. Government Policy – Land is greenbelt so should be protected, plenty of brown field sites in Staffs Moorlands to develop instead. Other - over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village, new people do not involve themselves in village life, would represent a significant increase in the village's population. SCC's Historic Environment Character Assessment advised the planning system should "conserve the historic character of 	<p>greenfield, grade 4 ALC land is assessed as having a negative effect, as could its location near to historic assets.</p>	<ul style="list-style-type: none"> The Highway Authority does not raise any difficulties in relation to development of this site. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents. United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				the settlement areas of both Biddulph and Biddulph Moor" and included this parcel of land in that advice, loss of agricultural land.		<p>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.</p> <ul style="list-style-type: none"> It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BM021 and neighbouring sites BM030, BM031 and BM032 are not released from the Green Belt. Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph. The Historic Environment Character Assessment does not advise that this area remains undeveloped, it just requires that 'any new development aims to make a positive contribution to the historic character of the settlement and strengthen local distinctiveness through its scale and architectural form.' 	
BM031	60		2.00	<p>Statutory bodies/stakeholders:</p> <p>SCC Highways – Acceptable subject to access design, provision of adequate visibility splays and pedestrian facilities.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response 19 comments – all objections.</p> <p>Issues raised:</p> <ul style="list-style-type: none"> Infrastructure – Schools – village school and schools in Biddulph do not have capacity. Infrastructure - Traffic / Transport – traffic can only 	The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could its location near to historic assets and the district ecological importance of the site.	<ul style="list-style-type: none"> The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. The Highway Authority does not raise any difficulties in relation to development of this site. New development is the main way to deliver new or 	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<p>exit into Farmside as Leek Lane is very narrow after Barrage Road and could not take more traffic, roads are very busy, very narrow, in a poor state of repair, increased commuters, limited parking, Woodhouse Lane is a dangerous road with steep inclines and sharp bends - HGV's cannot easily utilise without causing blockages.</p> <ul style="list-style-type: none"> • Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present, only 3 shops in village and no GP, inadequate internet speed. • Landscape – currently views from Top Road are of open Moorside scenery – this would be adversely impacted. • Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. • Flood Risk - concern about surface water run off as the water table is high in this area, the fields are waterlogged and tarmac is already being eroded during wet weather. There are many underwater springs. • Amenity (e.g. noise, privacy, loss of light) – Land rises towards Top Road and development would have an adverse impact on existing residents in terms of overlooking, Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. • Scale of development - Loss of village identity. • Government Policy – Land is greenbelt so should be protected, plenty of brown field sites in Staffs Moorlands to develop instead. • Other - over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village, new people do not involve themselves in village life, SCC's Historic Environment Character Assessment advised the planning system should "conserve the historic character of the settlement areas of both Biddulph and Biddulph Moor" and included this parcel of land in that advice, loss of agricultural land. 		<p>improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply as well as supporting existing local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents.</p> <ul style="list-style-type: none"> • United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. • The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. • Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly 	

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					<p>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.</p> <ul style="list-style-type: none"> It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BM021 and neighbouring sites BM030, BM031 and BM032 are not released from the Green Belt. Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph. The Historic Environment Character Assessment does not advise that this area remains undeveloped, it just requires that 'any new development aims to make a positive contribution to the historic character of the settlement and strengthen local distinctiveness through its scale and architectural form.' 	
BM032	30	1.00	<p>Statutory bodies/stakeholders:</p> <p>SCC Highways – Acceptable subject to access design, provision of adequate visibility splays and pedestrian facilities. Leek Lane will require improvement and slight realignment to improve visibility out of Barrage Road due to intensification of use of Leek Lane.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response 19 comments – all objections.</p> <p>Issues raised:</p> <ul style="list-style-type: none"> Infrastructure – Schools – village school and schools in Biddulph have insufficient capacity. Infrastructure - Traffic / Transport – traffic can only exit into Farmside as Leek Lane is very narrow 	<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>	<ul style="list-style-type: none"> The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. The Highway Authority does not raise any insurmountable difficulties in relation to development of this site. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>after Barrage Road and could not take more traffic, roads are very busy, very narrow, in a poor state of repair, limited parking, increased commuters, Woodhouse Lane is a dangerous road with steep inclines and sharp bends - HGV's cannot easily utilise without causing blockages.</p> <ul style="list-style-type: none"> • Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present, only 3 shops and no GP in village, inadequate internet speed. • Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. • Flood Risk - concern about surface water run off as the water table is high in this area, the fields are waterlogged and tarmac is already being eroded during wet weather. There are many underwater springs. • Amenity (e.g. noise, privacy, loss of light) – land rises towards Top Road and development would have an adverse impact on existing residents due to overlooking, Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. • Scale of development - Loss of village identity. • Government Policy – Land is greenbelt so should be protected, plenty of brown field land in Staffs Moorlands to develop instead. • Other - over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no jobs in village, new people do not involve themselves in village life, SCC's Historic Environment Character Assessment advised the planning system should "conserve the historic character of the settlement areas of both Biddulph and Biddulph Moor" and included this parcel of land in that advice, loss of agricultural land. 		<p>mains gas supply as well as supporting existing local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents.</p> <ul style="list-style-type: none"> • United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. • The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. • Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						<p>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.</p> <ul style="list-style-type: none"> It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BM021 and neighbouring sites BM030, BM031 and BM032 are not released from the Green Belt. Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph. The Historic Environment Character Assessment does not advise that this area remains undeveloped, it just requires that 'any new development aims to make a positive contribution to the historic character of the settlement and strengthen local distinctiveness through its scale and architectural form.' 	
BM035	35		1.23	<p>Statutory bodies/stakeholders:</p> <p>SCC Highways – Acceptable subject to access design and provision of adequate visibility splays and pedestrian facilities. Widening of Chapel Lane will be appropriate,</p> <p>Developer/Agent/Owner – One of site owners objects on the following grounds: loss of Green Belt, reduction of gap between Biddulph Moor and Biddulph, land is currently in agricultural use, the area is on the vista with beautiful views over Biddulph, the Cheshire plain and far beyond, for all residents and visitors to enjoy, presence of bat colony in immediate vicinity, area of Japanese knotweed in corner of site adjacent to Gun Battery Lane which is being treated by the Council, Chapel Lane is busy and has a lack of pavements, local infrastructure unsuitable, concerns about road safety.</p> <p>Public response 23 comments – all objections.</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 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>	<ul style="list-style-type: none"> The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Biddulph at the Primary phase of education. This also applies to Biddulph Moor. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. The Highway Authority does not raise any insurmountable difficulties in relation to development of this site. Pavements could be provided in the vicinity of the site as part of its development if necessary. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>Issues raised:</p> <ul style="list-style-type: none"> • Infrastructure – Schools – village school and schools in Biddulph have insufficient capacity. • Infrastructure - Traffic / Transport – traffic on Chapel Lane and Cottage Lane would significantly increase as a result of development here – access onto New Street from both roads is difficult and hazardous, roads are very busy, very narrow, in a poor state of repair, increased commuters, Woodhouse Lane is a dangerous road with steep inclines and sharp bends - HGV's cannot easily utilise without causing blockages, lack of pavements. • Infrastructure – Other – poor bus service, ends at 3.30pm, no mains gas so strain on electricity supply – more power cuts, only 1 playground in a poor state of repair, sewers at full capacity, doctors and dentists in Biddulph struggling to cope at present. • Landscape - Development here would have a significant and deleterious impact on the visual aspect of the village viewed from Woodhouse Lane below or Chapel Lane above, and would obscure views west across from Biddulph Valley to Congleton Edge and beyond. • Nature Conservation - these sites are a haven for wildlife; the grass, hedgerows and trees provide food and cover for many species of birds and animals for example kestrels can regularly be seen hunting as can foxes. • Flood Risk - site is subject to flooding at it's South East corner and the field itself reverts largely to reeds if livestock is absent. • Amenity (e.g. noise, privacy, loss of light) – increased noise for existing residents due to construction work and traffic, Human Rights of existing residents will also be compromised by the proposals with regard to the council's responsibilities under the Human Rights Act, Protocol 1, Article 1 and, in particular, with regard to Article 8 of the Human Rights Act. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. • Scale of development - Loss of village identity. • Government Policy – Land is greenbelt so should be protected, plenty of brown field land in Staffs Moorlands to develop instead, this is least desirable option as it closes the gap between Biddulph and Biddulph Moor, this is the only green space left in the village. • Other - over 25 houses for sale in village which have been for sale for over a year plus empty and derelict houses in the area – new houses will make it more difficult to sell these, no need for new 		<p>mains gas supply as well as supporting existing local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Biddulph will assess their capacity needs as a result of new development at Biddulph and Biddulph Moor so that provision can be made to accommodate new residents.</p> <ul style="list-style-type: none"> • United Utilities has advised that if appropriate measures for surface water disposal are included within development schemes then there should be no detrimental impact on the capacity of their infrastructure. • The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. Views from individual properties are not protected in planning law. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. • Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly 	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<p>housing as it is available in all price brackets in the village, no jobs in village, new people do not involve themselves in village life, loss of agricultural land, Of all the sites under consideration around the village, this would be least appropriate in terms of conspicuousness landscape despoilation and visual amenity, online consultation portal is not very user friendly.</p>		<p>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.</p> <ul style="list-style-type: none"> • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • The land in question is within the Green Belt. In order for Biddulph Moor to accommodate new development, the Green Belt boundary will need adjustment as there are no sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BM035 is not released from the Green Belt. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. New employment areas are proposed in nearby Biddulph. 	

Draft - Blythe Bridge & Forsbrook

Question 4a - Potential sites suitable for housing and employment

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Site within development boundary							
ALL SITES				<p>Forsbrook PC Summary of comments: FPC object to all sites based on the following criteria;</p> <ul style="list-style-type: none"> • Infrastructure Schools- schools at capacity and school run causes traffic chaos. • Infrastructure Traffic – Roads in area is congested and route through is used as A50 overflow. • Visibility onto main Cheadle Road poor. • Vehicle and pedestrian conflict along Chapel Street. • Caverswall Rd has no pavement in places. <p>Flood Risk – Area is flood plain and floods on occasion. Amenity –</p> <ul style="list-style-type: none"> • Extra strain on doctor's surgeries and police. • The area is greenbelt loss of wildlife habitat and visual impact on village. • Sites 27 and 28 contain hedgerows. • Has any biodiversity or ecological study taken place. • Drainage system is struggling and regular flooding on junction of Caverswall and Uttoxeter Rd. Impact on sewage system. <p>General –</p> <ul style="list-style-type: none"> • County council fails to maintain existing roads pavements and future maintenance moved to residents which is not sustainable. • Libraries are being closed or run by community groups. • Is land on Dilhome Rd consecrated? • Against govt policy to protect greenbelt. <p>Environment Agency – There is sufficient capacity within the Leek and Checkley treatment works to support growth. However there are known sewer capacity issues with the main sewer from Draycott to Checkley STW. Checkley sewage treatment works serves Blythe Bridge /Forsbrook.</p> <p>Environment Agency – Surface water in these areas should be treated using suitable SUDS where possible. If development is in a combined sewer area, increased flow should not affect the spill frequency.</p> <p>SCC Education:</p> <ul style="list-style-type: none"> • Two of the three Blythe Bridge primary schools have some capacity. However Primary Schools in this 		<ul style="list-style-type: none"> • The County has determined that whilst there is some capacity at Blythe Bridge Primary and High Schools, given the scale of housing proposed across the catchment area as a whole, educational contributions may be required to fund additional school places. If it is not possible to enlarge existing schools additional land may need to be allocated to allow enlargement of a school(s). The District Council will work with the County Council to identify an appropriate solution. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Blythe Bridge and Forsbrook will assess their capacity needs as a result of new development in Blythe Bridge and Forsbrook so that provision can be made to accommodate new residents. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. 	

Site Reference	Capacity dwelling	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<p>catchment area generally are projected to have insufficient capacity to accommodate any children generated from additional housing. Education contributions may be required to fund additional school places. If it is not possible to enlarge existing schools additional land may need to be allocated to allow enlargement of a school(s).</p> <ul style="list-style-type: none"> Blythe Bridge High School currently has some spare capacity. But is projected to have insufficient capacity to accommodate any children generated from additional housing in this catchment area. Potential to enlarge this school is extremely limited. If it is not possible to enlarge existing schools to the level required for proposed growth, new school allocations may be needed. The number of new homes proposed across this school catchment indicates that education contributions may be required to fund additional school places at an existing High School. Primary/Secondary School places are allocated to children who live outside a school's catchment area based on distance – i.e. this may include children from Stoke on Trent before Staffordshire. Consultation with S oT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, e.g. walking to school. 			
BB021	Housing (30+) or employment	1.04 up to 1.94 potential employment area	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - The site has an existing access directly from Uttoxeter Road (A521) however this access is of only single vehicle width and unsurfaced. Improving it to an acceptable standard maybe difficult to achieve given the open watercourse located alongside the access. Without major access improvements it is unlikely that anything more than one or two properties will be acceptable on this site.</p> <p>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.</p> <p>Developer/Agent/Landowner – Landowner has confirmed they do not support allocation.</p> <p>Public response 9 comments - 7 objections and 2 support</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> Infrastructure – Schools – schools at capacity Infrastructure - Traffic / Transport: <ul style="list-style-type: none"> Roads are country lanes with bends, narrow and few pavements. Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route. 	<p>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.</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, as could the accessibility of the site to services and facilities and public transport. Similarly, the site's</p>	<ul style="list-style-type: none"> The Highways Authority advises that existing access onto A521 single width, and adjacent watercourse. Without major access improvements it is unlikely that anything more than one or two properties will be acceptable on this site. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The site survey recommends that site could potentially qualify as an SBI for its potential floral diversity; and it is recommended that the whole site is not incorporated into development plans due to its intrinsic value and potential value to biodiversity within the area. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. Given the housing requirements of the village, it 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> - Access and egress unsuitable for housing. • Infrastructure – Other – drains and sewage already inadequate. • Landscape – Building on green sites not allowed we need to keep environment attractive. • Nature Conservation • Flood Risk <ul style="list-style-type: none"> - Flooding on Caverswall Road - Potential for flooding on site uncertain. • Scale of development • Government policy • Other – <ul style="list-style-type: none"> - already adequate starter homes in area. - Just an opportunity for large houses landlords and Council making money. - No longer living in village but urban estate. - No proof of housing numbers required. - Ant-social behaviour at night will be worse. <p>Support</p> <ul style="list-style-type: none"> • Infrastructure -Traffic / Transport – site suitable for housing or non-intrusive employment no access into Stallington Rd already too busy. • Infrastructure – other • Landscape • Nature Conservation – public access to mill pond provided and open space. 	location away from historic assets is likely to have a positive effect. However, there is scope that the site could be designated SBI land which would have a significant negative effect, as would the flood zone 2 and 3 designation of the site. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect.	<p>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.</p> <ul style="list-style-type: none"> • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. 	
Sites within the Green Belt							
BB027/28	27		2.07	<p>Statutory bodies/stakeholders</p> <p>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.</p> <p>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.</p> <p>Developer/Agent/Landowner – Most co-owners of this site have confirmed they are supportive of allocation.</p> <p>Public response 53 comments - 49 objections and 4 support</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure – Schools – impact on schools. 	The proposed delivery of circa 27 dwellings is considered to have a significant positive effect, as could the accessibility of the site to services and facilities and public transport. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the site is within flood zone 2 and 3 which is likely to have a significant negative effect. Similarly, the site is adjacent to Blyth Bridge Woods BAS which would have a negative effect, as would the development of greenfield, urban ALC land.	<ul style="list-style-type: none"> • The Highways Authority advises that the unadopted access road will need to be improved in order to access these sites including widening to at least 5m, the provision of an acceptable footway and ideally improvements to the visibility at its junction with Caverswall Road • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. In this case as there is a Biodiversity Alert Site to the immediate south of the site, the Study recommends the creation of a buffer of planted trees or vegetation between the BAS and this site, if developed. • The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> Infrastructure - Traffic / Transport – <ul style="list-style-type: none"> Roads are country lanes with bends, narrow and few pavements. Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route. Caverswall Road and Caverswall old Rd junction narrow and dangerous. Parts of roads have no pavements. Bottom of Caverswall Rd has turned into station car park since charges. Restricted sight lines onto Caverswall Rd. Access to sites is via unadopted track which residents maintain as gravel to retain rural feel. This would not be able to continue. No turning places on track and is the safest walking route to Caverswall. Road network used heavily by parents on the school run and hgv's Infrastructure – impact on doctor's surgeries and healthcare. Sewage and drainage poor. Landscape - Building on green sites not allowed and against govt policy we need to keep environment attractive. Look at brownfield sites first. Diminish unspoilt views across countryside. SMDC said they would protect greenbelt. Does not comply with SMDC development in greenbelt policy. Nature Conservation <ul style="list-style-type: none"> impact on wildlife and its diversity. More lighting impact on bat population. Clearing of site would impact on biodiversity. Removal of large areas of hedgerows. Flood Risk <ul style="list-style-type: none"> Flooding on Caverswall Road. And where it meets Uttoxeter Road. Land boggy and river Blithe has flooded. Amenity (e.g. noise, privacy, loss of light) – <ul style="list-style-type: none"> Visual and acoustic privacy of immediate neighbours diminished. Light and noise pollution from increased traffic. Turns rural environment into urban environment. Scale of development <ul style="list-style-type: none"> western edge of BB028 very obtrusive development. Permanently detrimental to rural landscape and greenbelt. Development would be a prominently on view to residents of Caverswall Rd and Caverswall old Rd. Parish Council did not advise residents about meetings on these sites. Need to stop spread of development towards Stoke. Design of 1 or 2 bed houses incompatible with 		<p>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.</p> <ul style="list-style-type: none"> New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Blythe Bridge and Forsbrook will assess their capacity needs as a result of new development in Blythe Bridge and Forsbrook so that provision can be made to accommodate new residents. Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. The Council would expect that any development proposals affecting a public right of way would avoid impacting upon its route (or require appropriate re-routing as required under legislation). 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>existing house designs and would be overbearing.</p> <ul style="list-style-type: none"> - Threatens public footpath (Forsbrook no1). - Long history of planning refusals on site re greenbelt. - Old Creda site and brownfield sites on Whittle Road better. - Fields along Uttoxeter Rd with better access. <ul style="list-style-type: none"> • Government Policy – against govt policy to build in greenbelt. • Other – <ul style="list-style-type: none"> - already adequate starter homes in area. - Just an opportunity for large houses landlords and Council making money. - Exact location of 27/28 unclear as different from that shown in 2007 SHLAA. - Impact on property values. - Development would not improve character and quality of area. - Other suitable Council land not explored. - Plenty of houses for sale in the Sentinel. - Extension of village development boundary. - Sites are natural amenity for residents. - No longer living in village but urban estate. - No proof of housing numbers required. - Lack of water hydrants in area. - Fields behind Caverswall road act as a green barrier to stop amalgamation of Caverswall and Blyth Bridge. - Who applies housing densities as not consistent and should be kept low to reflect existing character. - Anti-social behaviour at night would be worse. - Proposals inconsistent with Council's Adopted Core Strategy. <p>Support</p> <ul style="list-style-type: none"> • Infrastructure - Schools – Many school within 1 mile radius. • Infrastructure - Traffic / Transport – <ul style="list-style-type: none"> • excellent transport links and A50 very close. • Train station close and bus stops. • Access to site along Caverswall Road and Blythe Bridge is wide enough for passing vehicles. • Station and bus stop 5 min walk away. • Close to A50 so good for commuting. • Infrastructure – other <ul style="list-style-type: none"> • good infrastructure to support modest housing development. • Close to services and utilities. • Walking distance to shops and schools, churches etc. • Flood Risk – River Blythe diverted many years ago so less chance of flooding. • Amenity (e.g. noise, privacy, loss of light) – Development would still maintain outlook for existing homes. • Scale of development - 		<ul style="list-style-type: none"> • Note that the housing capacity figures in SHLAA site records are only an estimate based on the Council's adopted housing density policy/ surrounding streetscene, but is not binding upon future development. • The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> character of area not affected. Complete Cul de sac. Other – <ul style="list-style-type: none"> Create investment in village and encourage healthier lifestyle. Proximity to public transport cut down on greenhouse emissions. Location parallel to recent housing devt at Blythe Bride playing fields. Cannot see any other use for land. Good broadband so people can work from home. 			
BB040	12		0.70	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - The site is located right on the junction of Caverswall Road with Caverswall Old Road just where the speed limit changes from 30mph to a declassified speed limit. There are no existing footways on either road close to the site although if the land is to be developed then a 2m wide footway should be provided along both of its frontages. There is an existing field gate access to the site from Caverswall Old Road although i would imagine that if the site is developed it will be as frontage only properties with individual drive accesses. Improvements to the radius of Caverswall Old Road onto Caverswall Road would also be beneficial.</p> <p>Environment Agency – Site may be brownfield and previous land use may have caused contamination of the ground, or through redevelopment may cause risk to water environment. Such sites will require Preliminary Risk Assessment in support of planning application.</p> <p>If affected by historic landfill. The site may be more expensive to develop due to remediation and mitigation measures to protect water environment and human health. In extreme circumstances may not be developable.</p> <p>Developer/Agent 1 support from Knights. Historic support from John Rose Associates as part of the SHLAA process.</p> <p>Public response 40 comments - 31 objections and 9 support</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> Infrastructure – Schools schools at capacity Infrastructure - Traffic / Transport – <ul style="list-style-type: none"> Roads are country lanes with bends, narrow and few pavements. Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route. Forsbrook centre very busy with traffic. Site is difficult and dangerous to exit. Bottom of Caverswall Rd has turned into station car park since charges. 	<p>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.</p>	<ul style="list-style-type: none"> The Highways Authority advises that if the land is to be developed a 2m wide footway should be provided along both of its frontages, but otherwise development of the site would be acceptable. The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BB040 for release from the Green Belt. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Blythe Bridge and Forsbrook will assess their capacity needs as a result of new development in Blythe Bridge and Forsbrook so that provision 	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<ul style="list-style-type: none"> - Limited options to widen Caverswall Old Rd (single lane) due to TPO's and pavement cannot be added. - Road network used heavily by parents on the school run and hgv's • Infrastructure – Impact on doctor surgeries and healthcare. Sewage and drains are already inadequate. • Landscape - Building on green sites not allowed we need to keep environment attractive. Does not comply with SMDC development in greenbelt policy • Nature Conservation - <ul style="list-style-type: none"> • impact on wildlife (badgers and fox's) • Large areas of hedgerows removed to accommodate development. • Flood Risk – <ul style="list-style-type: none"> • Flooding on Caverswall Road and Uttoxeter Rd and site acts as soak away. • Existing soak aways are ineffective. • Amenity (e.g. noise, privacy, loss of light) – <ul style="list-style-type: none"> • light and noise pollution from increased traffic. • Turns rural env into urban env. • No street lighting along Caveswall old Road. • Scale of development – won't improve character of area. • Government Policy – against govt policy to build in green belts. • Other – <ul style="list-style-type: none"> • already adequate starter homes in area. • Just an opportunity for large houses landlords and Council making money. • Area already has had a lot of development. • Extension of village boundary. • Views from existing properties decimated. • Decrease in property values. • Spoil views of open countryside. • Avoid developing in piecemeal manner. • Site contaminated brickworks unsuitable for building. • Site 150 yards from 2 mobile phone masts and overhead cables. • 12 houses would be too high density in comparison with existing. • Are more houses necessary? • If developed more progressive development could occur. • Make site amenity space paid for by infrastructure levy. • Marl hole dug on site and in filled with dubious materials. • No longer living in village but urban estate. • No proof of housing numbers required. • Lack of water hydrants in area. • Greenfield site for residents to enjoy. • Planning permission previously refused for one 		<p>can be made to accommodate new residents.</p> <ul style="list-style-type: none"> • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Note that the housing capacity figures in SHLAA site records are only an estimate based on the Council's adopted housing density policy/ surrounding streetscene, but is not binding upon future development. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. • The development requirements for the different villages stem from the rural housing requirement set out within Policy SS3 of the Core Strategy, then split based on a combination of factors including existing village population/ assessed development capacities/ access to facilities and services etc. Blythe Bridge and Forsbrook is a larger village. • The Environment Agency advise previous land use may have caused contamination so any subsequent planning application will require Preliminary Risk Assessment. If affected by historic landfill the site may be more expensive to develop due to remediation and mitigation measures to protect water environment and human health. In extreme circumstances may 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>house.</p> <ul style="list-style-type: none"> Who applies housing densities as not consistent and should be kept low to reflect existing character. Anti-social behaviour at night would be worse. <p>Support</p> <ul style="list-style-type: none"> Infrastructure - Schools – Schools can benefit from developer assistance. Transport links to schools excellent. Walking distance to both primary and high school. Infrastructure -Traffic / Transport – <ul style="list-style-type: none"> Caverswall Old Rd is narrow and any improvement would be for the better. Road improvements would ease congestion and improve safety. A small residential development could be safely accommodated on local highway network and junction improvement would improve safety. Infrastructure – other – <ul style="list-style-type: none"> well located to local services and public transport. Site is sustainable. Landscape – <ul style="list-style-type: none"> site is an eyesore development would be an improvement. Previously allocated as brownfield why now greenbelt? Nature Conservation – Wildlife and ecological habitats are considered moderate and devt would not result in significant impact to wildlife but further badger surveys required. Flood Risk – flooding has not occurred. Scale of development – building executive homes would be in keeping and attracting professionals to live/work in area. Other – <ul style="list-style-type: none"> Many of the objections are inaccurate. New houses are in demand. Bring new people into village boost economy and schools. Many inaccuracies about the site being used to object to development here. The site is not contaminated, used as a soak away or would be developed with affordable housing. Sustainable location for development. Site can accommodate a wide variety of house types. Development would be a logical extension to the existing built up area and capacity to develop more robust green belt boundary. Site was former clay pit and contamination surveys can be conditioned as part of pp. 		not be developable.	
BB044	30		1.25	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - The site is located off Chapel Street which at the access point is only single vehicle width and has no footways. The access into the site is an existing</p>	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	<ul style="list-style-type: none"> The Highways Authority advises that access Improvements will be required including the construction of an acceptable road and footway(s) and improvements to visibility. These maybe difficult to achieve without the inclusion 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>private drive which is poorly surfaced and has limited visibility onto Chapel Street. Improvements will therefore be required including the construction of an acceptable road and footway(s) and improvements to visibility. These maybe difficult to achieve without the inclusion of some third party land.</p> <p>Developer/Agent/Landowner - 1 comment of support from Rob Duncan Planning Consultancy on behalf of landowner.</p> <p>Public response 24 comments - 23 objections and 1 support.</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure – Schools - schools at capacity and only 2 doctors surgeries. Do not have facilities for development. • Infrastructure - Traffic / Transport – <ul style="list-style-type: none"> • Roads are country lanes with bends, narrow and few pavements. • Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route. • Site enters Dilhorne Rd/Cheadle Rd dangerous and congested. • Development should be nearer main roads. • Development will cause gridlock. • Chapel Street too narrow. • Infrastructure – Other – Drains and sewage already inadequate. • Landscape – <ul style="list-style-type: none"> • Building on green sites not allowed we need to keep environment attractive. • Land previously designated as SLA. • Nature Conservation – <ul style="list-style-type: none"> • impact on wildlife and some rarer species. • Site is an SLA. • Flood Risk – <ul style="list-style-type: none"> • Flooding on Caverswall Road. • Field Floods. • Flood plain needs to be undeveloped. • Flooding Willow Way. • Site is a marshy wetland and acts as sponge during rainy periods. • Previous application refused due to flooding. • Scale of development • Government Policy – against govt policy to building in greenbelt. • Other – <ul style="list-style-type: none"> • already adequate starter homes in area. • Just an opportunity for large houses landlords and Council making money. • Previous planning applications refused on site. • This site consisted of one small wooden bungalow, and now two large homes with associated gardens, 	<p>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.</p>	<p>of some third party land. But otherwise development of this site has not been ruled out.</p> <ul style="list-style-type: none"> • The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The study recommends that the wet woodland area is regarded as a UKBAP priority habitat; and other areas of the site should have a management regime applied to accentuate the biodiversity of the site as a whole. • The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BB044 for release from the Green Belt. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Blythe Bridge and Forsbrook will assess their capacity needs as a result of new development in Blythe Bridge and Forsbrook so that provision can be made to accommodate new residents. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>garages and out buildings contributing to flooding.</p> <ul style="list-style-type: none"> • Bottom half of site has trees and brook and should be retained for open space with public access. • Plenty of brownfield sites for development. • No longer living in village but urban estate. • No proof of housing numbers required. • Site lies outside of village boundary. • Parish Plan has 89% supports to preserve green belt. • Planning permission recently granted for 168 new houses in Cresswell. This will have drain on village and number should be offset against number of houses required in the village. • Former police houses in centre being sold for residential and more suitable. • Developing the site would go against SMDC adopted Core Strategy SA4, SS4 and SD4. • Anti-social behaviour at night will be worse. <p>Support</p> <ul style="list-style-type: none"> • Infrastructure -Traffic / Transport – existing vehicular access with good visibility. • Infrastructure – other – sustainable devt close to existing services. • Landscape – logical extension to village and enclosed on 3 sides by residential devt. Mature bank of trees on eastern edge would mean devt less visually conspicuous and minimise impact on greenbelt. • Flood Risk – applicant commissioned flood scoping report that concluded impact of flooding not significant and at worst 30cm above ground level. EA states very low or low risk of surface water flooding. • Other – <ul style="list-style-type: none"> • site able to be developed within next 5 years. • Consistent with adopted core strategy. • Site is economically viable. 		<p>out allocating upon greenfield sites.</p> <ul style="list-style-type: none"> • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. 	
BB045	15		0.56	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - Access details will need to be agreed. A two metre wide footway will need to be provided over the frontage of the site.</p> <p>Developer/Agent/Landowner – correspondence from owner's agent received indicating immediate availability for housing.</p> <p>Public response 37 comments - 37 objections</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure – Schools – schools full • Infrastructure - Traffic / Transport – <ul style="list-style-type: none"> • Roads are busy country lanes with bends, narrow and few pavements. • Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on 	<p>The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to public transport is likely to have a positive effect. The site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as could the district ecological importance of the site.</p>	<ul style="list-style-type: none"> • The Highways Authority advises that a two metre wide footway will need to be provided over the frontage of the site; but otherwise development of site acceptable. • The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>school route.</p> <ul style="list-style-type: none"> • Dilhorne Road, narrow and very dangerous especially for children and poor visibility. • Increased traffic using local services safe access and parking required. • Cheadle Rd and Uttoxeter Rd extremely congested already. • Unsuitable access onto country lane. • Village already congested with traffic. • Infrastructure – Other – Increased facilities required for new families. Extra demands on schools and doctors. • Landscape – <ul style="list-style-type: none"> • Building on green sites not allowed we need to keep environment attractive. • High historical value Roman settlement. • Little capacity to absorb change without fundamentally altering historic landscape. • Designated area of outstanding natural beauty? • Nature Conservation – <ul style="list-style-type: none"> • Brook runs through site. • Development impact on wildlife, flora and fauna. • Flood Risk – <ul style="list-style-type: none"> • Flooding on Caverswall Road. Flooding from the fields causes problems now. • Potential flooding on Eastwood drive. • The site is marshy and boggy land with a spring on the site. • Basin, close to road approximately floods by 10000 cubic feet. • Amenity (e.g. noise, privacy, loss of light) – <ul style="list-style-type: none"> • impact on noise. • Area is low lying and development would mean loss of light for surrounding houses. • Scale of development - <ul style="list-style-type: none"> • high density development proposed not in keeping with adjoining properties. • Increase in size of Forsbrook would be detrimental to character of the area. • Government Policy – Does not comply with gov policy on greenbelt development. • Other – <ul style="list-style-type: none"> • already adequate starter homes in area. • Just an opportunity for large houses landlords and Council making money. • Loss of beautiful views and wildlife. • What are the correct housing figs for 2011 – 2031? • Cross border working required with adjacent authorities to develop sites eg Simplex Factory. • De value property prices. • Forsbrook has had 6 new estates in past years. • Electric cables run over site. • Residents living in rural area now living in estate. • Number of houses should be reduced to reflect need and houses built recently not reflected in requirement. 		<p>accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that BB045 is not released from the Green Belt.</p> <ul style="list-style-type: none"> • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Blythe Bridge and Forsbrook will assess their capacity needs as a result of new development in Blythe Bridge and Forsbrook so that provision can be made to accommodate new residents. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation Officer, Historic England, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site 	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<ul style="list-style-type: none"> • Build houses on B021 and B087 (not greenbelt). • Loosing village identity development is beyond established village boundary. • Contravention of Human Rights Act. • No longer living in village but urban estate. • No proof of housing numbers required. • Already a massive substation next to plot. 		<p>layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Note that the housing capacity figures in SHLAA site records are only an estimate based on the Council's adopted housing density policy/ surrounding streetscene, but is not binding upon future development.</p> <ul style="list-style-type: none"> • The development requirements for the different villages stem from the rural housing requirement set out within Policy SS3 of the Core Strategy, then split based on a combination of factors including existing village population/ assessed development capacities/ access to facilities and services etc. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. Housing commitments between 2011-2015 will be factored in to calculate the village's residual housing requirement to 2031. • The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. • The Council has carefully considered the case of Britton and has concluded that the site selection process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of Bovis Homes Ltd v New Forest District Council [2002] EWHC 483). The grant or refusal of planning permission would qualify (as in the Britton case) because it has direct consequences for a landowner. The local plan process is subject to a statutory process which allows for objections to be made and considered before adoption takes place. Once adopted it does not of itself determine property rights, even though it might be highly influential on the outcome of a planning application, because there always remains a discretion to the decision-maker. A local plan once adopted does not affect the current use or enjoyment of land; nor the right to seek planning permission; nor ownership rights. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
BB054	70		2.90	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - Access from Draycott Old Road will be difficult to achieve from the western end of the site due to the large level differences. Access at the eastern end of the site looks possible as levels are less of an issue. Adjacent to the site Draycott Old Road is only single vehicle width in places and has no footway provision. Given this, access via a new residential road through the adjacent proposal sites of BB050 and BB081 would be better to serve any development on this site if this is possible.</p> <p>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.</p> <p>Developer/Agent/Landowner – Landowner confirms would consider releasing the land for development.</p> <p>Public response 18 comments - 17 objections and 1 support</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure – Schools – would not be able to cope with additional pupils and medical services. • Infrastructure - Traffic / Transport – <ul style="list-style-type: none"> • Roads are country lanes with bends, narrow and few pavements. • Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route. • The Junction of Draycott Old Road and Cheadle Road will be at high risk of road traffic collision. • Impact of 70 houses on traffic and no crossing in Forsbrook. • Impact on road safety for pedestrians as no pavement from site into village. • Congestion through village. • Draycott Old Road turn into rat run but very narrow. • Infrastructure – Other – there is a gas station on site. • Landscape – <ul style="list-style-type: none"> • Building on green sites not allowed we need to keep environment attractive and contrary to SMDC plans to protect this. • Development would change the visual appearance of diverse landscape. • Nature Conservation – impact on and loss of local wildlife. • Flood Risk – <ul style="list-style-type: none"> • Flooding on Caverswall Road. • Land acts as soak away. • Impact of 70 houses on flooding. • Site is boggy after minimal rainfall and has flooded in the past. 	<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>	<ul style="list-style-type: none"> • The Highways Authority advises that access at the eastern end of the site looks possible as levels are less of an issue than from the west. Adjacent to the site Draycott Old Road is only single vehicle width in places and has no footway provision. However development of the site has not been ruled out. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BB054 for release from the Green Belt. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Blythe Bridge and Forsbrook will assess their capacity needs as a result of new development in Blythe Bridge and Forsbrook so that provision can be made to accommodate new residents. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> • Amenity (e.g. noise, privacy, loss of light) – • site is not well screened and will be very visible. • Loss of privacy, increased traffic, noise and pollution. • Scale of development – part of site is raised overlooking into existing houses it would be very intrusive in the landscape. • Government Policy – against govt policy to build in greenbelt. • Other – <ul style="list-style-type: none"> • already adequate starter homes in area. • Just an opportunity for large houses landlords and Council making money. • Lose public footpath. • No longer living in village but urban estate. • No proof of housing numbers required. • Use brownfield sites first. • Concerns about construction traffic and provision of services to site causing disruption. • Village identity lost and be one conurbation of Forsbrook, Blythe Bridge and Draycott. <p>Support</p> <ul style="list-style-type: none"> • Other – support subject to provision of a walkway along the line of the public footpath, minimum width 6m; with improved access to Draycott Old Road. 		<p>number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites.</p> <ul style="list-style-type: none"> • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. The Council would expect that any development proposals affecting a public right of way would avoid impacting upon its route (or require appropriate re-routing as required under legislation). • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. • The development requirements for the different villages stem from the rural housing requirement set out within Policy SS3 of the Core Strategy, then split based on a combination of factors including existing village population/ assessed development capacities/ access to facilities and services etc. 	
BB062	20		0.94	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - The site is located by the junction of Caverswall Road with Caverswall Old Road just where the speed limit changes from 30mph to a declassified speed limit. There are no existing footways on Caverswall road close to the site although if the land is to be developed then a 2m wide footway should be provided across its frontage. There is no obvious access to the land and access may be difficult to achieve due to the alignment of Draycott Road at this point. In addition, the site is at a higher level than the highway and so some earthworks will be required in order to provide an access into it.</p> <p>Developer/Agent/Landowner - correspondence from owner's agent received suggesting site available for development.</p> <p>Public response 36 comments - 35 objections and 1</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.	<ul style="list-style-type: none"> • The Highways Authority advises that then a 2m wide footway should be provided across site's frontage. There is no obvious access to the land and access may be difficult to achieve due to the alignment of Draycott Road at this point. In addition, the site is at a higher level than the highway and so some earthworks will be required for access. However development is not ruled out. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>support</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure – Schools - schools at capacity • Infrastructure - Traffic / Transport – <ul style="list-style-type: none"> • Roads are country lanes with bends, narrow and few pavements. • Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route. • Junction of Caverswall rd and Caverswall Old Rd very narrow. • Road network used heavily by parents on the school run and hg/vs • Infrastructure – Other - drains and sewage already inadequate. • Landscape – <ul style="list-style-type: none"> • Building on green sites not allowed we need to keep environment attractive. • Deliberate urban sprawl creating further infill sites and does not accord with green belt policy. • Does not accord with SMDC policies to protect greenbelt. • Effect on rural landscape. • Nature Conservation – <ul style="list-style-type: none"> • Important site for wildlife (buzzards, butterflies) • Large areas of hedgerows removed to accommodate development. • Flood Risk – <ul style="list-style-type: none"> • Flooding on Caverswall Road. • Sewerage and drainage issues on site. • Amenity (e.g. noise, privacy, loss of light) – <ul style="list-style-type: none"> • light pollution into greenbelt. • Visual and acoustic privacy on neighbours decimated. • Turns rural env into urban env. • Scale of development – <ul style="list-style-type: none"> • site very high and sky line blighted. • Very obtrusive and detrimental in rural landscape. • Prominent views of the site. • No aesthetic compatibility with local environment. • Does not relate well to settlement form or densities. • Government Policy – development on greenbelt against policy. • Other – <ul style="list-style-type: none"> • already adequate starter homes in area. • Just an opportunity for large houses landlords and Council making money. • Does not improve character of area. • Impact on open views of countryside. • Other Council owned land not explored. • Develop brownfield sites first. • Impact on house prices. 		<p>the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed.</p> <ul style="list-style-type: none"> • The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that BB062 is not released from the Green Belt. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Note that the housing capacity figures in SHLAA site records are only an estimate based on the Council's adopted housing density policy/ surrounding streetscene, but is not binding upon future development. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SCC Highways/Transportation, 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> Development outside current village boundary. Intrude into views from Caverswall footpath. Random allocation of part of field. Site includes Marl Hole and overhead cables. Impact on public enjoyment of ROW. Difficulty selling existing houses. Footpaths encircle the site. Aging population does not require level of housing. Limited employment opportunities do not warrant level of affordable housing. No longer living in village but urban estate. No proof of housing numbers required. Lack of water hydrants in area. Fields behind Caverswall road act as a green barrier to stop amalgamation of Caverswall and Blyth Bridge. Who applies housing densities as not consistent and should be kept low to reflect existing character. Anti-social behaviour at night would be worse. <p>Support</p> <ul style="list-style-type: none"> Infrastructure -Traffic / Transport - Never heard of any accidents at junction of Caverswall Rd and Uttoxeter Rd. Landscape Nature Conservation Flood Risk – several times a year you might get 2inches of rainwater after heavy thunderstorm on Caverswall Rd. 		<p>Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work.</p> <ul style="list-style-type: none"> In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic activity in settlements such as Blythe Bridge and Forsbrook. 	
BB086	15		0.73	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - See comments on 3 (BB027, BB028) above.</p> <p>Developer/Agent/Landowner – Correspondence from owner's agent requesting consideration for future housing.</p> <p>Public response 37 comments - 36 objections and 1 general comment</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> Infrastructure – Schools - schools at capacity Infrastructure - Traffic / Transport – <ul style="list-style-type: none"> Roads are country lanes with bends, narrow and few pavements. Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route. Bottom of Caverswall Road used as car park since station charging. Access to site is poor and through garden of 71 Caverswall Road. Road network used heavily by parents on the 	<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, the development of greenfield, urban ALC land is assessed as having a negative effect, as could the district ecological importance of the site.</p>	<ul style="list-style-type: none"> The Highways Authority advises that the unadopted access road will need to be improved in order to access these sites including widening to at least 5m, the provision of an acceptable footway and ideally improvements to the visibility at its junction with Caverswall Road The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to accommodate new development, the Green Belt boundary will need adjustment as there are not 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>school run and hgvs</p> <ul style="list-style-type: none"> • Infrastructure – <ul style="list-style-type: none"> • Impact on doctors and healthcare. • Drains and sewage already inadequate. • Landscape – <ul style="list-style-type: none"> • Building on green sites not allowed we need to keep environment attractive. • Does not comply with SMDC development in greenbelt policy • Nature Conservation – <ul style="list-style-type: none"> • impact on wildlife. • This development would be an intrusion into the landscape, and affect the nature conservation value of the area. • Require removal of hedgerows. • Flood Risk - Flooding on Caverswall Road and its junction with Uttoxeter Road. • Amenity (e.g. noise, privacy, loss of light) – <ul style="list-style-type: none"> • The visual and acoustic privacy of existing immediate residents will be decimated. • Turns rural env into urban env. • Overlooking will impact on privacy. • Light and noise pollution affecting greenbelt. • Scale of development – <ul style="list-style-type: none"> • obtrusive development detrimental to rural landscape. • No aesthetic compatibility with local environment. • 1 and 2 bed houses incompatible with existing densities and will be overbearing. • Government Policy – developing in greenbelt against government policy. • Other – <ul style="list-style-type: none"> • already adequate starter homes in area. • Just an opportunity for large houses landlords and Council making money. • Devalue property and impacting on open views from existing housing. • Against SMDC policy to protect greenbelt. • Other Council owned land suitable for development. • Threatens public footpath (Forsbrook Number 1). <p>Previous planning history for refusals on the site.</p> <ul style="list-style-type: none"> • What about Creda site, brownfield sites on Whittle Road. • This site adjoins the footpath from Blythe Bridge to Caverswall. This is vital to the recreational needs of the village. • No longer living in village but urban estate. • No proof of housing numbers required. • Lack of water hydrants in area. • Fields behind Caverswall road act as a green barrier to stop amalgamation of Caverswall and Blyth Bridge. • Who applies housing densities as not consistent and should be kept low to reflect existing character. 		<p>enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that BB086 is not released from the Green Belt.</p> <ul style="list-style-type: none"> • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Blythe Bridge and Forsbrook will assess their capacity needs as a result of new development in Blythe Bridge and Forsbrook so that provision can be made to accommodate new residents. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Note that the housing capacity figures in SHLAA site records are only an estimate based on the Council's adopted housing density policy/ surrounding streetscene, but is not binding upon future development. • The Council would expect that any development proposals affecting a public right of way would avoid impacting upon its route (or require appropriate re-routing as required under legislation). • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> Need to retain large mature oak tree on site. Anti-social behaviour at night would be worse. <p>General</p> <ul style="list-style-type: none"> Affected by development but not objecting to it. 		<p>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.</p> <ul style="list-style-type: none"> The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. 	
BB087	46 or employment		1.40	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - There is an existing access to the site from Uttoxeter Road (A527) which would require only minor improvements (footway(s), lighting, etc) in order to serve a development on this area.</p> <p>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.</p> <p>Developer/Agent/Landowner – correspondence received from landowner's agent confirming support for future residential development upon the site.</p> <p>Public response 7 comments - 3 objections and 4 support</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> Infrastructure – Schools - schools at capacity Infrastructure - Traffic / Transport – <ul style="list-style-type: none"> Roads are country lanes with bends, narrow and few pavements. Junction of Uttoxeter Rd and Caverswall Road busy and dangerous near level crossing and on school route. Infrastructure - Other Landscape - Building on green sites not allowed we need to keep environment attractive. Nature Conservation Flood Risk - Flooding on Caverswall Road. Amenity (e.g. noise, privacy, loss of light) – Scale of development – Government Policy - Other – <ul style="list-style-type: none"> already adequate starter homes in area. Just an opportunity for large houses landlords and Council making money. <p>Support</p> <ul style="list-style-type: none"> Infrastructure -Traffic / Transport – access onto A521 make site more commutable. Infrastructure – other – excellent infrastructure Other – <ul style="list-style-type: none"> The site could be suitable for residential or employment uses. Other good site would be Calverhay Farm. 	<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>	<ul style="list-style-type: none"> The Highways Authority advises that there is an existing access to the site from Uttoxeter Road which would require only minor improvements to serve development. The Council has a Landscape & Settlement Setting Study and most of this site has been identified as being important to the landscape setting of the settlement. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The land in question is within the Green Belt. In order for Blythe Bridge and Forsbrook to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BB087 for release from the Green Belt. Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new 	

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

Question 2a – Employment Site

Site Reference	Use	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Northern Gateway Opportunity Site / Blythe Vale (Former Regional Investment Site)	Employment	48.58	<p>This site was not considered as part of the Site Options Consultation as the site is already identified in Core Strategy Policy Valley Masterplan and Core Strategy Policy SS6c.</p> <p>Owner (St Modwen) expressed support for designation and Core Strategy policy.</p>	Site appraised in the Core Strategy SA	<ul style="list-style-type: none"> Site is identified in Core Strategy for regional scale employment and is recommended to be carried forward into the Local Plan. Due to the unique nature and scale of the site in the District, it is considered separately from the employment land requirements identified for the District. The site is proposed to refer to the potential role that it may play in the emerging Northern 	

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

Draft - Brown Edge

Question 4a - Potential sites suitable for housing

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Site within development boundary						
			<p>Environment Agency – Surface water in these areas should be treated using suitable SUDS where possible. If development is in a combined sewer area, increased flow should not affect the spill frequency.</p>			
BE003A	6	0.25	<p>Statutory bodies/stakeholders:</p> <p>SCC Highways - This land is accessed off a residential road, Meadow Road, between two properties which only allows a single vehicle width and no space for a formal junction or a passing place. Considering that adequate access facilities cannot be provided because of the constraints of the site, this particular site is not suitable for multiple properties.</p> <p>Brown Edge Parish Council – overdevelopment, poor access.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response : 5 comments – 5 objections</p> <p>Issues raised:</p> <ul style="list-style-type: none"> • Infrastructure – traffic /transport • Infrastructure – drainage • Flood risk 	<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>	<ul style="list-style-type: none"> • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • The site is not recommended as an allocation due to uncertainty over access. However, as it is within the Brown Edge village development boundary it could come forward at any time. 	INFILL SITE – NO ALLOCATION NEEDED.
Sites within the Green Belt						
BE032	35	1.47	<p>Statutory bodies/stakeholders:</p> <p>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.</p> <p>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.</p>	<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 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>	<ul style="list-style-type: none"> • The Highway Authority does not raise any difficulties in relation to development of this site – a Transport Study can be undertaken at an appropriate time. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. The issue of the culverted watercourse being renaturalised can be addressed to the satisfaction of the Environment Agency as part of the layout design of the site. • The site has an agricultural land classification of grade 4 which means it is of poor quality. • The land in question is within the Green Belt. In order for Brown Edge to accommodate new 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>Brown Edge Parish Council – flood risk, foul drainage problematic</p> <p>Leek and Moorlands Historic Buildings Trust – BE032 appears to be good, well maintained farmland which should only be sacrificed as a last resort.</p> <p>Developer/Agent – Holdcroft (on behalf of D. Evans) – extend site BE032 to include additional devt land.</p> <p>Public response : 5 comments – 5 objections</p> <p>Issues raised:</p> <ul style="list-style-type: none"> • Infrastructure – traffic/transport congestion and safety • Infrastructure – drainage • Landscape – would close Green Belt gap with Endon • Flood risk 		<p>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.</p> <ul style="list-style-type: none"> • Land is not identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. However, it is accepted that development at this key entrance point to the village would require careful design and layout. 	
BE041	50		2.20	<p>Statutory bodies/stakeholders:</p> <p>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.</p> <p>Brown Edge Parish Council – within Green Belt, flood risk, surface & foul drainage inadequate, traffic.</p> <p>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.</p> <p>Public response – 10 comments – 9 objections and 1 part-support</p> <p>1 conditional support – on part of site only</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure – traffic /transport congestion & safety • Infrastructure – other • Landscape • Loss of amenity • Scale of development • Nature Conservation 	<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 ecological importance of the site.</p>	<ul style="list-style-type: none"> • The land in question is within the Green Belt. In order for Brown Edge to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BE041 for release from the Green Belt. • Land is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						<ul style="list-style-type: none"> The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. The Council will shortly commission a Landscape Impact Assessment, which will include suggested mitigation measures relating to development on preferred options sites. The results of the study will inform the Submission Version of the Local Plan. 	
BE044	20		0.80	<p>Statutory bodies/stakeholders:</p> <p>SCC Highways - Willfield Lane has no footways at this point, with a declassified speed limit, poor forward visibility and is unlit. There is an informal gated access directly off the road, however oncoming traffic would have great difficulty seeing vehicle making right turns into an access for the site. Willfield Lane is well used as a short-cut through to the main Leek Road, however is is very narrow in places and there are many vehicle conflicts resulting in cars having to blindly reverse over long distances to allow others to pass. It is uncertain whether all of these issues could be easily resolved given the circumstances.</p> <p>Brown Edge Parish Council – within Green Belt, traffic.</p> <p>Developer/Agent/Owner – Landowner unknown.</p> <p>Public response: 10 comments – 10 objections</p> <p>Issues raised:</p> <ul style="list-style-type: none"> Infrastructure – traffic /transport congestion & safety Infrastructure – drainage & sewers inadequate Landscape – intrusion into Green Belt Loss of amenity Scale of development 	The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the district ecological importance of the site.	<ul style="list-style-type: none"> The Highway Authority clearly has concerns about highway safety in relation to this site. The land in question is within the Green Belt. In order for Brown Edge to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BE044 is not released from the Green Belt. Land is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. 	
BE045	35		1.16	<p>Statutory bodies/stakeholders:</p> <p>SCC Highways - Farmland with existing gated access</p>	The proposed delivery of circa 35 dwellings is considered to have a significant positive effect.	<ul style="list-style-type: none"> The Highway Authority has not raised any issues which would prevent the development of this site. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>directly off Carlton Avenue. Footways and carriageway appears easily extendable from the adopted highway to provide appropriate access</p> <p>Brown Edge Parish Council – within Green Belt, traffic</p> <p>Developer/Agent/Owner – Land available. Any residential development on the site would be well enclosed by the existing topography and mature vegetation that surrounds the site. The development of the site will accord with the spatial aims of the Core Strategy and there are no physical problems or limitations which cannot be readily overcome. The site is considered to be available, suitable and achievable for residential development within 0-5 years.</p> <p>Public response : 10 comments – 10 objections</p> <p>Issues raised:</p> <ul style="list-style-type: none"> • Infrastructure – traffic /transport congestion & safety • Infrastructure – drainage • Landscape – would extend urban area, effect on Green Belt • Loss of amenity • Scale of development • Flood risk 	<p>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>	<ul style="list-style-type: none"> • The land in question is within the Green Belt. In order for Brown Edge to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site BE045 is not released from the Green Belt. • Land is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. 	
BE056	15		0.50	<p>Statutory bodies/stakeholders:</p> <p>SCC Highways - There is no obvious existing access onto this site. The site is bounded by Woodhouse Lane which has a declassified speed limit, no footways and is unlit. This corner plot is also on the inside of a bend therefore providing appropriate visibility for a new access onto a 60mph road may be difficult. In addition there are slight level differences between the road and the site.</p> <p>Leek and Moorlands Historic Buildings Trust – BE056 would have an unacceptable impact on one of the earliest farm houses in the area, the Fold, a 17th century building remodelled in the 18th century which is an undesignated heritage asset (i.e. to be considered for the Local List). This with it neighbour, Newfold farm, a substantial stone farmhouse dating to the 19th century, would be best left to mark the junction between town and country without further development.</p>	<p>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.</p>	<ul style="list-style-type: none"> • The Highway Authority clearly has concerns about the creation of a suitable access to serve this site. • There are clearly local heritage impacts which require consideration as part of the site selection process. • The land in question is within the Green Belt. In order for Brown Edge to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>Brown Edge Parish Council – traffic.</p> <p>Developer/Agent/Owner – Land available. It is surplus agricultural land adjacent to the development boundary with development on three sides. It is made up of a former concrete agricultural yard containing various agricultural structures with hardcore extending into a grassed area so is partially brownfield. Development of the site would not outwardly extend the settlement, the site would simply round off the settlement boundary. Would also support the village through local services and infrastructure.</p> <p>Public response: 19 comments – 12 objections, 6 support and 1 general comment.</p> <p>Issues raised: General comment Above ground level, sloping, no drains;</p> <p>Support Provided right scale, no adverse effect on landscape or amenity, in accord with Govt policy</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure – traffic /transport, poor access • Infrastructure – school at capacity • Infrastructure – other, drainage • Landscape – intrusion into Green Belt • Nature Conservation • Flood risk • Amenity • Scale of development • Govt Policy • Other 		<p>BE056 is not released from the Green Belt.</p> <ul style="list-style-type: none"> • Land is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. • The District Council is working with the County Council on the issue of school capacity. The County has determined that additional school provision would be required to support housing growth in Brown Edge at the Primary and High School phases of education. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. 	
BE060	60		1.95	<p>Statutory bodies/stakeholders:</p> <p>SCC Highways: Not connected to highway and no obvious point of connection. Access to highway would need to be provided and appropriately designed.</p> <p>(BE060A - There is an informal access point from the busy High Lane (B5051) to the site which is currently used by a commercial plant nursery. This access is single vehicle width and unsurfaced with poor visibility of any on coming vehicles due to it narrow nature and mature hedgerows on either side which do not fall within the boundary extents of BE060a. It is therefore not entirely appropriate for the existing use. If additional land to provide an acceptable adopted road and visibility cannot be acquired, then this would not be an acceptable area to develop in terms of</p>	<p>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.</p>	<ul style="list-style-type: none"> • The Highway Authority has raised concerns about the creation of a suitable access to serve this site. • The land in question is within the Green Belt. In order for Brown Edge to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that site 	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<p>highway safety. This aside there are good pedestrian facilities on High Lane and a bus stop in close proximity to the site entrance. TS needed).</p> <p>Leek and Moorlands Historic Buildings Trust - BE060 is on high ground and would have an unacceptable impact on the landscape to the west.</p> <p>Brown Edge Parish Council – infill possible, but should not encroach on Green Belt.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response – 4 comments – 3 objections and 1 support</p> <p>Issues raised:</p> <p>Support</p> <ul style="list-style-type: none"> but at lower extent <p>Objections</p> <ul style="list-style-type: none"> Infrastructure – traffic /transport congestion & safety 		<p>BE060 is not released from the Green Belt.</p> <ul style="list-style-type: none"> Land is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. 	
ADD06	18	0.6	<p>Statutory bodies/stakeholders</p> <p>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.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response None – site was put forward during consultation (however, it directly adjoins BE032 which was the subject of consultation).</p>		<ul style="list-style-type: none"> The Highway Authority does not raise any difficulties in relation to development of this site – a Transport Study can be undertaken at an appropriate time. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. The issue of the culverted watercourse being renaturalised can be addressed to the satisfaction of the Environment Agency as part of the layout design of the site. The site has an agricultural land classification of grade 4 which means it is of poor quality. The land in question is within the Green Belt. In order for Brown Edge to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site BE032 for release from the Green Belt. 	

Site Reference	Capacity dwellings	5+	Size site	of	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
							<ul style="list-style-type: none"> Land is not identified as being important to the setting of the settlement in the Council's Landscape & Settlement Character Assessment. 	

Draft - Cheddleton

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

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within development boundary							
				<p>Environment Agency - Sites CD002, CD003, CD004, CD007, CD008, CD015, CD017, CD019 CD029, CD030, CD060, CD115, CD116, and CD118 are all located within 1000m of Pointon's rendering plant. This site is currently the focus of a significant number of complaints. The Environment Agency is currently working with the operators to minimise the impacts of these processes on neighboring residents, however a complete solution cannot be guaranteed. Given the proximity of the potential allocation to the rendering plant and its location in relation to the existing residential uses (i.e. closer to Pointon's) it is envisaged the allocation of this land would be likely to create an increase in complaints. In light of this we recommend alternative sites are considered in preference to these locations.</p> <p>Additionally the aforementioned sites are located on or adjacent to the A520. The section of the A520 between Leekbrook and Cheddleton is the only access route for vehicles carrying fallen livestock and animal by products to the Pointon's site. There is typically ~200 vehicle movements to the site a day along this route. The odorous nature of the material transported also results in a significant number of complaints. It is not practicable to abate this odour source. It is envisaged the allocation of this land would be likely to create an increase in complaints.</p> <p>In light of this we also recommend alternative sites are considered in preference to these locations along the A520 between Leekbook and Cheddleton.</p> <p>SCC Education:</p> <ul style="list-style-type: none"> • There is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. • Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. • Additional First School places may be needed in this area to mitigate the impact of village requirement. • Cheddleton falls into Leek catchment for Middle and High Schools • Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. • In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school. 		<ul style="list-style-type: none"> • The District Council will continue to liaise with the EA and SMDC Environmental Health when considering future options for Cheddleton, regarding the acceptability of sites in amenity terms. • The District Council will work with the County Council to identify an appropriate solution. • For other comments see responses to individual sites below. 	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			Leek and Moorlands Historic Buildings Trust – Boundary We are happy with the proposed boundary but it should be extended to include the vacant/cleared former depot on Cheadle Road opposite Pointon Park (known locally as the Staffordshire Farmers site) south of the village.			
CD004	18	0.66	<p>Statutory bodies/stakeholders</p> <p>Cheddleton Parish Council:</p> <ul style="list-style-type: none"> Object because greenbelt/ countryside site <p>SCC Highways: May be acceptable subject to access design, width of access and visibility splays.</p> <p>Leek and Moorlands Historic Buildings Trust – Development of CD004 would not only encroach into the Green Belt but destroy the natural/rural landscape character of the fields behind the post-war housing on Woodland Avenue and the wooded Fox's Plantation.</p> <p>Developer/Agent/Landowner -</p> <ul style="list-style-type: none"> Owner confirmed interest in releasing land for development <p>Public response 32 comments - 32 objections</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> alternative brownfield sites; loss of agriculture/agricultural land; proximity to animal rendering plant; existing needed access; 'bubble' out of existing boundary; 	<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>	<ul style="list-style-type: none"> The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that development may be acceptable subject to access design, width of access and visibility splays New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, 	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					<p>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.</p> <ul style="list-style-type: none"> • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • Most of the land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD004 is not released from the Green Belt. • In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SCC Highways/Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						work.	
CD017	29		1.25	<p>Statutory bodies/stakeholders</p> <p>Cheddleton Parish Council:</p> <ul style="list-style-type: none"> Support because planning permission already granted on site <p>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).</p> <p>SMDC Conservation - Site adjoins Ashcombe Park Estate.</p> <p>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.</p> <p>Public response 12 comments - 10 objections and 2 support.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> proximity to animal rendering plant; historic dwelling (no. 403 Cheadle Rd); large backland development; <p>Support:</p> <ul style="list-style-type: none"> Need for new affordable housing in village/ associated benefits to local businesses Support because planning permission already granted on site 	<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 site's proximity to historic assets and the district ecological importance of the site is likely to have a negative effect.</p>	<ul style="list-style-type: none"> The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that they require more details/clarification regarding how access to site would be achieved, before can comment. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						<ul style="list-style-type: none"> • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • Most of the land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance This study recommends considering site CD017 for release from the Green Belt. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. 	
CD029	8		0.29	<p>Statutory bodies/stakeholders</p> <p>Cheddleton Parish Council:</p> <ul style="list-style-type: none"> • Support for limited infilling up to 8 dwellings <p>SCC Highways: Acceptable subject to access design and provision of adequate visibility splays.</p> <p>Developer/Agent</p> <ul style="list-style-type: none"> • Landowner confirmed no interest in releasing site. 	The site's proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the proposed delivery of circa 8 dwellings is likely to have a positive effect, as could the site's accessibility to areas of open countryside and location away from historic assets. However, the inaccessibility of services and facilities is likely to have a	<ul style="list-style-type: none"> • The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>Public response 27 comments: 25 objections, 0 neutral, 2 support</p> <p>3 Objective comments + 17 paper comments, + 7 email comments: - 3 Objective Objections + 17 paper objections + 5 email objections; - 0 Objective neutral+ 0 paper neutral + 0 email neutral; - 0 Objective support + 0 Paper support + 2 email support.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> • Infrastructure – schools • Infrastructure - traffic/transport • Infrastructure – other • Landscape • Nature conservation • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Government policy – greenbelt; sustainability; • Other – greenfield site; <p>Support:</p> <ul style="list-style-type: none"> • Need for new affordable housing in village/ associated benefits to local businesses • Support for limited infilling up to 8 dwellings (subject to owner's intentions) 	<p>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.</p>	<p>appropriate solution.</p> <ul style="list-style-type: none"> • The Highways Authority advises that development acceptable subject to access design and provision of adequate visibility splays. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • Most of the land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD029 is not released from 	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					<p>the Green Belt.</p> <ul style="list-style-type: none"> In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. 	
CD060 CD118 (mainly outside development boundary)	113	8.08	<p>Statutory bodies/stakeholders</p> <p>Cheddleton Parish Council:</p> <ul style="list-style-type: none"> cannot support because greenbelt site/ potential road traffic issues/ lack of infrastructure <p>SCC Highways: The access point within the boundary appears inadequate for vehicular access. Access would need to be through CDD118 and of appropriate design.</p> <p>Acceptable subject to access design, provision of adequate visibility and pedestrian links. Footway should be provided on frontage. CD060 is only connected to highway through CD118</p> <p>SMDC Conservation - Adjoins (but outside) Ashcombe Park.</p> <p>Leek and Moorlands Historic Buildings Trust – The proposed development of DC060 & CD118 involves a large swath of former walled park land would adversely affect the still strong, remaining character and legibility of the historic 16th century deer park setting of the nationally important Ashcombe Park (Grade II*) and should be strongly contested.</p> <p>Developer/Agent/Landowner – correspondence from agent Sammonds Architectural promotes site for housing.</p> <p>Public response 135 comments - 133 objections, 1 neutral and 1 support</p> <p>Issues raised:</p>	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.	<ul style="list-style-type: none"> The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that access to CD060 would need to be through CDD118. But this would be acceptable subject to access design, provision of adequate visibility and pedestrian links. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty 	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<p>Objections:</p> <ul style="list-style-type: none"> • Infrastructure – schools • Infrastructure - traffic/transport • Infrastructure – other • Landscape • Nature conservation • Flood risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed building / conservation area • Government policy – greenbelt; sustainability; <p>Other:</p> <ul style="list-style-type: none"> • Churnet Valley (potential AONB designation incompatible with housing allocation); • proximity to remnant historic landscape; • topography; • loss of agricultural land; • part of site owned by Cricket Club; • used for carnival/events; • query of SHLAA classification in comparison with CD116; • should prioritise brownfield (and greenfield) sites in Cheddleton/Leek; • Listed building at Ashcombe Park; • access to sewage works; • that other Cheddleton options less impacting on greenbelt; • queries site assessment form description; • impacts on local tourism; • empty local properties already/querying need for (affordable) housing; • earlier growth of village already; • sewage capacities; • proximity to animal rendering plant; • District's falling housing need figures; • other villages should accommodate more development instead; • loss of farmland; <p>General comment:</p> <ul style="list-style-type: none"> • Government Policy – recent greenbelt statement; <p>Support:</p> <ul style="list-style-type: none"> • Need for new affordable housing in village/ associated benefits to local businesses 		<p>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.</p> <ul style="list-style-type: none"> • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement although the western part falls within remnant historic landscape. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • Most of the land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD060/CD118 are not released from the Green Belt. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its 	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					<p>sustainability appraisal work.</p> <ul style="list-style-type: none"> In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. The development requirements for the different villages stem from the rural housing requirement set out within Policy SS3 of the Core Strategy, then split based on a combination of factors including existing village population/ assessed development capacities/ access to facilities and services etc. The Churnet Valley is not designated as a AONB. 	
CD069a	6	0.26	<p>Statutory bodies/stakeholders</p> <p>Cheddleton Parish Council:</p> <ul style="list-style-type: none"> Objects as site was previously visual open space; would require new access to A520; and create additional traffic onto Basford Bridge Lane. <p>SCC Highways: Acceptable subject to design.</p> <p>SMDC Conservation: Existing residential development has a harmful impact on the Cauldon Canal Conservation Area. Extension to this development will need to be assessed against further detrimental impact on the Conservation Area and any impact on the setting of The Grange (Listed Building) to the south.</p> <p>Leek and Moorlands Historic Buildings Trust - The development of CD069A would serve to further erode the open character of the sloping heathland to the north of the historically important Cheddleton Grange (Grade II) and have an adverse affect on the Cauldon Canal</p>	<p>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.</p>	<ul style="list-style-type: none"> The Highways Authority advises that development acceptable subject to design. Note they do not state a link to the A520 (as opposed to Cheddleton Park Avenue) is required to access this development. The site is not currently designated as Visual Open Space (VOS) in the 1998 Local Plan. The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. 	<p>Allocation of site not considered necessary – could be regarded as infill.</p>

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>Conservation Area and must be strongly avoided.</p> <p>Developer/Agent/Landowner – Confirmation of support for residential development from some of the site owners has been received.</p> <p>Public response 6 comments - 3 objections, 2 neutral and 1 support</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> • Infrastructure - traffic/transport • Landscape • Scale of development • Other: <ul style="list-style-type: none"> • should be (was previously) visual open space; • would require new A520 access point; <p>General Comments:</p> <ul style="list-style-type: none"> • Scale of development • Other: <ul style="list-style-type: none"> • queries VOS status of adjoining land (SHLAA sites); • comments that development of CD069A will sterilise access to those sites; • that these adjoining sites are more preferable for development than peripheral rural sites. <p>Support:</p> <ul style="list-style-type: none"> • Need for new affordable housing in village/ associated benefits to local businesses 		<ul style="list-style-type: none"> • Note that only those SHLAA sites deemed broadly suitable were taken forward as 'options' in the current consultation. SHLAA sites currently falling within Local Plan VOS designations currently recommended for retention in the LSCA were broadly deemed unsuitable hence were not included. The individual VOS assessments are contained in the LSCA available on the Council's website. 	
CD088	7		0.23	<p>Statutory bodies/stakeholders Cheddleton Parish Council:</p> <ul style="list-style-type: none"> • Supports as lies within development boundary <p>SCC Highways: Acceptable subject to access design and provision of visibility splays.</p> <p>Developer/Agent/Landowner – Agent of landowner confirms site is not available for future housing development.</p> <p>Public response 6 comments - 1 objection and 5 support.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> • Landscape • Scale of development <p>Support:</p> <ul style="list-style-type: none"> • Other – brownfield site in residential area 	<p>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.</p>	<ul style="list-style-type: none"> • The Highways Authority advises that development acceptable subject to access design and provision of visibility splays. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. 	<p>Allocation of site not considered necessary – could be regarded as infill.</p>

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> Need for new affordable housing in village/ associated benefits to local businesses 			
Sites within the Green Belt							
CD002	26		0.84	<p>Statutory bodies/stakeholders</p> <p>Cheddleton Parish Council:</p> <ul style="list-style-type: none"> Object because site lies within greenbelt, outside village boundary; and is a strong need to maintain definitive village boundary between Cheddleton and Wetley Rocks <p>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.</p> <p>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.</p> <p>Developer/Agent</p> <ul style="list-style-type: none"> Argues CD002 & CD003 can be developed together, as in same ownership, with no legal/technical impediments to development Confirms utilities are available on/near site Muiltiple access options Various technical studies regarding these sites, prepared already Argues development would have limited landscape impacts <p>Public response 50 comments - 48 objections and 2 support.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> loss of agriculture/agricultural land; 	<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 could the site's district ecological importance.</p>	<ul style="list-style-type: none"> The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that development acceptable subject to access design and provision of visibility splays. But preferable for CD002 to be developed in conjunction with CD003, with bulk of access through CD003. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> • need for TPOs; • drainage problems; • coalescence of village with Wetley Rocks; <p>Support:</p> <ul style="list-style-type: none"> • Need for new affordable housing in village/ associated benefits to local businesses 		<p>damage them, unless scheme benefits clearly outweigh loss.</p> <ul style="list-style-type: none"> • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance This study recommends considering site CD002 for release from the Green Belt. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. • Given the housing requirements of the village, it 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites.	
CD003	70		2.32	<p>Statutory bodies/stakeholders Cheddleton Parish Council:</p> <ul style="list-style-type: none"> Object because site lies within greenbelt, outside village boundary; and is a strong need to maintain definitive village boundary between Cheddleton and Wetley Rocks <p>SCC Highways: Acceptable subject to access design and provision of visibility splays. Accesses should be split between Rock End Drive and Millstone Edge.</p> <p>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.</p> <p>Developer/Agent</p> <ul style="list-style-type: none"> 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 <p>Public response 69 comments - 67 objections and 2 support.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> proximity to animal rendering plant; loss of agriculture/agricultural land; TPOs on site/need for TPOs; drainage issues; 	The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's district ecological importance and location near to historic assets.	<ul style="list-style-type: none"> The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that development acceptable subject to access design and provision of visibility splays: accesses should be split between Rock End Drive and Millstone Edge. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. The site falls within the 'settled plateau farmlands' landscape sub-type in the subsequent Churnet Valley Landscape Character Assessment: 'threats' include the suburban influences upon villages; and planning guidelines include the retention of existing/creation of new field boundaries. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of 	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<ul style="list-style-type: none"> • Churnet Valley landscape; • empty local housing; • coalescence of village with Wetley Rocks; <p>Support:</p> <ul style="list-style-type: none"> • Need for new affordable housing in village/ associated benefits to local businesses 		<p>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.</p> <ul style="list-style-type: none"> • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance This study recommends considering site CD003 for release from the Green Belt. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						<p>Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work.</p> <ul style="list-style-type: none"> Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. 	
CD007	14		0.44	<p>Statutory bodies/stakeholders</p> <p>Cheddleton Parish Council:</p> <ul style="list-style-type: none"> Object on greenbelt and highways grounds (accident black spot) <p>SCC Highways: acceptable subject to access design and provision of adequate visibility.</p> <p>Leek and Moorlands Historic Buildings Trust - Development of CD007 would not only encroach into the Green Belt but would ended the ribbon development of the village along Cheadle Road such that the current long views across the valley to Rownall prior would be lost. Currently this westerly view visually marks the transition into the developed village. The strong character of the dry stone wall adjacent to the pavement with the long rural view beyond should be protected from development.</p> <p>Developer/Agent/Landowner – Owner position unknown.</p> <p>Public response 18 comments - 17 objections and 1 support.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> 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: 	<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>	<ul style="list-style-type: none"> The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that development acceptable subject to access design and provision of adequate visibility. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of 	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<ul style="list-style-type: none"> • loss of agriculture/agricultural land; • proximity to animal rendering plant; • prominent 'gateway' to village; <p>Support:</p> <ul style="list-style-type: none"> • Need for new affordable housing in village/ associated benefits to local businesses 		<p>the settlement.</p> <ul style="list-style-type: none"> • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD007 is not released from the Green Belt. • In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						<p>number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites.</p> <ul style="list-style-type: none"> When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. 	
CD008	23		0.72	<p>Statutory bodies/stakeholders Cheddleton Parish Council:</p> <ul style="list-style-type: none"> Supports given has access onto A520 <p>SCC Highways: acceptable subject to access design and provision of adequate visibility.</p> <p>Leek and Moorlands Historic Buildings Trust - Development of CD008 would follow the historic infill/ribbon development along Cheadle Road but would obstruct the current long views across the valley to Rownall which is unfortunate. Its close proximity to the historic 19th century cottage along the west boundary of the proposed site would need to be considered so as not to harm its setting</p> <p>Developer/Agent:</p> <ul style="list-style-type: none"> Confirmed will not release land. <p>Public response 20 comments - 17 objections and 3 support</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> loss of agricultural land; proximity to animal rendering plant; empty local housing; <p>Support:</p> <ul style="list-style-type: none"> Need for new affordable housing in village/ associated benefits to local businesses Has access onto A520 	<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 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>	<ul style="list-style-type: none"> The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that development acceptable subject to access design and provision of adequate visibility. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites 	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<ul style="list-style-type: none"> Abuts brownfield site 		<p>which come forward and are potentially suitable for development will also need to be assessed.</p> <ul style="list-style-type: none"> The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD008 is not released from the Green Belt. When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						<p>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.</p> <ul style="list-style-type: none"> Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. 	
CD015	30		0.98	<p>Statutory bodies/stakeholders Cheddleton Parish Council:</p> <ul style="list-style-type: none"> Supports given has access onto A520 <p>SCC Highways: acceptable subject to access design and provision of adequate visibility.</p> <p>Leek and Moorlands Historic Buildings Trust - Development of CD015 would follow the historic infill/ribbon development along Cheadle Road but would obstruct the current long views across the valley to Rownall which is unfortunate.</p> <p>Developer/Agent</p> <p>Public response 22 comments - 19 objections and 3 support.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> Infrastructure – schools Infrastructure - traffic/transport Infrastructure – other Landscape Nature conservation Flood risk Amenity (e.g. noise, privacy, loss of light) Scale of development Listed building / conservation area Government policy – greenbelt; sustainability Other: <ul style="list-style-type: none"> loss of agricultural land; proximity to animal rendering plant; does not abut residential development/incongruous; <p>Support:</p> <ul style="list-style-type: none"> Need for new affordable housing in village/ associated benefits to local businesses Has access onto A520 Abuts brownfield site 	<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>	<ul style="list-style-type: none"> The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that development acceptable subject to access design and provision of adequate visibility. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of 	

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					<p>the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed.</p> <ul style="list-style-type: none"> • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD015 is not released from the Green Belt. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						<p>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.</p> <ul style="list-style-type: none"> Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. 	
CD019	39		1.62	<p>Statutory bodies/stakeholders Cheddleton Parish Council:</p> <ul style="list-style-type: none"> Object as greenbelt site and on dangerous road bend <p>SCC Highways: acceptable subject to access design and provision of adequate visibility.</p> <p>Leek and Moorlands Historic Buildings Trust - The proposed development of CD019 would destroy an important area of open fields and the setting of a little-altered 19th century historic farmstead Holly House Farm, a valuable local heritage asset. Long views from the main approach to the village towards Morridge would also be lost. Development of this piece of land should be resisted.</p> <p>Developer/Agent</p> <p>Public response 20 comments - 19 objections and 1 support.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> 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; <ul style="list-style-type: none"> Other: <ul style="list-style-type: none"> proximity to animal rendering plant; drainage issues; coalescence of settlements; access concerns; <p>Support:</p> <ul style="list-style-type: none"> Need for new affordable housing in village/ associated benefits to local businesses 	<p>The proposed delivery of circa 39 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and its location near to historic assets.</p>	<ul style="list-style-type: none"> The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that development acceptable subject to access design and provision of adequate visibility. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. 	

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					<p>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.</p> <ul style="list-style-type: none"> • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance This study recommends considering site CD019 for release from the Green Belt. • In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
CD115	104		4.68	<p>Statutory bodies/stakeholders</p> <p>Cheddleton Parish Council:</p> <ul style="list-style-type: none"> Object because greenbelt site <p>SCC Highways: Is access proposed off Cheadle Road, Ostlers Lane? Plot does not appear to connect to end of Boucher Road. Ostlers Lane likely to need improvement depending on number of dwellings proposed for access off Ostlers Lane. Acceptable subject to access design and provision of adequate visibility, which may be tight onto Cheadle Road. Pedesrian routes to and through the site should be considered.</p> <p>SMDC Conservation - Site adjoins Heath House (Grade II Listed farm group). Have regard to the setting of the Listed Building.</p> <p>Leek and Moorlands Historic Buildings Trust - Site CD115 represents the land associated with Heath House (Grade II) an important historic building with social and cultural associations with William Morris and Thomas Wardle. The development of the land to the north and east of the house wpuld seriously affect its historic setting and the open character of this part of the village and should be strongly contested. There may be scope to consider developing a strip of land along the far north of this site with possible access from Boucher Road and the existing 20th century housing estate.</p> <p>Developer/Agent</p> <ul style="list-style-type: none"> Landowner confirms interest in releasing most of site for development <p>Public response 22 comments - 21 objections and 1 support</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> loss of agricultural land; employment uses unsuitable at this location; sites within village boundary should be prioritised; used for public events; coalescence of settlements; 	<p>The proposed delivery of circa 104 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities and development of greenfield, grade 3 ALC land is likely to have a significant negative effect. Similarly, the site's proximity to historic assets is likely to have a negative effect.</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 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.</p>	<ul style="list-style-type: none"> The County has determined that there is limited capacity at St Edward's First School for additional pupils; however many Cheddleton pupils currently attend First Schools in Leek. Pupil numbers are expected to increase further in Cheddleton as pressure for places in Leek increases. First School places may be needed to mitigate the impact of village requirement. Cheddleton falls within Leek catchment for Middle/High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority seeks clarification over which roads access is proposed from. Site does not directly connect to Boucher Road. Ostlers Lane likely to need improvement. But acceptable subject to access design and provision of adequate visibility (which may be tight onto Cheadle Road). New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Cheddleton will assess their capacity needs as a result of new development in Cheddleton so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and 	

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				Support: <ul style="list-style-type: none"> • Need for new affordable housing in village/ associated benefits to local businesses 		County Council Lead Local Flood Risk Officer during the Plan preparation process. <ul style="list-style-type: none"> • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD115 is not released from the Green Belt. • In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including Environment Agency, SMDC Environmental Health, SMDC Conservation, SCC Highways/ Transportation, infrastructure providers etc; and utilises the results of its sustainability appraisal work. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. 	
CD115	Mixed use/alternative		4.68	Statutory bodies/stakeholders	The development of new employment premises should have	<ul style="list-style-type: none"> • The Highways Authority seeks clarification over which roads access is proposed from. Site does 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
	s uses			<p>Cheddleton Parish Council:</p> <ul style="list-style-type: none"> Object because greenbelt site <p>SCC Highways: Is access proposed off Cheadle Road, Ostlers Lane? Plot does not appear to connect to end of Boucher Road. Ostlers Lane likely to need improvement depending on number of dwellings proposed for access off Ostlers Lane. Acceptable subject to access design and provision of adequate visibility, which may be tight onto Cheadle Road. Pedesrian routes to and through the site should be considered.</p> <p>SMDC Conservation - Site adjoins Heath House (Grade II Listed farm group). Have regard to the setting of the Listed Building.</p> <p>Developer/Agent</p> <ul style="list-style-type: none"> Landowner confirms interest in releasing most of site for development <p>Public response 9 comments - 9 objections</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> Infrastructure - traffic/transport Landscape Amenity (e.g. noise, privacy, loss of light) Scale of development Government policy - greenbelt Other: <ul style="list-style-type: none"> employment uses unsuitable at this location; used for public events; coalescence of settlements; <p>Support:</p> <ul style="list-style-type: none"> Need for new affordable housing in village/ associated benefits to local businesses 	<p>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.</p>	<p>not directly connect to Boucher Road. Ostlers Lane likely to need improvement. But acceptable subject to access design and provision of adequate visibility (which may be tight onto Cheadle Road).</p> <ul style="list-style-type: none"> The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. In the case of mixed use allocation incorporating an industrial element, the Council would ensure that both site layout/design and permitted industrial uses were strictly controlled (eg light industry only) when assessing future applications; to ensure adequate levels of amenity. The land in question is within the Green Belt. In order for Cheddleton to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that CD115 is not released from the Green Belt. It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Cheddleton. 	

Draft - Endon

Question 4a - Potential sites suitable for housing and employment

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within development boundary							
				<p>General:</p> <p>Endon with Stanley Parish Council: Overall, totally against any new development in the greenbelt as sacrosanct and must only be considered as last resort. However some flexibility will need to be shown.</p> <p>[Given post 2011 planning approvals] current requirement for Endon with Stanley should fall from 85 to 75. The majority of sites have flooding or access problems which must be addressed; therefore would suggest the following condition attached to any new development <i>"That no new housing be authorised within the Parish until all the necessary flood alleviation requirements are put into place to reduce the amount of domestic, commercial and highway flooding that takes place at the present time"</i>.</p> <p>It is felt that original SHLAA sites EN137, EN092 and EN108 should be re-considered in part or in whole.</p> <p>Leek and Moorlands Historic Building Trust: Boundary Endon Conservation Area consists of two parts. The larger part includes the core of the medieval settlement on the hilltop adjacent to the church, the sites of the early farmhouses and some fine later buildings. The smaller part contains 'the Village'. Both contain 16th century cruck buildings. Most of the suggested development sites would impact on the Conservation Areas and/or on the landscape containing Audley's Moat (Scheduled Ancient Monument) apart from EN007, EN012, EN019, EN101, EN033 and EN024, and should therefore be avoided.</p>		Comments noted. See responses to individual sites below.	
EN128	20		0.71	<p>Statutory bodies/stakeholders</p> <p>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.</p> <p>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.</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.	<ul style="list-style-type: none"> The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that the site is developable subject to adequate visibility although will require access improvements/ third party land; or demolition of property if via Brookfield Avenue (and has not ruled out the latter as an option). New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>SCC Education:</p> <ul style="list-style-type: none"> 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. <p>Leek and Moorlands Historic Building Trust: A logical part to infill.</p> <p>Developer/Agent/Owner: Confirms owner support for residential allocation, and that also owns roadside dwelling (access option). Grounds for support include:</p> <ul style="list-style-type: none"> (only) Endon option entirely within village boundary, and central to village; Two access options; Site not recommended for retention as visual open space in SMDC LSCA, and not very visible; Believe no longer TPO on site. <p>Public response 50 comments: 50 objections.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> 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 <p>• Other:</p> <ul style="list-style-type: none"> site currently visual open space; contributes to Endon's semi-rural character; will necessitate demolition of property (access/new 		<p>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.</p> <ul style="list-style-type: none"> Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Off-street parking expectations are based on national policy in the NPPF. Note that the housing capacity figure in the SHLAA site record is only an estimate based on the Council's adopted housing density policy/surrounding street scene but is not binding upon future development. Whilst the site is currently identified as Visual Open Space, the site was not identified for retention as such in the 2008 Landscape and Settlement Character Assessment. The Council is not obliged to retain this designation. Therefore the site was included as a potential housing option. It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> 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; 		<p>taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year.</p> <ul style="list-style-type: none"> The broad economic viability of housing sites is already addressed in the SHLAA database – there is no minimum or maximum allocation size; however only those sites deemed broadly viable/deliverable have been forwarded as 'options' in the current consultation. Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. 	
Sites within the Green Belt							
EN007	45		1.43	<p>Statutory bodies/stakeholders</p> <p>Endon with Stanley Parish Council: EN012/EN007/EN019/EN101 have generated more reasons to object than any other potential site. Objections to all four:</p> <ul style="list-style-type: none"> i) considerable increase in traffic volume and existing congested estate roads would need to be used to access the sites. ii) Only access onto A53 are at the Hillside Ave and Hillswood Drive intersections. Both junctions are currently very difficult/awkward to negotiate throughout the day due to constant heavy traffic on A53. iii) Current storm water drain infrastructure is inadequate and new storm water drains would need to be installed throughout current estate to cope with any increased flow. iv) All four sites currently in Green Belt. v) Any development would be "on the skyline" due to nature of the sites and would have considerable visual impact. <p>SCC Highways: There is no existing access to this site. The only potential for a new access is from Mayfair Grove, however is a small, quiet cul-de-sac the extension of which may be inappropriate. In addition there appears to be some third party land. Improvement would be needed including possible alteration to the current turning head and it should be noted that a neighbouring bungalow appears to have incorporate part of the end of the turning head into their driveway. *See EN012 & EN101.</p>	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.	<ul style="list-style-type: none"> The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that the only potential [direct] access is via Mayfair Grove, which would require improvements (and possibly, use of third party land). However also advises that access via Hillswood Drive [to EN012] is feasible, so could connect to this site via internal access roads. Similarly, the access point in between 45-47 High View Road is already laid out to adoptable standards, so EN007 could also connect this way. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>SCC Education:</p> <ul style="list-style-type: none"> 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. <p>Leek and Moorlands Historic Building Trust: EN007 with EN012, EN019 and EN101 would form a logical extension to the existing 20th century housing development. Despite being Green Belt and part of the former medieval field system its impact on the historic environment would be less than that of other proposals.</p> <p>Developer/Agent/Landowner: Correspondence from landowner confirming support.</p> <p>Public response: 187 comments: 181 objections, 1 neutral, 5 support.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> Infrastructure – schools Infrastructure - traffic/transport Infrastructure – other Landscape Nature conservation Flood risk Amenity (e.g. noise, privacy, loss of light) Scale of development Listed building / conservation area Government policy – greenbelt; sustainability; <p>Other:</p> <ul style="list-style-type: none"> other Endon options/ SHLAA sites preferable on access/sustainability/infrastructure/flooding/greenbelt grounds; develop brownfield sites in Endon/Moorlands towns first; develop (brownfield) sites in Stoke first to regenerate 		<p>to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue.</p> <ul style="list-style-type: none"> The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. With regards land stability the Council fully consults the Coal Authority, the Minerals Planning Authority; and its Environmental Health Team during Plan preparation. Land stability is already taken into account in the SHLAA database. Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Off-street parking expectations are based on national policy in the NPPF. Note that the housing capacity figure in the SHLAA site record is only an estimate based on the Council's adopted housing density policy/surrounding streetscene, but is not binding upon future development. The broad economic viability of housing sites is already addressed in the SHLAA database – there is no minimum or maximum allocation size; however only those sites deemed broadly viable/deliverable have been forwarded as 'options' in the current consultation. When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>Potteries;</p> <ul style="list-style-type: none"> ground stability concerns; drainage/water run-off concerns; loss of farmland/water meadows; topography; development should be limited to one-storey height; queries over site assessment form description; historic landscape classification; trees on site may require TPOs; danger to children/congestion caused by school drop offs; queries SMDC housing requirements (therefore Endon requirements); develop local employment first; use sites within the village boundary first; air pollution (traffic); local schools physically unable to expand; developing a large single site (elsewhere on edge of village) more viable for Council than this site; concern that sites EN007/012/019/101 combined exceeds village housing requirement; <p>Support:</p> <ul style="list-style-type: none"> Site already served by access road (and wider links onto Leek Road) Close (5 min walk) from schools Would provide needed affordable housing in suitable location Large site <p>General Comments:</p> <ul style="list-style-type: none"> drainage/water run-off concerns; queries over site assessment form description 		<p>appraisal work.</p> <ul style="list-style-type: none"> The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site EN007 for release from the Green Belt. The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Endon. Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						<ul style="list-style-type: none"> The findings of the 2010 Historic Environment Character Assessment will be taken into account by the Council alongside the other landscape evidence it holds, when deciding over 'preferred Options'. 	
EN012	24		1.16	<p>Statutory bodies/stakeholders</p> <p>Endon with Stanley Parish Council: EN012/EN007/EN019/EN101 have generated more reasons to object than any other potential site. Objections to all four:</p> <ul style="list-style-type: none"> i) considerable increase in traffic volume and existing congested estate roads would need to be used to access the sites. ii) Only access onto A53 are at the Hillside Ave and Hillswood Drive intersections. Both junctions are currently very difficult/awkward to negotiate throughout the day due to constant heavy traffic on A53. iii) Current storm water drain infrastructure is inadequate and new storm water drains would need to be installed throughout current estate to cope with any increased flow. iv) All four sites currently in Green Belt. v) Any development would be "on the skyline" due to nature of the sites and would have considerable visual impact. <p>SCC Highways: Hillswood Drive terminates at the gated entrance to this site. This access also leads to a playground. An extension to the adopted highway should be feasible at this point and this may be the best way to obtain access to the neighbouring sites EN007, EN019 and EN101 via any new internal site roads.</p> <p>SCC Education:</p> <ul style="list-style-type: none"> 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. <p>Leek and Moorlands Historic Building Trust: EN012</p>	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.	<ul style="list-style-type: none"> The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that extension to Hillswood Drive is feasible, and may be the best way of achieving access to not just this site but also EN007/EN019/EN101. When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. The Council has recently completed a Level 1 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>with EN007, EN019 and EN101 would form a logical extension to the existing 20th century housing development. Despite being Green Belt and part of the former medieval field system its impact on the historic environment would be less than that of other proposals.</p> <p>Developer/Agent/Landowner: Correspondence from landowner confirming support.</p> <p>Public response: 183 comments: 182 objections, 1 neutral.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> • Infrastructure – schools • Infrastructure - traffic/transport • Infrastructure – other • Landscape • Nature conservation • Flood risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed building / conservation area • Government policy – Greenbelt; sustainability; <p>• Other:</p> <ul style="list-style-type: none"> • other Endon options/ SHLAA sites preferable on access/sustainability/infrastructure/ flooding/greenbelt grounds; • develop more, smaller, sites instead; • high density residential scheme meaning high number of children; • develop brownfield sites in Endon/Moorlands towns first; • develop (brownfield) sites in Stoke first to regenerate Potteries; • ground stability concerns; • drainage/ water run-off concerns; • ‘strong edge’ in Landscape Character Assessment; • historic landscape classification; • loss of water meadows/farmland; • danger to children/congestion caused by school drop offs/walking to school; • topography; • development should be limited to one-storey height; • empty local properties; • develop brownfield sites first; • trees on site may require TPOs; • queries SMDC housing requirements (therefore Endon requirements); • need to expand adjacent Hillswood Drive playing fields owing to development scale; • local schools/class sizes cannot expand further; • need for SFRA across Endon options; 		<p>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.</p> <ul style="list-style-type: none"> • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Note that the housing capacity figures in SHLAA site records are only an estimate based on the Council's adopted housing density policy/ surrounding streetscene, but is not binding upon future development. • The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site EN012 for release from the Green Belt. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement aside from a very small segment to western boundary. • It is not considered that development of this particular site would be out of proportion with the rest of the village. Any new development taking place will be subject to design policies contained within the new Local Plan – which will be subject to public consultation next year. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC 	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<ul style="list-style-type: none"> develop local employment first; queries over site assessment form description; use sites within the village boundary first; air pollution (traffic); developing a large single site (elsewhere on edge of village) more viable for Council than this site; concern that sites EN007/012/019/101 combined exceeds village housing requirement; <p>General Comments:</p> <ul style="list-style-type: none"> drainage/water run-off concerns; queries over site assessment form description 		<p>Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work.</p> <ul style="list-style-type: none"> In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Endon. Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements. The findings of the 2010 Historic Environment Character Assessment will be taken into account by the Council alongside the other landscape evidence it holds, when deciding over 'preferred Options'. The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. 	
EN019	8	0.25	<p>Statutory bodies/stakeholders</p> <p>Endon with Stanley Parish Council: EN012/EN007/EN019/EN101 have generated more reasons to object than any other potential site. Objections to all four:</p> <ol style="list-style-type: none"> considerable increase in traffic volume and existing congested estate roads would need to be used to access the sites. Only access onto A53 are at the Hillside Ave and Hillswood Drive intersections. Both junctions are currently very difficult/awkward to negotiate throughout the day due to constant heavy traffic on A53. Current storm water drain infrastructure is inadequate and new storm water drains would need to be installed throughout current estate to cope with any increased flow. All four sites currently in Green Belt. Any development would be "on the skyline" due to nature of the sites and would have considerable visual impact. <p>SCC Highways: There is no existing access to this site.</p>	<p>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.</p>	<ul style="list-style-type: none"> The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that the only potential [direct] access is via Mayfair Grove, which would require improvements (and possibly, use of third party land). However also advises that access via Hillswood Drive [to EN012] is feasible, so could connect to this site via internal access roads. Similarly, the access point in between 45-47 High View Road is already laid out to adoptable standards, so EN019 could also connect this way. When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>The only potential for a new access is from Mayfair Grove, however is a small, quiet cul-de-sac the extension of which may be inappropriate. In addition there appears to be some third party land. Improvement would be needed including possible alteration to the current turning head and it should be noted that a neighbouring bungalow appears to have incorporate part of the end of the turning head into their driveway. *See EN012 & EN101.</p> <p>SCC Education:</p> <ul style="list-style-type: none"> 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. <p>Leek and Moorlands Historic Building Trust – EN019 with EN007, EN012, and EN101 would form a logical extension to the existing 20th century housing development. Despite being Green Belt and part of the former medieval field system its impact on the historic environment would be less than that of other proposals.</p> <p>Developer/Agent/Landowner: Correspondence from landowner confirming support.</p> <p>Public response 186 comments: 181 objections, 1 neutral, 4 support</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> Infrastructure – schools Infrastructure - traffic/transport Infrastructure – other Landscape Nature conservation Flood risk Amenity (e.g. noise, privacy, loss of light) Scale of development Listed building / conservation area Government policy – greenbelt; sustainability; 		<ul style="list-style-type: none"> New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance This study recommends considering site EN019 for release from the Green Belt. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>Other:</p> <ul style="list-style-type: none"> • too high density; • other Endon options/ SHLAA sites preferable on access/sustainability/infrastructure/flooding/greenbelt grounds; • site has no access point (requires demolition); • drainage/ water run-off concerns; • high density residential scheme meaning high number of children; • danger to children/congestion caused by school drop offs/walking to school; • 'strong edge' in Landscape Character Assessment; • historic landscape classification; • ground stability concerns; • topography; • loss of water meadows/farmland; • development should be limited to one-storey height; • empty local properties; • develop local employment first; • queries over site assessment form description; • trees on site may require TPOs; • develop brownfield sites in Endon/Moorlands towns first; • develop (brownfield) sites in Stoke first to regenerate Potteries; • develop more, smaller, sites instead; • queries SMDC housing requirements (therefore Endon requirements); • use sites within the village boundary first; • air pollution (traffic); • local schools physically unable to expand; • developing a large single site (elsewhere on edge of village) more viable for Council than this site; • concern that sites EN007/012/019/101 combined exceeds village housing requirement; <p>Support:</p> <ul style="list-style-type: none"> • Site already served by access road (and wider links onto Leek Road) • Close (5 min walk) from schools • Would provide needed affordable housing in suitable location <p>General Comments:</p> <ul style="list-style-type: none"> • drainage/water run-off concerns; • queries over site assessment form description 		<p>County Council Lead Local Flood Risk Officer during the Plan preparation process.</p> <ul style="list-style-type: none"> • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The broad economic viability of housing sites is already addressed in the SHLAA database – there is no minimum or maximum allocation size; however only those sites deemed broadly viable/deliverable have been forwarded as 'options' in the current consultation. • In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Endon. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements. • The findings of the 2010 Historic Environment Character Assessment will be taken into account by the Council alongside the other landscape evidence it holds, when deciding over 'preferred Options'. • The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. 	
EN024	7 Housing/employment		0.43	<p>Statutory bodies/stakeholders</p> <p>Endon with Stanley Parish Council: Recommend partial development of this site and consider 12 dwellings could be built along the site frontage which is not in floodplain. These houses would also screen any industrial units that</p>		<ul style="list-style-type: none"> • The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. 	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<p>may be constructed on the rear of the site (floodplain). But do not think there is a known need or requirement for any industrial units in the Parish in foreseeable future.</p> <p>SCC Highways: acceptable subject to access design and provision of adequate visibility.</p> <p>There are several gated informal accesses along the boundary of the site adjacent to Leek Road. Good visibility along Leek Road can be achieved given their set back and there is an advisory speed limit of 20mph in places due to the location of the Endon High School and St Luke's Primary. Existing bus layby may need relocation dependent on any proposed access and a public right of way dissects the site which connects to the canal which may need re-routing etc. Potential for a pedestrian crossing facility?</p> <p>SCC Education:</p> <ul style="list-style-type: none"> 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 <p>Environment Agency – Site is likely to be severely impacted by flood risk and development could be problematical with the viability of the allocation.</p> <p>Leek and Moorlands Historic Building Trust – EN024 is part of the Green Belt currently separating Endon from Stockton Brook: a desirable separation.</p> <p>Developer/Agent/Landowner – Landowner has confirmed their support for future residential or employment uses.</p> <p>Public response 10 comments: 7 objections, 0 neutral, 3 support</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> Infrastructure – schools Infrastructure - traffic/transport 		<ul style="list-style-type: none"> The Highways Authority advises that development of site is acceptable subject to access design, visibility, relocation of layby, etc. When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> • Infrastructure – other • Landscape • Nature conservation • Flood risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed building / conservation area • Government Policy – greenbelt; <p>Other:</p> <ul style="list-style-type: none"> • potential housing area (beyond floodplain) too small to be developed profitably; • mixed use site: potential amenity problems/lack of interest from housebuyers because of proximity to new industry; • flooding/land drainage concerns (loss of soakaway); • developing a large single site (elsewhere on edge of village) more viable for Council than this site; • queries over site assessment form description; • trees on site may require TPO; • other Endon options/SHLAA sites preferable on access /sustainability / infrastructure /flooding / greenbelt grounds; • develop brownfield sites in Endon first; • queries why site not proposed solely for housing; • traffic congestion in area especially during school drop offs; • traffic pollution; • represents ribbon development; <p>Support:</p> <ul style="list-style-type: none"> • Roadside housing development would screen rear industrial development; • Low density/site capacity (therefore low level of resultant traffic onto highway network); • Partial screening by existing trees on site; • Traffic/Access: possible via Greenmeadow Grove; and traffic impact here on A53 minimal; 		<ul style="list-style-type: none"> • The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance This study recommends considering site EN024 for release from the Green Belt. • The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement • The broad economic viability of housing sites is already addressed in the SHLAA database – there is no minimum or maximum allocation size; however only those sites deemed broadly viable/deliverable have been forwarded as 'options' in the current consultation. • Note that the consultation document does not specify that this site be developed for <i>both</i> housing and employment, it proposes site for <i>either</i> use. Employment use is proposed across the entire site, including eastern areas within higher flood risk (as industrial development may be more acceptable in such areas according to national policy, subject to application of the floodrisk sequential test). Whereas housing should avoid such areas, so may be limited to western/southern parts of the site. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements. 	
EN030	10		0.69	<p>Statutory bodies/stakeholders</p> <p>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.</p>	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	<ul style="list-style-type: none"> • The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. • The Highways Authority advises that development acceptable subject to access design and provision of adequate visibility. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>SCC Highways: acceptable subject to access design and provision of adequate visibility. Improvements to The Village may be required.</p> <p>SCC Education:</p> <ul style="list-style-type: none"> 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 <p>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.</p> <p>SMDC Conservation - Conservation Area & Impact on CA.</p> <p>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.</p> <p>Developer/Agent/Owner - Agent confirms owner intends to release land for development (immediately available). Indicative plan provided. Argues site benefits include: edge of built up area; other housing already nearby in greenbelt; existing TPOs on site can be integrated into future development.</p> <p>Public response 8 comments: 5 objections, 3 support.</p> <p>Issues raised:</p> <p>Objections:</p> <p>Infrastructure – schools Infrastructure - traffic/transport Infrastructure – other Landscape Nature conservation Flood risk Amenity (e.g. noise, privacy, loss of light)</p>	ALC land within flood zone 2 is assessed as having a negative effect, as could the site's proximity to historic assets.	<ul style="list-style-type: none"> When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>Scale of development Government policy – greenbelt;</p> <p>Other:</p> <p>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;</p> <p>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);</p>		<p>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.</p> <ul style="list-style-type: none"> The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. 	
EN033	12		0.47	<p>Statutory bodies/stakeholders</p> <p>Endon with Stanley Parish Council: Would accept 24 new houses on EN033+EN126 subject to following provisions:</p> <ol style="list-style-type: none"> EN126 has a low density and a minimum 10m width along canal frontage is preserved (to enhance Caldon Canal conservation area). If both sites developed the junction of Station Road with A53 must be improved as currently hazardous and difficult to make exit from Station Road at all times of day. <p>SCC Highways: Accessed via a private, unmade track leading to a Fine Feathers Farm, which is not suitable for two-way traffic. This would need third party land to widen it, therefore this may be unworkable.</p> <p>SCC Education:</p> <ul style="list-style-type: none"> 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 	<p>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.</p>	<ul style="list-style-type: none"> The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises current access [to Fine Feathers Farm] is not currently wide enough; would need widening with third party land – therefore access may be unworkable. However, access through no. 2 Post Lane may be feasible [comments awaited]. When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers 	

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				<p>maximise sustainable transport, e.g. walking to school.</p> <p>Leek and Moorlands Historic Building Trust – EN033 appears as a logical extension of the existing 20th century development to its north and west.</p> <p>Developer/Agent/Owner:</p> <ul style="list-style-type: none"> Landowner confirms site might be available. Argues it is a brownfield site. <p>Public response 11 comments: 6 objections, 5 support.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> Infrastructure – schools Infrastructure - traffic/transport Landscape Nature conservation Flood risk Amenity (e.g. noise, privacy, loss of light) Scale of development Listed building / conservation area Government policy: greenbelt; <p>• Other:</p> <ul style="list-style-type: none"> use sites within the village boundary first; new junction(traffic) would be hazardous; flooding/drainage concerns; developing a large single site (elsewhere on edge of village) more viable for Council than this site; concern over proximity to Caldon Canal conservation area; narrow bridge in weak condition [Post Lane]; develop (brownfield) sites in Stoke first to regenerate Potteries; <p>Support:</p> <ul style="list-style-type: none"> Low density/small-scale housing; natural extension to village; would be partially screened by existing development; site size/yield more manageable than alternative options good vehicular access and parking traffic impact here more manageable than other parts of Endon; Access to core shopping area 		<p>to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue.</p> <ul style="list-style-type: none"> The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance This study recommends considering site EN033 for release from the Green Belt. The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements. The issue of using land in neighbouring authorities will be discussed as part of the 	

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					Council's duty to co-operate obligation.	
EN079	18	0.77	<p>Statutory bodies/stakeholders</p> <p>Endon with Stanley Parish Council: Object to any development on this site because:</p> <ul style="list-style-type: none"> i) Access to A53 very poor ii) In green belt iii) Part of site is in the floodplain iv) Visual impact as bungalows in Parkfields would be overlooked. <p>SCC Highways: This site is located off the main Leek Road (A53) at the point where the speed limit alters from 40mph to 30mph and vice versa. There is no formal access of the road and the adjacent property uses it as garden space. Visibility is good in both direction, therefore an acceptable access should be achievable.</p> <p>SCC Education:</p> <ul style="list-style-type: none"> • 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 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. <p>Environment Agency – Site is likely to be severely impacted by flood risk and development could be problematical with the viability of the allocation.</p> <p>Leek and Moorlands Historic Building Trust – EN079 consists of three fields. Two of the three would impact adversely on the setting of Audley's Moat, the Scheduled Ancient Monument clearly visible in the next field. The area is regularly subject winter flooding.</p> <p>Developer/Agent/Landowner – correspondence from owner's family confirming development would be acceptable.</p> <p>Public response 29 comments: 24 objections, 1 neutral, 4 support</p> <p>Issues raised:</p>	<p>The proposed delivery of circa 18 dwellings is considered to have a significant positive effect, as could the accessibility of services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and district ecological importance.</p>	<ul style="list-style-type: none"> • The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. • The Highways Authority advises visibility is good in both directions, therefore an acceptable access should be achievable. • When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>Objections:</p> <ul style="list-style-type: none"> • Infrastructure – schools • Infrastructure - traffic/transport • Infrastructure – other • Landscape • Nature conservation • Flood risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed building / conservation area • Government policy – greenbelt; commitment to exhaust brownfield sites/stop urban sprawl; sustainability; • Other: • traffic calming measures required; • on-street parking problems across village; • site joins new MCR railway line so could inhibit its re-opening; • loss of farmland; • frequent flooding over large expanses (or localised); • drainage concerns; • new development would be unsympathetic (as it adjoins single storey bungalows); • difficult to achieve vehicular access; • queries housing requirements; • Core Strategy does not contain policy/details for infrastructure provision; • residents not consulted over boundary changes; • queries consultation with health authorities etc; • develop brownfield areas in Potteries instead of greenbelt; • public health impacts from traffic; • site of historic interest; • danger to children/congestion caused by school drop offs/walking to school; • air pollution (traffic); • developing a large single site (elsewhere on edge of village) more viable for Council than this site; • queries over site assessment form description; • empty local properties; • ‘affordable housing’ will not remain so on subsequent sale; • no more access roads/frontages required; • use sites within the village boundary first; • represents ribbon development; • other Endon options/ SHLAA sites preferable on access/ infrastructure/amenity grounds; • represents ribbon development; <p>Support:</p> <ul style="list-style-type: none"> • Low density housing • site size/yield more manageable than alternative options • good vehicular access and parking 		<p>will have the opportunity to comment on the content of that application.</p> <ul style="list-style-type: none"> • The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that EN079 is not released from the Green Belt. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area’s objectively assessed housing needs. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The site does not abut the railway line. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon’s requirements. Note that not all options will be required to meet Endon’s requirements. • The issue of using land in neighbouring authorities will be discussed as part of the Council’s duty to co-operate obligation. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> partial screening by existing development traffic impacts on A53 here more tolerable than other parts of Endon <p>General comments:</p> <ul style="list-style-type: none"> Floodplain which floods frequently 			
EN101	54		1.75	<p>Statutory bodies/stakeholders</p> <p>Endon with Stanley Parish Council: EN012/EN007/EN019/EN101 have generated more reasons to object than any other potential site. Objections to all four:</p> <ol style="list-style-type: none"> considerable increase in traffic volume and existing congested estate roads would need to be used to access the sites. Only access onto A53 are at the Hillside Ave and Hillswood Drive intersections. Both junctions are currently very difficult/awkward to negotiate throughout the day due to constant heavy traffic on A53. Current storm water drain infrastructure is inadequate and new storm water drains would need to be installed throughout current estate to cope with any increased flow. All four sites currently in Green Belt. Any development would be "on the skyline" due to nature of the sites and would have considerable visual impact. <p>SCC Highways: This section of highway off High View Road serve no properties directly but appears ideal for extension being already mainly laid out to adoptable standards, although it will need lighting. This could also facilitate the development of neighbouring site EN012, EN007 and EN019 via any new internal site roads.</p> <p>SCC Education:</p> <ul style="list-style-type: none"> All Endon/Brown Edge primary schools already over-capacity. Education contributions may be required to fund additional school places. Endon High School covers Endon/Bagnall/Stockton Brook/Brown Edge catchment. Current school roll just exceeds its net capacity. Combined housing requirement for these villages means High School is projected to have insufficient capacity. Potential to enlarge existing secondary schools in this area extremely limited. If it is not possible to enlarge existing schools to the level required for proposed growth, new school allocations may be needed. Consultation with SoT LEA will be required as there is potential for cross-boundary impacts from level of growth in this part of Moorlands. In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school. 	The proposed delivery of circa 54 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and regional ecological importance.	<ul style="list-style-type: none"> The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that access road in between 45 and 47 High View Road already laid out to adoptable standards (and that this could facilitate access to sites EN007/012/019 too via internal site roads). When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SMDC Environmental Health, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>Leek and Moorlands Historic Building Trust – EN101 with EN007, EN012, and EN019 would form a logical extension to the existing 20th century housing development. Despite being Green Belt and part of the former medieval field system its impact on the historic environment would be less than that of other proposals.</p> <p>Developer/Agent/Landowner – correspondence from landowner's family confirming support for residential allocation.</p> <p>Public response 197 comments: 192 objections, 1 neutral, 4 support.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> • Infrastructure – schools • Infrastructure - traffic/transport • Infrastructure – other • Landscape • Nature conservation • Flood risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed building / conservation area • Government policy: sustainability; greenbelt; <p>• Other:</p> <ul style="list-style-type: none"> • other Endon options/ SHLAA sites preferable on access/ sustainability/ infrastructure/ flooding/ greenbelt grounds; • develop brownfield sites in Endon/Moorlands towns first; • drainage/ water run-off concerns; • high density residential scheme meaning high number of children; • danger to children/congestion caused by school drop offs/walking to school; • site beyond northern strong edge of village; • historic landscape classification; • ground stability concerns; • topography; • loss of water meadows/farmland; • development should be limited to one-storey height; • empty local properties; • develop local employment first; • queries over site assessment form description; • trees on site may require TPOs; • develop (brownfield) sites in Stoke first to regenerate Potteries; • develop more, smaller, sites instead; • queries SMDC housing requirements (therefore Endon requirements); • use sites within the village boundary first; 		<p>damage them, unless scheme benefits clearly outweigh loss.</p> <ul style="list-style-type: none"> • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site EN101 for release from the Green Belt. • Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The site does not abut the railway line. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements. • The issue of using land in neighbouring 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> air pollution (traffic); local schools physically unable to expand; need to expand current Hillswood Drive playing fields owing to development scale; need for SFRA across Endon options; developing a large single site (elsewhere on edge of village) more viable for Council than this site; concern that sites EN007/012/019/101 combined exceeds village housing requirement; <p>Support:</p> <ul style="list-style-type: none"> Site already served by access road (and wider links onto Leek Road) Close (5 min walk) from schools Would provide needed affordable housing in suitable location <p>General Comments:</p> <ul style="list-style-type: none"> drainage/water run-off concerns; queries over site assessment form description 		<p>authorities will be discussed as part of the Council's duty to co-operate obligation.</p> <ul style="list-style-type: none"> The findings of the 2010 Historic Environment Character Assessment will be taken into account by the Council alongside the other landscape evidence it holds, when deciding over 'preferred Options'. In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Endon. 	
EN125	14		0.68	<p>Statutory bodies/stakeholders</p> <p>Endon with Stanley Parish Council: site is now owned by Endon Well Dressing Trustees registered charity. Field will never be built on due to this use, and must be removed from the options.</p> <p>SCC Highways: acceptable subject to access design and provision of adequate visibility. Improvements to The Village may be required.</p> <p>SCC Education:</p> <ul style="list-style-type: none"> 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. <p>Leek and Moorlands Historic Building Trust – EN125 is the property of the community and used for community activities including the annual well dressing. Its development would therefore be highly controversial. In</p>	<p>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.</p>	<ul style="list-style-type: none"> The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that development acceptable subject to access design and provision of adequate visibility. When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA 	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<p>addition it lies adjacent to the Conservation Area and slopes upwards from its northern boundary. With EN30 its development would have an adverse impact on the historic core of 'the Village' and add to an already substantial traffic problem.</p> <p>Developer/Agent/Landowner – Agent has confirmed that most of this site is owned by the Endon Well Dressing Committee and as such is not available for development.</p> <p>Public response 7 comments: 7 objections.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> • 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; <p>• Other:</p> <ul style="list-style-type: none"> • site now owned by Endon Well Dressing trust so should be removed as option; • affordable housing inappropriate; • drainage/ water run-off concerns; • develop brownfield areas in Potteries instead of greenbelt; • develop brownfield sites first; • developing a large single site (elsewhere on edge of village) more viable for Council than this site; • historic character of this area should be protected; • represents ribbon development; 		<p>and Severn Trent regarding this issue.</p> <ul style="list-style-type: none"> • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that EN125 is not released from the Green Belt. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • Note that expectations regarding degree of affordable housing provision upon housing sites, are laid down in Core Strategy Policies and also national planning policy (NPPF). • The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						<ul style="list-style-type: none"> Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements. 	
EN126	12		0.83	<p>Statutory bodies/stakeholders</p> <p>Endon with Stanley Parish Council: Would accept 24 new houses on EN033+EN126 subject to following provisions:</p> <ol style="list-style-type: none"> EN126 has a low density and a minimum 10m width along canal frontage is preserved (to enhance Caldon Canal conservation area). If both sites developed the junction of Station Road with A53 must be improved as currently hazardous and difficult to make exit from Station Road at all times of day. <p>SCC Highways: Informal access has been created off Post Lane for maintenance and cutting etc. There is no footway along the boundary of the site. Sited on inside of a bend therefore appropriate visibility will be needed for any new junction and a footway provided. Located on the approach to signals for the single span canal bridge.</p> <p>SCC Education:</p> <ul style="list-style-type: none"> 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. <p>Environment Agency – advise that site is partial FZ, and that EA may have more information.</p> <p>SMDC Conservation - Adjoins Caldon Canal Conservation Area. Detrimentally affects rural setting.</p> <p>Leek and Moorlands Historic Building Trust – EN126 adjoins Caldon Canal Conservation Area and</p>	<p>The proposed delivery of circa 12 dwellings is considered to have a significant positive effect, as could its accessibility to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and district ecological importance.</p>	<ul style="list-style-type: none"> The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. The Highways Authority advises that sited on inside of a bend therefore appropriate visibility will be needed for any new junction and a footway provided. But otherwise, development is not ruled out. When deciding over which site options to proceed with the Council will consider the respective comments of statutory consultees including SMDC Conservation, SCC Highways/Transportation, Environment Agency, infrastructure providers etc; and utilises the results of its sustainability appraisal work. New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>would detrimentally affect its rural setting.</p> <p>Developer/Agent/Landowner – Owners have confirmed interest in residential allocation.</p> <p>Public response 10 comments: 5 objections, 5 support.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> • Infrastructure – schools • Infrastructure - traffic/transport • Infrastructure – other • Landscape • Nature conservation • Flood risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed building / conservation area • Government policy <p>• Other:</p> <ul style="list-style-type: none"> • avoid impacting on Caldon Canal/local rural character; • flooding concerns; • use sites within the village boundary first; • develop brownfield areas in Potteries instead of greenbelt; • developing a large single site (elsewhere on edge of village) more viable for Council than this site; <p>Support:</p> <ul style="list-style-type: none"> • Low density housing • Site size/yield more manageable than alternative options • Good vehicular access and parking • Access to core shopping area 		<p>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.</p> <ul style="list-style-type: none"> • Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site EN126 for release from the Green Belt. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements. • The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. 	
Other uses							
EN024 See entry above	employment		Up to 1.71	<p>Statutory bodies/stakeholders</p> <p>Endon with Stanley Parish Council: Recommend partial development of this site and consider 12 dwellings could be built along the site frontage which is not in floodplain. These houses would also screen any industrial units that may be constructed on the rear of the site (floodplain). But do not think there is a known need or requirement for any industrial units in the Parish in foreseeable future.</p> <p>SCC Highways: acceptable subject to access design and</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 areas of open countryside, services and facilities and low ecological importance is likely to have a	<ul style="list-style-type: none"> • The County has determined that there is insufficient capacity at Endon Primary and High Schools. The District Council will work with the County Council to identify an appropriate solution. • The Highways Authority advises that development of site is acceptable subject to access design, visibility, relocation of layby, etc. • When deciding over which site options to 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>provision of adequate visibility.</p> <p>There are several gated informal accesses along the boundary of the site adjacent to Leek Road. Good visibility along Leek Road can be achieved given the set back and there is an advisory speed limit of 20mph in places due to the location of the Endon High School and St Luke's Primary. Existing bus layby may need relocation dependent on any proposed access and a public right of way dissects the site which connects to the canal which may need re-routing etc. Potential for a pedestrian crossing facility?</p> <p>SCC Education:</p> <ul style="list-style-type: none"> 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. <p>Developer/Agent</p> <p>Public response 6 comments: 5 objections, 1 support.</p> <p>Issues raised:</p> <p>Objections:</p> <ul style="list-style-type: none"> Infrastructure – schools Infrastructure - traffic/transport Infrastructure – other Landscape Nature conservation Flood risk Amenity (e.g. noise, privacy, loss of light) Scale of development Listed building / conservation area <ul style="list-style-type: none"> Other: <ul style="list-style-type: none"> mixed use site: potential amenity problems/lack of interest from housebuyers because of proximity to new 	<p>positive effect. However, the site is located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets and district ecological importance.</p>	<p>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.</p> <ul style="list-style-type: none"> New development is the main way to deliver new or improved infrastructure e.g. more residents may support an improved bus service, and provision of a mains gas supply. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. childrens' play areas, footpaths. Similarly, doctors and dentists in Endon will assess their capacity needs as a result of new development in Endon so that provision can be made to accommodate new residents. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. With regards on-site TPOs the Council would require future developers to demonstrate how proposals integrating/affecting them would not damage them, unless scheme benefits clearly outweigh loss. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. The land in question is within the Green Belt. In order for Endon to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the 	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<p>industry;</p> <ul style="list-style-type: none"> • queries need for new industrial units in Parish; • flooding/drainage concerns; • trees on site may require TPOs; • develop brownfield sites in Endon first; • other Endon options/ SHLAA sites preferable on access/ sustainability/ infrastructure/ flooding/ greenbelt grounds; • represents ribbon development; 		<p>existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site EN024 for release from the Green Belt.</p> <ul style="list-style-type: none"> • The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement • Note that the consultation document does not specify that this site be developed for <i>both</i> housing and employment, it proposes site for <i>either</i> use. Employment use is proposed across the entire site, including eastern areas within higher flood risk (as industrial development may be more acceptable in such areas according to national policy, subject to application of the floodrisk sequential test). Whereas housing should avoid such areas, so may be limited to western/southern parts of the site. • In addition to existing areas of employment, the Core Strategy identifies broad areas for additional employment land in Leek, Biddulph, and Cheadle; and also identifies a requirement for additional employment land provision across the rural areas of the Moorlands. Further, the Larger Villages Policy in the Core Strategy supports a degree of additional economic/retail activity in settlements such as Endon. • The requirements for new employment land across the District, and more specifically its rural area, are taken from recent employment evidence the Council holds, after having applied Policy SS3 Core Strategy. A range of employment site 'options' have been proposed across the rural area as part of the Site Options and Development Boundaries consultation. • Given the housing requirements of the village, it is not possible to meet this need upon brownfield sites in the village alone. Therefore a number of greenfield options have been proposed. National/Local Policy does not rule out allocating upon greenfield sites. Note that not all options will be required to meet Endon's requirements. Note that not all options will be required to meet Endon's requirements. 	

Draft - Ipstones

Question 4a - Potential sites suitable for housing

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

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						<p>the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability.</p> <ul style="list-style-type: none"> • Severn Trent do not anticipate capacity issues with water supply. • Scale of development is greater than the estimated village requirement however the site relates well to the existing development boundary. • The site is not adjacent to a listed building or within the Conservation Area. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. • There may be other locations available for the agricultural show. 	
Sites outside development boundary							
IP011	15		0.47	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - Acceptable subject to access design and visibility. Footway should be provided on the frontage. Provision should be made for access to IP012a. A public right of way separates IP011 and IP012a which should be maintained.</p> <p>Leek and Moorlands Historic Buildings Trust - IP011 appears to be a logical extension of the present new housing, but will impact on the core of the ancient village.</p> <p>Developer/Agent – Representation in support of site:</p> <p>Landowner supports the development of IP011 and IP012a as a whole to contribute to identified housing needs.</p> <p>Public response: 25 comments – 25 objections</p> <p>Issues:</p> <p>Objections:</p> <p>Infrastructure – traffic - Highways, access, congestion Infrastructure – schools Infrastructure - other Landscape – loss of mature trees Nature Conservation Listed building/conservation area - contrary to Heritage Assessment and CAA Scale of development Government policy Amenity – Light, privacy Other – public footpath runs across site Other – Effect on Listed Building, premature should area be designated a conservation area</p>	<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>	<ul style="list-style-type: none"> • The Highway Authority has not raised any issues which would prevent the development of this site. Right of Way should be maintained. • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area, • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • Amenity – issues such as landscaping and screening (mature trees) overlooking and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The site is not adjacent to a listed building or within the Conservation Area. Core Strategy Policy DC2 safeguards the historic environment. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						<ul style="list-style-type: none"> The scale of development is considered to be consistent with a settlement of this size and is well related to the existing village. 	
IP012A	20		0.60	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - Plot not directly connected to the highway. How will access be gained? There is a public right of way along the access that the plot fronts. Direct access would require additional land. Could access be gained through IP011? A public right of way separates IP011 and IP012a which would need to be maintained.</p> <p>Leek and Moorlands Historic Buildings Trust - IP12 contains no heritage designations but will detrimentally affect the historic form of the village (the oldest part of the village – its medieval core).</p> <p>Developer/Agent – Representation in support of site:</p> <p>Landowner supports the development of IP011 and IP012a as a whole to contribute to identified housing needs.</p> <p>Public response: 20 comments – 20 objections</p> <p>Issues:</p> <p>Objections:</p> <p>Infrastructure – traffic - highways, congestion (esp. Church Lane, access for emergency vehicles)</p> <p>Infrastructure – other – utilities, esp. water, inadequate</p> <p>Landscape</p> <p>Nature conservation</p> <p>Flood risk</p> <p>Scale of developemnt</p> <p>Amenity</p> <p>Listed building/conservation area – contrary to Heritage Assessment and CAA</p>	<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 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>	<ul style="list-style-type: none"> Highway issues – no direct access into the site. Access would have to be achieved through adjacent site IP011. No heritage designations but considered that the development of this site could adversely affect the historic core of the village. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. Scale of development is considered to be appropriate for this size of settlement. Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
IP014A	35		1.18	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - How would pedestrians safely access the village? If this can be solved, may be acceptable subject to design of access and provision of visibility.</p> <p>Environment Agency – Site may be brownfield and previous land use may have caused contamination of the ground, or through redevelopment may cause risk to water environment. Such sites will require Preliminary Risk Assessment in support of planning application.</p> <p>If affected by historic landfill. The site may be more expensive to develop due to remediation and mitigation measures to protect water environment and human health. In extreme circumstances may not be developable.</p> <p>Leek and Moorlands Historic Buildings Trust - IP014a extends outer limits of the village along a very narrow road.</p> <p>Developer/Agent – Site is available. Letter of support submitted by agent. See summary below.</p> <p>Public response: 17 comments – 16 objections and 1 support</p> <p>Issues:</p> <p>Support:</p> <ul style="list-style-type: none"> • Sustainable site • Well related to existing development, infrastructure, highways & facilities • Minimal impact on landscape • Available for development • Compliant with NPPF • Sequentially preferable than other sites <p>Objections:</p> <ul style="list-style-type: none"> • Infrastructure – schools • Infrastructure – traffic/ transport • Infrastructure – other -drainage • Landscape • Nature Conservation • Flood risk • Scale of development • Amenity • Govt policy 	<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>	<ul style="list-style-type: none"> • There is an issue regarding pedestrian access to the village but if this could be resolved access may be acceptable. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. However the Environment Agency has raised an issue regarding potential contamination due to historic landfill. This may affect the viability of the site. • The site is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The First School currently has sufficient capacity to accommodate any children generated from the estimated housing to be allocated in this area, • Severn Trent do not anticipate capacity issues. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. 	
IP015	22		0.70	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - Acceptable subject to access design and visibility. Footway on the frontage should be improved.</p> <p>Leek and Moorlands Historic Buildings Trust - IP015 would impact adversely on New House Farm (Grade II Listed) to the south, and Team Farmhouse (Listed Grade II) across road. Eighteenth century development along Froghall Road and the High Street consisted of a series of farmhouses</p>	<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</p>	<ul style="list-style-type: none"> • The Highway Authority has not raised any issues which would prevent the development of this site. • New House Farm is located immediately south of the site and there is another listed building across the road. Development could have an impact on the setting of New House Farm. A Heritage Impact Assessment will be undertaken during the plan production process if the site is 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>isolated in their own fields. New House Farm is the best preserved of these and deserves the same treatment as that afforded to Daisy Bank and Hawes Farm when the Conservation Area was created.</p> <p>Developer/Agent – landowner intentions unknown</p> <p>Public response: 13 comments – 9 objections and 4 support</p> <p>Issues:</p> <p>Support: Infrastructure – schools Infrastructure – traffic Landscape Flood risk Amenity Scale of development</p> <p>Objections:</p> <ul style="list-style-type: none"> • Landscape- site has public footpath across it • Nature conservation • Scale of development – prefer small-scale infill • Listed building/conservation area – harm to setting of LB or CA • Government policy – does not comply with NPPF 	<p>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>taken forward.</p> <ul style="list-style-type: none"> • The northern section of the site is identified as being important to the setting of the settlement in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • Scale of development is considered to be appropriate for this size of settlement. 	

Draft - Kingsley

Question 4a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within development boundary							
				Leek and Moorlands Historic Buildings Trust – Boundary We are concerned at the extent to which most of the proposed sites extend into the Green Belt and into open countryside.			
KG024	12		2	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: Acceptable subject to provision of visibility splays. Would access to KG035A be provided through this site?</p> <p>Leek and Moorlands Historic Buildings Trust – KG024 consists of The Glebe House, Grade II Listed and its historic curtilage; which includes a medieval moated site. Given the current commercial use of the site which has resulted in large areas of tarmac, a small amount of sympathetic development would improve its setting.</p> <p>Developer/Agent/Owner – Land not available</p> <p>Public response 5 comments – all objections.</p> <p>Issues raised:</p> <ul style="list-style-type: none"> • School full? • Flood Risk • Pollution • Conservation Area - Impact on listed building & moat • Government Policy • Other Access (road narrow/parking /increased traffic), Lack of amenity in village (no shops), No demand – lots for sale 	The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and the partial brownfield nature of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect, as could the site's district ecological importance.	<ul style="list-style-type: none"> • The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • It is agreed that a small amount of sympathetic development would improve the setting of the Listed Building. • The Highway Authority has not raised any issues which would prevent the development of this site. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. 	
KG059	6		0.21	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: acceptable subject to access design and visibility.</p> <p>Leek and Moorlands Historic Buildings Trust – Development of KG059 will need to consider its possible impact on a Listed Building (Church Farm Listed Grade II). This is currently screened from the proposed site by substantial trees. Is there, or will the be a tree preservation order for these?</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	<ul style="list-style-type: none"> • The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • The Highway Authority has not raised any issues which would prevent the development of this site. • New development is the main way to deliver 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>Developer/Agent/Owner – Land not available.</p> <p>Public response – 5 comments – all objections.</p> <p>Issues raised:</p> <ul style="list-style-type: none"> • Infrastructure –schools – School full? • Infrastructure - Traffic / Transport - Congestion/speed/lack of parking • Infrastructure – Other, Lack of amenities in village • Flood Risk - Drainage onto property opposite • Amenity (e.g. noise, privacy, loss of light) • Pollution • Government Policy • Other - Bio diverse woodland, Screens farm buildings, Access via driveway of private property, No demand – lots for sale. 	greenfield, grade 3 ALC land is likely to also have a significant negative effect.	<p>new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas.</p> <ul style="list-style-type: none"> • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as overlooking and noise will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Similarly access issues over private land would also be considered at this stage. • The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. • It is agreed that it would be appropriate to retain the trees which screen the site from the listed building if the site was developed. 	
Sites the green belt							
KG005	7		0.24	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: acceptable subject to access design and visibility.</p> <p>Taken together, KG005, 026a, 026b, 030a, 031 and 049a would have an impact on the Barnfields Road/The Green junction. These should be considered together and an assessment of the impact on this junction made.</p> <p>Developer/Agent/Owner – Land available (Owner of KG030 – would object to this site as standalone – would want both sites developed together or would oppose this one)</p> <p>Public response 2 comments – both objections.</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure - School full? • Infrastructure - Traffic / Transport - Congestion/speed/lack of parking • Infrastructure other - Lack of village amenities 	The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect and the site's proximity to historic assets.	<ul style="list-style-type: none"> • The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • The Highway Authority has not raised any issues which would prevent the development of this site. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The land in question is within the Green Belt. In order for Kingsley to accommodate new 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> Landscape Nature Conservation Flood Risk Amenity (e.g. noise, privacy, loss of light) Pollution Scale of development Other - No demand – lots for sale 		<p>development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG005 is not released from the Green Belt.</p> <ul style="list-style-type: none"> The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. Amenity – issues such as overlooking and noise will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. 	
KG019	30		1.20	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: May not be directly connected to highway - extent of highway at Haste Hill Avenue is not clear - may be open space, or private land? If this can be solved, footway on Haste Hill Ave should be widened. Access onto Holt Lane is good.</p> <p>Leek and Moorlands Historic Buildings Trust – Boundary Of the proposed sites only KG019 sits tightly against the existing settlement. Subject to its availability this would seem to be the least damaging site.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response 5 comments – all objections.</p> <p>Issues raised:</p> <ul style="list-style-type: none"> Infrastructure –school full? 	The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.	<ul style="list-style-type: none"> The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. The Highway Authority has not raised any issues which would prevent the development of this site (subject to highway connection from field gateway being able to be modified). New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. The Council has a Landscape & Settlement 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> Infrastructure - Traffic / Transport - Access (speed, too narrow, bends and parking on road if from Holt lane), Congestion/speed/lack of parking Infrastructure other - Lack of village amenities e.g. shops Landscape Nature Conservation – Impact on wildlife corridor/mature trees Flood Risk Amenity (e.g. noise, privacy, loss of light) Other - No demand – lots for sale 		<p>Setting Study and this site is not identified as being important landscape setting to the settlement.</p> <ul style="list-style-type: none"> The land in question is within the Green Belt. In order for Kingsley to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG019 is considered for release from the Green Belt. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. Amenity – issues such as overlooking and noise will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. 	
KG026a	30		1.13	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: Barnfields Lane ends where the frontage of this plot starts. Barnfields Lane would need extending and constructing to adoptable standard with provision of footway. Access onto A52 is good.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response 8 comments – all objections</p> <p>Issues raised:</p> <ul style="list-style-type: none"> Infrastructure - Lack of amenity in village (no 	<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</p>	<ul style="list-style-type: none"> The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. The Highway Authority has not raised any issues which would prevent the development of this site. New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>shops), School full?</p> <ul style="list-style-type: none"> • Infrastructure - Traffic / Transport - Only one road access, Congestion/speed/lack of parking, Narrow road/hazardous • Landscape • Nature Conservation • Flood Risk • Amenity - Noise • Pollution • Scale of development • Government policy - Greenbelt • Other - Amenities in village all on other site – better to develop there, Loss of view, No demand – lots for sale 	to designated and historic assets is likely to have a negative effect.	<p>Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas.</p> <ul style="list-style-type: none"> • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The land in question is within the Green Belt. In order for Kingsley to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG026a is not considered for release from the Green Belt. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as noise will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. 	
KG026B	50		2.40	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: Does not appear directly connected to highway. Acceptable subject to access design and visibility. Will need to be developed after KG026a which, combined will need TA. Barnfields Lane will need improvement.</p>	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	<ul style="list-style-type: none"> • The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. 	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
			<p>Taken together, KG005, 026a, 026b, 030a, 031 and 049a would have an impact on the Barnfields Road/The Green junction. These should be considered together and an assessment of the impact on this junction made.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response 9 comments – all objections</p> <ul style="list-style-type: none"> • Infrastructure –schools - School full? • Infrastructure - Traffic / Transport - Only one road access, Congestion/speed/lack of parking, narrow road/hazardous • Infrastructure – other - Lack of amenity in village (no shops) • Landscape • Nature Conservation – • Flood Risk _ • Amenity (e.g. noise, privacy, loss of light) - Loss of view, Noise • Government policy - Greenbelt • Other - Amenities in village all on other site – better to develop there, No demand – lots for sale 	<p>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.</p>	<ul style="list-style-type: none"> • The Highway Authority has not raised any issues which would prevent the development of this site alongside KG026a. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement, though there are significant public footpaths crossing the site. • The land in question is within the Green Belt. In order for Kingsley to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG026b is not considered for release from the Green Belt. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as noise will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
KG030A	25		0.82	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: Not directly connected to highway. May be acceptable subject to access through KG005. Impact on Barnfields Lane will need to be considered and may need improvement.</p> <p>Taken together, KG005, 026a, 026b, 030a, 031 and 049a would have an impact on the Barnfields Road/The Green junction. These should be considered together and an assessment of the impact on this junction made.</p> <p>Developer/Agent/Owner – Land available (subject to neighbouring site also being developed)</p> <p>Public response 4 comments – all objections.</p> <p>Issues raised:</p> <ul style="list-style-type: none"> • Infrastructure - School full? • Infrastructure - Traffic / Transport - Congestion/speed/lack of parking, only one road access • Infrastructure Other - Lack of village amenities • Nature Conservation • Flood Risk • Amenity (e.g. noise, privacy, loss of light) • Other - No demand – lots for sale, amenities in village all on other site – better to develop there. 	<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>	<ul style="list-style-type: none"> • The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • The Highway Authority has not raised any issues which would prevent the development of this site alongside KG005. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The land in question is within the Green Belt. In order for Kingsley to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG030a is not considered for release from the Green Belt. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as noise will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						<ul style="list-style-type: none"> The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. 	
KG031	20		0.70	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: Not directly connected to highway. May be acceptable subject to access through KG005 and 030a. Impact on Barnfields Lane will need to be considered and may need improvement. Taken together, KG005, 030a and 031 will need Transport Statement.</p> <p>Taken together, KG005, 026a, 026b, 030a, 031 and 049a would have an impact on the Barnfields Road/The Green junction. These should be considered together and an assessment of the impact on this junction made.</p> <p>Developer/Agent/Owner – Land available (subject to neighbouring site also being developed)</p> <p>Public response 2 comments – both objections.</p> <p>Issues raised:</p> <ul style="list-style-type: none"> Infrastructure - School full? Infrastructure - Traffic / Transport - Congestion/speed/lack of parking Infrastructure Other - Lack of village amenities e.g. shops Landscape Nature Conservation Flood Risk Amenity (e.g. noise, privacy, loss of light) Other - no demand – lots for sale 	<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>	<ul style="list-style-type: none"> The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. The Highway Authority has not raised any issues which would prevent the development of this site alongside KG031 and KG005 (subject to a Transport Statement). New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement, though there are significant public footpaths crossing the site. The land in question is within the Green Belt. In order for Kingsley to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG031 is not considered for release from the Green Belt. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						<ul style="list-style-type: none"> • Amenity – issues such as noise will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. 	
KG042	30		1.80	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: acceptable subject to access design and visibility. Position of access may need careful consideration to achieve visibility.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response 5 comments – all objections.</p> <ul style="list-style-type: none"> • Infrastructure - School full? • Infrastructure - Traffic / Transport - Access (speed, too narrow, bends and parking on road). • Infrastructure – Other - Lack of amenity in village (no shops). • Landscape • Nature Conservation - Impact on wildlife corridor/mature trees • Flood Risk • Amenity (e.g. noise, privacy, loss of light) • Scale of development • Listed Building - Impact on listed building (and Ha Ha) • Government Policy • Other - No demand – lots for sale, 2 owners of land – one used by horses. 	<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>	<ul style="list-style-type: none"> • The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • The Highway Authority has not raised any issues which would prevent the development of this site. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The land in question is within the Green Belt. In order for Kingsley to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG042 is not considered for release from the Green Belt. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the 	

Site Reference	Capacity dwellings	5+ Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					<p>site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues.</p> <ul style="list-style-type: none"> • Amenity – issues such as noise and impact on the Listed Building will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. 	
KG049A	35	1.37	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: acceptable subject to access design and visibility. Impact on Moreton Avenue would need to be considered.</p> <p>Taken together, KG005, 026a, 026b, 030a, 031 and 049a would have an impact on the Barnfields Road/The Green junction. These should be considered together and an assessment of the impact on this junction made.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response 11 comments – all objections.</p> <p>Issues raised:</p> <ul style="list-style-type: none"> • Infrastructure - Lack school places/doctors • Infrastructure - Traffic / Transport - Only one road access, Road too narrow (turning space, parking/restrict emergency vehicles, maintenance), • Infrastructure Other - Lack of village amenities (shops all gone – only one pub), Impact on sewage/electricity • Landscape • Amenity (e.g. noise, privacy, loss of light) - Spoil view from home, Lower house value, Elderly residents/loss of quiet if family houses • Scale of development • Government Policy - greenbelt • Other - Amenities in village all on other site – better to develop there, No demand – lots for sale. 	<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>	<ul style="list-style-type: none"> • The District Council is working with the County Council on the issue of school capacity. At this early stage in the site selection process there are a number of options for delivering school capacity dependant on the sites selected to take forward. • The Highway Authority has not raised any issues which would prevent the development of this site. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement, though some significant footpaths cross the site. The Council will shortly be commissioning a Landscape Impact Study, the results of which will inform the Submission Version of the Local Plan. It will explore landscape mitigation measures for preferred options development sites. • The land in question is within the Green Belt. In order for Kingsley to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that KG049a is considered for release from the 	

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
					<p>Green Belt.</p> <ul style="list-style-type: none"> • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as noise and impact on the Listed Building will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. 	

Draft - Upper Tean

Question 4a - Potential sites suitable for housing

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within development boundary							
				<p>Checkley Parish Council General Comments</p> <ul style="list-style-type: none"> • Brownfield sites (Fole Dairy) which should be prioritised. • Traffic congestion/through route to A50 • Tean High st narrow/lack of footpaths • Surrounding road network country lanes; some sites may need access via residents properties. • Local amenities insufficient (village not town) • Area is prone to flooding • Blythe main sewer runs through village already at capacity/overflow of sewage. • Impact on wildlife. <p>Environment Agency – There is sufficient capacity within the Leek and Checkley treatment works to support growth. However there are known sewer capacity issues with the main sewer from Draycott to Checkley STW. Checkley sewage treatment works serves Upper Tean.</p> <p>Concerns expressed by residents include the detrimental effect on land drainage of development uphill of the main settlement where they suggest that the introduction of hard surfaces has markedly increased the incidence of flooding adjacent to the River Tean.</p>		<ul style="list-style-type: none"> • The Fole Dairy site has planning permission and will be included as a commitment. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. • The Highways Authority has been consulted and has submitted comments for each site. • Highways England has requested that a highways assessment is undertaken to assess the impact on the A50. This will be undertaken at the preferred options stage. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. 	
UT011/14	20		0.85	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: Site is not connected to the highway. Would require the access track to be brought up to adequate standard which may be possible but ownership is not clear.</p> <p>Environment Agency - These sites are most likely to be severely impacted by flood risk and development could be problematic with the viability of the allocation.</p> <p>Leek and Moorlands Historic Buildings Trust – UT011/14 covers the site of the former dye-works to Tean Hall Mill. Together they formed the trigger for the development of village in its present form. The chimney is of significance and the site may have other surviving examples of industrial archaeology which will need full</p>	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.	<ul style="list-style-type: none"> • The Highway Authority has raised issues regarding access to the site. • The Environment Agency has raised issues regarding flood risk. The Council has recently completed an updated Level 1 Strategic Flood Risk Assessment which indicates that the area falls within Flood Zone 3a High Probability. • Site of former dyeworks to Tean Hall Mill. Chimney is significant and potential for other surviving industrial archaeology. Heritage impact assessment would be required 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>archaeological assessment.</p> <p>Developer/Agent – Land owner unknown</p> <p>Public response: 9 comments – 5 objections, 2 support and 2 general comments</p> <p>Positive comments Partly in built up boundary so less impact than other sites Adjacent to UT012 already got permission No loss of light/privacy as low lying Better than UT041</p> <p>Opposed comments Flood area (and impact from run-off lower down valley) Road access/safety Greenfield site</p>			
UT019	15		0.40	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: Acceptable depending on visibility and access design. Footway should be widened on frontage.</p> <p>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.</p> <p>Developer/Agent – land available</p> <p>Public response: 5 comments – 2 objections and 3 support</p> <p>Issues raised: Infrastructure - Traffic / Transport Amenity (e.g. noise, privacy, loss of light) Government Policy</p> <p>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</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. 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.	<ul style="list-style-type: none"> The Highway Authority has not raised any issues which would prevent the development of this site. Due to location within the Conservation Area and proximity to Grade II listed buildings on High Street a Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. 	
Sites outside development boundary							
UT012	50		1.60	<p>Statutory bodies/stakeholders Parish Council – Potential flooding/run off</p> <p>Environment Agency - The site is likely to be affected by flood risk to some degree, and if taken forward will require the support of the Sequential Test and a Level 2 SFRA.</p> <p>Leek and Moorlands Historic Buildings Trust – UT12 currently provides a rural buffer between the Green Belt settlement beyond.</p> <p>Developer/Agent – land available</p>	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and areas of existing employment is likely to have a positive effect. However, the site is located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect as could the site's proximity to historic assets.	OUTLINE PLANNING PERMISSION PENDING FOR UP TO 67 DWELLINGS.	SITE HAS PLANNING PERMISSION (decision not yet issued Mar 16)

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>Public response: 9 comments: 6 objections, 1 support and 2 general comments</p> <p>Issues raised:</p> <p>Opposed comments Floodplain Schools overcrowding Lack of amenities – doctors/hospital Nature – great crested newts/bats traffic Greenfield land</p> <p>General comments Hope 67 that have got pp are counted towards 100 required by 2031 Flood plain?</p> <p>Postive comments More suitable than UT21</p>			
UT018	25	1	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: Tenford Lane would need to be widened to its junction with Gorsty Hill Road (ie complete the widening of Tenford Lane). Gorsty Hill Road should also be widened. Acceptable depending on access design and visibility.</p> <p>Leek and Moorlands Historic Buildings Trust - UT018 is a triangle of land that extends over the brow of the hill and its development would have an adverse impact on the open countryside beyond.</p> <p>Developer/Agent – landowner unknown</p> <p>Public response: 31 comments – 30 objections and 1 support</p> <p>Issues raised: Opposed comments Loss of view Narrow road/road safety/junction Impact on wildlife Increase in crime Surface water/flooding on road Elevated position Not in line with govt policy on greenbelt (NB site isn't greenbelt) No need as other sites approved Other sites better (UT11/14 & UT19) Reduction in property value Loss of public amenity (common land used for dog walking/rangers/ common grazing) Cant be developed due to lack of knowledge of owner Lack of amenities in village Wildlife/nesting</p> <p>Postive Comments</p>	<p>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.</p>	<ul style="list-style-type: none"> • There are issues surrounding the suitability of the access point to the site but if these can be resolved to an acceptable standard then development could take place. • Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. • Other sites in the area that have already received planning permission or have been completed will be taken into consideration. • The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. 		

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				More suitable than UT21		<ul style="list-style-type: none"> Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development 	
UT021	20		0.74	<p>Statutory bodies/stakeholders Parish Council – Access would need to be on A522 which is overwhelmed with traffic; subject to flooding</p> <p>SCC Highways: Acceptable depending on visibility and access design. Footway should be widened on frontage. Visibility should be provided across the frontage for the side road (most of which would be provided by the provision of wider footway).</p> <p>Leek and Moorlands Historic Buildings Trust - UT022 lies just outside the Upper Tean Conservation Area and its development would be detrimental to its approach.</p> <p>Developer/Agent – Land available</p> <p>Public response : comments: 13 comments – 12 objections and 1 support</p> <p>Issues raised:</p> <p>Opposed comment Traffic congestion/ junction with A522. Agricultural land use/change rural character of village Flooding risk/run off Elevated site No need extra housing – lots on market Loss of property value Impact on neighbours outlook/privacy Designated as Special landscape area/scientific importance 50 houses overbearing. Previous proposals to modest extension refused due to impact on neighbours so why 50 houses acceptable.</p> <p>Positive comment Extension of existing estate</p>	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.	<ul style="list-style-type: none"> The Highway Authority has not raised any issues which would prevent the development of this site. Core Strategy Policy DC2 safeguards the historic environment. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Subject to appropriate landscaping and design it is considered that a site of this size could be acceptable if required. The Councils objectively assessed housing need takes into account properties for sale. 	
UT022	15		0.48	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: Acceptable subject to access design and provision of adequate visibility. Adequate pedestrian links will also be required.</p> <p>Environment Agency - The site is likely to be affected by flood risk to some degree, and if taken forward will require the support of the Sequential Test and a Level 2 SFRA.</p>	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.	<ul style="list-style-type: none"> The Highway Authority has not raised any issues which would prevent the development of this site. The Environment Agency has raised issues regarding flood risk. The Council has recently completed an updated Level 1 Strategic Flood Risk Assessment which indicates that the area falls within Flood Zone 3a High Probability. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>Developer/Agent – Landowner intentions unknown</p> <p>Public response : 4 comments – 4 objections</p> <p>Issues raised: Opposed comments Loss of greenfield</p>	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.	<ul style="list-style-type: none"> Site just outside the Upper Tean Conservation Area and could be detrimental to its approach. A Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward. 	
UT023	50		1.50	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: Acceptable subject to access design and provision of adequate visibility. Adequate pedestrian links will also be required - footway on frontage to connect to existing. Mature hedge and trees will need to be removed</p> <p>Developer/Agent – Landowner intentions unknown</p> <p>Public response : 11 Comments – 9 objections and 2 support</p> <p>Issues raised: Postive comments More suitable than UT21 Would be part of existing estate</p> <p>Opposed comments Lots of empty houses/for sale Traffic Loss of Greenfield Prone to flooding /sinks Planning permission previously refused due to flooding & landscape protection Next to boarding kennels – drive out business?/Noisy</p>	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.	<ul style="list-style-type: none"> The Highway Authority has not raised any issues which would prevent the development of this site. The Councils objectively assessed housing need takes into account properties for sale. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. 	
UT024	40		5	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: Likely to be acceptable subject to access design. Wallfield Close may need improvement. TS required.</p> <p>Developer/Agent – Site is unavailable</p> <p>Public response : 15 Comments – 14 objections and 1 general comment</p> <p>Issues raised: Opposed comments Junction with wallfield close not wide enough Traffic/road narrow/emergency vehicle access Greenfield site River tean overflowed & riverside road impassible No school/doctors places Sewers cant cope Elevation – loss of light/overlook Mains water pipe through site Public amenity loss (dog walking) General comment</p>	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.	<ul style="list-style-type: none"> The Highway Authority has not raised any significant issues which would prevent the development of this site. New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. The site is identified as being important landscape setting to the settlement in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
UT041	50		5.00	<p>Lack of recreation facilities in village</p> <p>Statutory bodies/stakeholders</p> <p>Parish Council – building will increase flooding – knock on effect down river in village centre</p> <p>SCC Highways: Tenford Lane may need improvement. Concern over crossroads Tenford Lane/Breach Lane/Cheadle Road and intensification of this junction – 50 dwellings is a significant increase off Tenford Lane. TS required and careful assessment of junction.</p> <p>Developer/Agent – The site is available and considered suitable for development. Rob Duncan Planning Consultancy support for site.</p> <p>Public response : comments – 53 objections</p> <p>Issues raised:</p> <p>Opposed comments No need as other sites approved Proximity of quarry/pool –danger Impact on greenfield/wildlife Traffic (and road widening would destroy hedgerows/private gardens)) Dangerous junction (tenford lane/Cheadle rd) Loss of view No amenities – school & doctors full Lack of job opportunities/must commuteb – better build in cheadle Houses opposite – run off/loss of light Outside village boundary Elevated site Impact on business/kennels-noise No affordable houses as part of proposals</p> <p>Support (Agent) :</p> <p>Site is at existing edge of settlement Well enclosed by mature landscaping Not have a significant adverse impact on character / appearance Close to public transport connections Within walking / cycling distance of local facilities No physical problems than can not be overcome.</p>	<p>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.</p>	<ul style="list-style-type: none"> The Highway Authority has raised issues regarding access to the site. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The site is within Flood Zone 1 – Low probability. New development is the main way to deliver new or improved infrastructure e.g. more residents may support more local facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The land in question is not highlighted as significant in the Council's Landscape & Settlement Setting Assessment. A Landscape & Visual Impact Assessment will be undertaken during the plan production process if the site is taken forward. Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Any development would be required to include an element of affordable housing. The Council's affordable housing policy requires a target of 33%. 	

Draft - Waterhouses

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

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Sites within development boundary							
				<p>Waterhouses Parish Council:</p> <p>Raise objections to how the village of Waterhouses has been categorised and treated in terms of restricted boundaries. The village of Waterhouses is split by the SMDC and Peak Park boundary. Only the half of the village on the SMDC side will be considered as part of this process, meaning that any recent developments in Peak Park will not be counted.</p> <p>This places Waterhouses at a significant disadvantage in comparison to the other area. Waterhouses could potentially have imposed upon them development targets from both SMDC and the Peak Park. However there has been large scale housing developments constructed.</p> <p>Should Waterhouses still be categorised as a large village? The Parish Council feel SMDC have treated Waterhouses in a way that only serves to benefit reaching housing quota numbers and that Waterhouses should either be treated as a smaller village and hence a smaller quota, or that Waterhouses should be treated as a village as a whole, in line with the other villages within this consultation.</p>		<ul style="list-style-type: none"> The adopted Core Strategy identifies Waterhouses as a larger village. It also has a good range of facilities such as school, doctors surgery, shop, village hall and public house. There are also local employment opportunities and a bus route. Part of the village is located in the Peak District National Park (PDNP), however the estimated housing allocation is based on the proportion of the village outside the PDNP. The Council will continue to liaise with the Peak District National Park Authority (PDNPA) regarding Duty to Co-operate issues. The PDNPA does not have a housing target unlike its surrounding area, however there are new dwellings delivered within the National Park. The Council will explore the extent to which it could take these into account. 	
WA004	Mixed use (existing employment site reprovided 0.4 ha) 36 dwellings	2		<p>Statutory bodies/stakeholders</p> <p>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.</p> <p>Developer/Agent – land is available</p> <p>Public response: no comment.</p>	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.	<ul style="list-style-type: none"> The Highway Authority has not raised any issues which would prevent the development of this site. The ecological study has indicated that the northern section of the site has some semi-improved grassland which is of importance. Appropriate conservation and mitigation measures will need to be considered. A mixed use scheme would have the benefit of providing modern employment units on the site. 	
Sites outside development boundary							
WA005	40	1.30		<p>Statutory bodies/stakeholders</p> <p>SCC Highways - Acceptable subject to access design and provision of adequate visibility. Footway required on frontage and across the frontage of WA004 linking across the frontage of the Enterprise centre to connect to existing. Transport Statement will be required. If combined with WA004 and WA006, Transport Assessment will be required.</p> <p>Developer/Agent – land is available</p> <p>Public response: no comments</p>	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.	<ul style="list-style-type: none"> The Highway Authority has not raised any issues which would prevent the development of this site. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
WA006	30		1	<p>Statutory bodies/stakeholders</p> <p>SCC Highways - Not directly connected to the highway. Needs to be combined with WA004 to provide access unless any other route is available? If combined with WA004, a Transport Statement will be required. If also combined with WA005, a Transport Assessment will be required.</p> <p>Developer/Agent – site is available</p> <p>Public response: no comments</p>	<p>The proposed delivery of circa 30 dwellings is considered to have a significant positive effect, as could the site accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to a designated asset is likely to have a negative effect. The development of greenfield, grade 4 ALC land is likely to also have a negative effect, as could the site's proximity to historic assets.</p>	<ul style="list-style-type: none"> No direct access unless combined with adjacent site. 	

Draft - Werrington

Question 4a - Potential sites suitable for housing and employment

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>Werrington Parish Council (PC) Comments embedded into individual sites.</p> <p>Cheddleton PC Comments embedded into individual sites.</p> <p>Environment Agency – Where the main sewer is not available, packaged treatment plants and other non-main solutions are able to operate effectively and discharge their treated effluent safely into the water environment. Issues have been raised regarding this area, and the impact of the allocations needs to be considered.</p> <p>Leek and Moorlands Historic Buildings Trust – Boundary Our main concern here is with the possible extensions to the boundary at the end of Washerwall Lane (WE019 , WE040, WE041) and any possible impact it that might have on Wetley Moor Common.</p>			
Sites within development boundary							
WE018	24		0.81	<p>Statutory bodies/stakeholders Werrington PC – Already approved</p> <p>SCC Highways: Existing to former school can be used and improved.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response - 4 comments - 2 objections, 1 neutral, 9 supports.</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> Other – other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent. <p>Support</p> <ul style="list-style-type: none"> Infrastructure -Traffic / Transport – site accessible from major road network. Other – no real reason to object to this site. Minimum impact on heart of village. 	The proposed delivery of circa 24 dwellings is considered to have a significant positive effect, as could the accessibility of services and facilities. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the site's proximity to historic assets is assessed as having a negative effect.	Site has planning consent so will be included in Werrington's housing target already.	HAS PLANNING PERMISSION
Sites within the Green Belt							
WE003	50 (LOWER CAPACITY DUE TO RESULTS OF GREEN BELT REVIEW)		2.90	<p>Statutory bodies/stakeholders Werrington PC – Object proximity to Young Offenders' Institute and encroachment into greenbelt.</p> <p>SCC Highways: Access onto Ash Bank Road would be very difficult because of location of signalised junction and location of an existing access (Oakmount Road), Could</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.	<ul style="list-style-type: none"> Staffordshire County Council say that Werrington Primary School currently has sufficient capacity for the likely number of pupils generated from the overall level of development. Werrington High School is projected to have insufficient capacity and the District Council will work with the County 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>struggle to provide adequate visibility because of the brow of the hill. TA would be required.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response - 57 comments - 49 objections and 8 support.</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • 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. <p>Support</p> <ul style="list-style-type: none"> • Transport – directly accessible from main road • Other – minimum impact on heart of village 	<p>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>	<p>Council to identify an appropriate solution.</p> <ul style="list-style-type: none"> • The Highway Authority has expressed concerns about site access which require consideration to determine whether a solution is possible. • New development is the main way to deliver new or improved infrastructure e.g. more residents may support additional medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. Views from individual properties are not protected in planning law. The Council will shortly be commissioning a Landscape Impact Study to assess all sites selected as preferred options and suggest mitigation measures where appropriate. The results of this will feed into the Submission Version of the Local Plan. • The land in question is within the Green Belt. In order for Werrington to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site WE003 for release from the Green Belt with the northern part of the site being open space to preserve its openness. The capacity of this site has been lowered from 85 to 50 dwellings to take this into account. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • Amenity – issues such as overlooking, loss of light and any potential noise issue from the Young Offender's Institute will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
						<ul style="list-style-type: none"> The suitability of alternative development sites will be considered (e.g. Young Offenders Institute) if it becomes available. The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space, Winterfield Lane and the old school depot at Salters Lane are too remote from Werrington to meet the needs of the settlement, Radley Way – if the site is not open space it could come forward in any case as it is within the existing settlement boundary. Any other sites suggested will be considered. 	
WE013	10		0.49	<p>Statutory bodies/stakeholders Werrington PC – support – generally maintains line of building and not substantial encroachment into green belt.</p> <p>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.</p> <p>Developer/Agent - Ken Wainman Ass Ltd – Support (summarised below)</p> <p>Public response - 99 comments - 98 support, 1 objections</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> 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. <p>Support</p> <ul style="list-style-type: none"> Infrastructure -Traffic / Transport – Existing access suitable and could potentially serves WE027 if widened. Site accessible from major road network. Infrastructure – other – well located for services. Landscape – development does not extend past the southern most edge of Werrington. 	<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>	<ul style="list-style-type: none"> Staffordshire County Council say that Werrington Primary School currently has sufficient capacity for the likely number of pupils generated from the overall level of development. Werrington High School is projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. New development is the main way to deliver new or improved infrastructure e.g. more residents may support additional medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. The Council will shortly be commissioning a Landscape Impact Study to assess all sites selected as preferred options and suggest mitigation measures where appropriate. The results of this will feed into the Submission Version of the Local Plan. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. Public footpaths can be maintained or re-directed. Views from individual properties are not protected in planning law. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>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.</p> <ul style="list-style-type: none"> Flood Risk – no risk of flooding Scale of development – HMYOI already prominent feature in landscape. Suitable for small devt offering start homes or affordable homes. Other – site already contains 1 house and 2 ancillary bldgs, lawns and tennis court. SHLAA identified site as suitable for housing 6 – 10 years. Owner could bring forward in 5 years. Limited impact on heart of village. 		<ul style="list-style-type: none"> Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. The land in question is within the Green Belt. In order for Werrington to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site WE013 for release from the Green Belt. In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space. 	
WE019	50		1.60	<p>Statutory bodies/stakeholders Werrington PC – object – would not maintain line of building and encroachment into greenbelt.</p> <p>SCC Highways: TS required, must include junction capacity assessment of Washerwall Lane/Ash Bank Road, improvements required to traffic calming on Washerwall Lane. Access will require to provide adequate visibility, footway required over site frontage. The road surface is likely to require improving as will the road lighting.</p> <p>Natural England – This allocation along with WE040 AND WE041 would extend the settlement closer to Wetley Moor SSSI so that the new housing would be within 150m of the SSSI at the nearest point. Policy needs to be addressed – DC1 and 118 NPPF.</p> <p>Developer/Agent/Owner – Land available</p> <p>Public response – 49 comments – 41 objections and 8 supports.</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> Infrastructure – Schools – impact on school capacity. Infrastructure - Traffic / Transport – Road into common cannot cope with traffic. Traffic bad on Washerwall Lane especially at school times. Pressure on access roads. Infrastructure – Other – Local Services at capacity on 	<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 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.</p>	<ul style="list-style-type: none"> Staffordshire County Council say that Werrington Primary School currently has sufficient capacity for the likely number of pupils generated from the overall level of development. Werrington High School is projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. The Highway Authority has highlighted issues and further assessment of the local highway network would be required. New development is the main way to deliver new or improved infrastructure e.g. more residents may support additional medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. The land in question is within the Green Belt. In order for Werrington to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact 	

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				<p>schools and Gp's.</p> <ul style="list-style-type: none"> Landscape – development is in greenbelt affecting common. <p>Area is greenbelt develop brownfield sites first what about old primary school at Russell Grove. Vicinity of greenbelt and common enhance each other. Would not maintain building line and be substantial encroachment into greenbelt.</p> <ul style="list-style-type: none"> Nature Conservation Amenity (e.g. noise, privacy, loss of light) – depriving residents of valuable amenity Scale of development – will consideration be given to scale of development and desire to retain views. Government Policy Other – value of house reduced. Living in rural area not estate. Value placed on views/aspects from existing rear gardens What will happen to footpath across site. Whetley Moor Common used by dog walkers. Development would have detrimental effect on quality of life. Cost of developing the land. Other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent, Bell pits on land possible subsidence. <p>Support</p> <ul style="list-style-type: none"> Infrastructure -Traffic / Transport – site accessible from major road network) 		<p>on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE019 is not released from the Green Belt.</p> <ul style="list-style-type: none"> The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. Public footpaths can be retained or re-directed. In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space. 	
WE027	20		0.64	<p>Statutory bodies/stakeholders Werrington PC - object – If developed with WE013 would not maintain building line and encroachment into green belt.</p> <p>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.</p> <p>Developer/Agent – Land available (2 agents comments summarised below on behalf of 2 owners)</p> <p>Public response 102 comments - 98 support and 4 objections.</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> 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. 	<p>The proposed delivery of circa 20 dwellings is considered to have a significant positive effect, as could the site's accessibility to services and facilities. Similarly, the site's to areas of open space is likely to have a positive effect. However, the site's accessibility to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.</p>	<ul style="list-style-type: none"> Staffordshire County Council say that Werrington Primary School currently has sufficient capacity for the likely number of pupils generated from the overall level of development. Werrington High School is projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. The Highway Authority has highlighted that land would need to be developed in conjunction with WE013. New development is the main way to deliver new or improved infrastructure e.g. more residents may support additional medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. The Council will shortly be commissioning a Landscape Impact Study to assess all sites selected as preferred options and suggest 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> Nature Conservation – Field is home to wildlife. Flood Risk Amenity (e.g. noise, privacy, loss of light) – Loss of privacy from rear gardens. Detrimental affect on enjoyment of existing rear gardens, restricting views Scale of development - Planning Creep on adjacent sites on rural areas. Other – Decrease value of housing. Much larger areas suitable for housing. If developed with WE013 would not maintain building line and be substantial encroachment into greenbelt. Other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent, <p>Support</p> <ul style="list-style-type: none"> Infrastructure -Traffic / Transport – site accessible from major road network) Existing footpath potential to offer access and egress onto Ash Bank Rd has good visibility. Infrastructure – other – close to local services and good public transport links. Landscape - development does not extend past the southern most edge of Werrington. Development either side of HMYOI does not extend settlement boundary significantly. Flood Risk – unaffected by flooding Scale of development - HMYOI already prominent feature in landscape. Site well enclosed by surrounding devt and existing vegetation means limited impact on wider landscape. Other – limited impact on heart of village. Accords with spatial aims of core strategy. Site is economically viable. If whole site not taken forward northern part could be considered as possible infill. Owner happy to develop this site for housing. 		<p>mitigation measures where appropriate. The results of this will feed into the Submission Version of the Local Plan.</p> <ul style="list-style-type: none"> The land in question is within the Green Belt. In order for Werrington to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE027 is considered for release from the Green Belt. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. Public footpaths can be retained or re-directed. In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space. 	
WE033	60		1.94	<p>Statutory bodies/stakeholders</p> <p>Cheddleton PC – Objection relating to greenbelt and highway issues.</p> <p>Werrington PC – Support – whilst it encroaches into green belt it does not involve proximity with other villages.</p> <p>SCC Highways: TA required, the speed limit changes over the site frontage could struggle to get an adoptable access in without improvements to control vehicle speeds. A 2-metre footway required over site frontage.</p> <p>Developer/Agent/Owner – Land available</p> <p>Public response 182 comments - 169 objections (+ 9 objections on petition)</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	<ul style="list-style-type: none"> Staffordshire County Council say that Werrington Primary School currently has sufficient capacity for the likely number of pupils generated from the overall level of development. Werrington High School is projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. The Highway Authority has raised issues which would require a Transport Assessment. New development is the main way to deliver new or improved infrastructure / services e.g. more residents may support additional medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>and 13 support.</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure – Schools – Already oversubscribed schools. Schools some distance away increased car journeys required. • Infrastructure - Traffic / Transport – entrance to site is on to a dangerous road and near bad bend/brow of hill. Access to A52 and A520 difficult especially if on a bike. A520 very dangerous especially around Cellarhead junction (Churnet Valley Masterplan). Council should be dealing with traffic using Heath Avenue as cut through. This will be used more and impact on elderly residents, young families and school children. Impact on entrance to Wetley Manor Care Home. • Infrastructure – Other – doctors already at capacity. Few services in Cellarhead have to use car to go to shops/schools etc. Demand on local churches. Where are the jobs to support increased population. • Landscape – area is greenbelt and inappropriate use of. Greenbelt review should be undertaken and recommendations taken into account. Do not destroy our countryside. Openness of land should be preserved. Visual impact on landscape and SLA and historic park lands. View of area is wonderful. SCC has produced a historic environment assessment for area. This document describes the heritage values of the landscape as of high historical value, high aesthetic and high evidential value. This document recommends - 'there is little capacity to absorb change without fundamentally altering the historic landscape character. Field retains historic hedgerows. Long distance views of Shuttingsloe (Cheshire) • Nature Conservation – natural habitat will be ruined for a wide range of wildlife including pond life. All wildlife gone. Conserve and enhance biodiversity not destroy it. • Flood Risk – land is boggy developing here could cause flooding elsewhere. Could create artificial flood plain on clay land. • Amenity (e.g. noise, privacy, loss of light) – loss of privacy, views and amenity. Impact of noise, disturbance, overlooking and overshadowing. • Scale of development – potential to increase housing numbers in future as field large. Eradicate village status. Heath Ave strong settlement boundary line. 60 dwellings is out of character with the open nature 	<p>effect.</p>	<p>development e.g. children's play areas.</p> <ul style="list-style-type: none"> • New employment sites have been suggested for the village. • The Council has a Landscape & Settlement Setting Study and this site has not been identified as being important to the landscape setting of the settlement. • The land in question is within the Green Belt. In order for Werrington and Cellarhead to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE033 is not released from the Green Belt. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • The County Council nor the Environment Agency have any flooding concerns on this site. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • The issue of using land in neighbouring authorities will be discussed as part of the Council's duty to co-operate obligation. • The land has an agricultural classification of 4 which means that it is poor quality. • The Council has carefully considered the case of Britton and has concluded that the site allocations process does not contravene Article 8 (as it now is) of the Human Rights Act 1998. The local plan process which is being followed is in accordance with the law and is not one which determines or directly affects an arguable civil right (see the case of <u>Bovis Homes Ltd v New Forest District Council</u> [2002] EWHC 483). The grant or refusal of planning 	

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				<p>of Cellarhead.</p> <ul style="list-style-type: none"> Listed Building / Conservation Area - Wetley Abbey has a grade II listed country house with a historic parkland and historic farmstead opposite entrance to proposed development. Government Policy – developing on greenbelt does not comply with govt policy on acceptable development or exceptions. Other – devalue houses on Heath Avenue and spoil resident's quiet enjoyment of their properties. Develop on brownfield sites first plenty around Stoke. Important farming land. Residents bought property thinking they were backing onto greenbelt and safe from development. Knock down old building in Leek and use these sites for housing. Recent affordable housing development (Hope and Anchor) obtrusive and further drain on infrastructure. Better sites available such as school on Oakmount Road or Bucknall hospital site. Impact on view of home and devalue houses. Affect character of neighbourhood. Potential 'garden grabbing'. Site should not be developed until all brownfield sites in SM developed first. Further development would affect community cohesion. Impact on public health with increased pollution and number of car journeys. Development would act as a precedent for an estate spilling into Wetley Rocks. Development better focused in the centre of Werrington. Assessment criteria discounting WE28, 32,63,64,65,66 not used consistently on WE033. Note the need to build 200 houses between 2011 and 2031 some of these built or plans approved means the need to build some 10 additional homes per annum to 2031. Use infill sites in Werrington. Support for Cheddleton PC who also object to this site. The Human Rights of the existing residents under both Article 1 and Article 8 would be violated. There are plans to create another development of houses at the bottom end (Withystakes rd.). Experience suggests that the middle section of the greenbelt land would quickly be considered for further development. Given recent Hope and Anchor development and lack of private interest scheme development may end up being 100% affordable which would have an impact on demographics and be unbalanced and unsustainable development. Hope and Anchor site increases the ratio of social and private housing. Why not build further north adjacent to Lower South Lowe Farm. Support for alternative sites at WE70 (infill and close 		<p>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.</p> <ul style="list-style-type: none"> Housing requirements in the Staffordshire Moorlands are in addition to existing properties even if these are for sale or derelict. The new Local Plan will cover a period to 2031 so lack of demand (perceived or actual) at one point in time is not a valid reason for not meeting the area's objectively assessed housing needs. In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space. 	

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				<p>to facilities), 27 and 13 (do not extend settlement boundary and close to HMYOI). Converting empty mills would provide lots of apartments. Existing houses in the area are not selling well. Why do we need more. Crucial evidence missing such as flood risk, Ecological and greenbelt review. Consultation already impacting on housing market. Other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent.</p> <p>Support</p> <ul style="list-style-type: none"> Infrastructure -Traffic / Transport - site accessible from major road network Other – Whilst encroachment into greenbelt does not involve proximity to other villages. Limited impact on heart of village. 			
WE040	7		0.23	<p>Statutory bodies/stakeholders Werrington PC – object – would not maintain line of buildings and encroach into green belt.</p> <p>SCC Highways: Access will require adequate visibility, footway required on frontage. Road surface is likely to require improving, as will the road lighting.</p> <p>Natural England – This allocation along with WE019 AND WE041 would extend the settlement closer to Wetley Moor SSSI so that the new housing would be within 150m of the SSSI at the nearest point. Policy needs to be addressed – DC1 and 118 NPPF.</p> <p>Developer/Agent/Owner – Land not available.</p> <p>Public response 14 comments - 6 objections (+ 27 signatures on petition objecting to housing) and 8 support.</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> Infrastructure – Schools – Schools at capacity. Infrastructure - Traffic / Transport – Washerwall Lane very narrow after Moss Park Avenue. Potentially dangerous for children of infants school. Infrastructure – Other – no infrastructure for houses Landscape – Does not maintain building line and substantial encroachment into greenbelt. Nature Conservation – development would destroy part of Wetley Moor an area of green belt used for recreation Scale of development Other - Manor at which the leaflet was delivered was distasteful. Other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne 	<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>	<ul style="list-style-type: none"> Staffordshire County Council say that Werrington Primary School currently has sufficient capacity for the likely number of pupils generated from the overall level of development. Werrington High School is projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. The issues raised by the Highway Authority can all be provided as part of a development scheme. New development is the main way to deliver new or improved infrastructure / services e.g. more residents may support additional medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. The land in question is within the Green Belt. In order for Werrington and Cellarhead to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE040 could be considered for release from the Green Belt. The Council has recently completed a Phase 1 	

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				<p>Crescent, Possible bell pits on site and subsidence.</p> <p>Support</p> <ul style="list-style-type: none"> Infrastructure -Traffic / Transport – site accessible from major road network Other – limited impact on heart of village 		<p>Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Study states that the site itself has mostly low biodiversity value overall but with fairly good connectivity to Wetley Moor SSSI and is deemed as having Regional ecological importance in terms of its loss within the wider countryside due to its close proximity to the SSSI. Owing to this ecological importance, any future development of this site will be considered in line with relevant NPPF and Core Strategy Policies. A number of precautionary surveys/actions are also recommended in the case of development.</p> <ul style="list-style-type: none"> In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space. 	
WE041	22		0.73	<p>Statutory bodies/stakeholders Werrington PC – Object –would not maintain building line and encroach into green belt.</p> <p>SCC Highways: Access will require adequate visibility, footway required on frontage. Road surface is likely to require improving, as well the road lighting.</p> <p>Natural England – This allocation along with WE040 AND WE019 would extend the settlement closer to Wetley Moor SSSI so that the new housing would be within 150m of the SSSI at the nearest point. Policy needs to be addressed – DC1 and 118 NPPF.</p> <p>Developer/Agent/Owner – Land not available.</p> <p>Public response 15 comments - 5 objections, (plus a further 27 signatures on a petition objecting to housing) and 10 support.</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> Landscape – does not maintain building line and substantial encroachment into greenbelt. Other – There are other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent, Possible bell pits on site and land subsidence. <p>Support</p> <ul style="list-style-type: none"> Infrastructure -Traffic / Transport - site accessible from major road network. Other – limited impact on heart of village. 	<p>The proposed delivery of circa 22 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated and historic assets. Similarly, the development of greenfield, grade 4 ALC land is likely to have a negative effect.</p>	<ul style="list-style-type: none"> The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. The land in question is within the Green Belt. In order for Werrington and Cellarhead to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE041 is not released from the Green Belt. In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
WE052	25		0.91	<p>Statutory bodies/stakeholders Werrington PC – Object – would not maintain building line and encroach in to green belt.</p> <p>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.</p> <p>Developer/Agent/ Owner – Land available.</p> <p>Public response 11 comments – 8 support and 3 objections.</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • 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. <p>Support</p> <ul style="list-style-type: none"> • Infrastructure -Traffic / Transport - site accessible from major road network) • Other – Limited impact on heart of village. 	<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>	<ul style="list-style-type: none"> • The Highway Authority has expressed concerns about site access which require consideration to determine whether a solution is possible. • The Council has a Landscape & Settlement Setting Study and this site has not been identified as being important to the landscape setting of the settlement. The Council will shortly be commissioning a Landscape Impact Study to assess all sites selected as preferred options and suggest mitigation measures where appropriate. The results of this will feed into the Submission Version of the Local Plan. • The land in question is within the Green Belt. In order for Werrington and Cellarhead to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE052 is considered for release from the Green Belt. • In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space. 	
WE053	15		0.63	<p>Statutory bodies/stakeholders Werrington PC – Objection - would not maintain building line and encroach in to green belt.</p> <p>SCC Highways: Access onto Ash Bank Road would be difficult, Johnstone Avenue is nearly opposite the existing access into the site, would not want to create a crossroads. A 2 metre wide footway would be required over the site frontage.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response 11 comments – 8 support and 3 objections.</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Other - other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent. <p>Support</p> <ul style="list-style-type: none"> • Infrastructure -Traffic / Transport – site accessible 	<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, 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.</p>	<ul style="list-style-type: none"> • The Highway Authority has expressed concerns about site access which require consideration to determine whether a solution is possible. • The Council has a Landscape & Settlement Setting Study and this site has not been identified as being important to the landscape setting of the settlement. • The land in question is within the Green Belt. In order for Werrington and Cellarhead to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE053 is not considered for release from the Green Belt. • In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>from major road network)</p> <ul style="list-style-type: none"> Other – Limited impact on heart of village. 		<p>been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space.</p>	
WE069	6		0.21	<p>Statutory bodies/stakeholders Werrington PC – Support – Generally maintains building line and not substantial encroachment into green belt.</p> <p>SCC Highways: Individual units may be acceptable fronting onto Ash Bank Road, each unit would require sufficient space to provide turning facilities in addition to parking. Gradients of the drives would need to be agreed.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response 10 comments – 9 supports and 1 objection.</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> Other - other suitable sites at Tregaron Court/Langton Court, Werrington and off Hillside Road/Lansdowne Crescent. <p>Support</p> <ul style="list-style-type: none"> Infrastructure -Traffic / Transport – site accessible from major road network) Landscape – Maintains building line and not substantial encroachment into greenbelt. Other – limited impact on heart of village 	<p>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.</p>	<ul style="list-style-type: none"> The Highway Authority has not raised any issues which would prevent development of this site. The Council has a Landscape & Settlement Setting Study and this site has not been identified as being important to the landscape setting of the settlement. The Council will shortly be commissioning a Landscape Impact Study to assess all sites selected as preferred options and suggest mitigation measures where appropriate. The results of this will feed into the Submission Version of the Local Plan. The land in question is within the Green Belt. In order for Werrington and Cellarhead to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WE069 is considered for release from the Green Belt. In terms of the suggested areas for development – land adjacent to Tregaron Court/Langton Court has been assessed and is not considered suitable for development due to constraints. Land off Hillside Road/Lansdowne Crescent is public open space. 	
WE070	12		0.46	<p>Statutory bodies/stakeholders Werrington PC – Object – would not maintain building line and encroaches into green belt.</p> <p>SCC Highways: Not connected to highway. More detail of proposed connection required.</p> <p>Developer/Agent/Owner – Land not available.</p> <p>Public response 103 comments - 96 support and 7 objections.</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> Infrastructure - Schools Infrastructure - Traffic / Transport - Access issues into site. New Road is at capacity adding traffic would be dangerous. A traffic junction along Ash Bank Road (A52) would be too dangerous especially give nursery school opposite farm track. 	<p>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.</p>	<ul style="list-style-type: none"> Staffordshire County Council say that Werrington Primary School currently has sufficient capacity for the likely number of pupils generated from the overall level of development. Werrington High School is projected to have insufficient capacity and the District Council will work with the County Council to identify an appropriate solution. The Highway Authority has some queries about access to this site which need further assessment to determine whether a solution is possible. New development is the main way to deliver new or improved infrastructure e.g. more residents may support additional medical facilities. Infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. The Council has a Landscape & Settlement Setting Study and this site is identified as being important 	<p>PREVIOUSLY A GREEN SITE BUT OWNER HAS RECENTLY STATED THAT LAND IS NOT AVAILABLE FOR DEVELOPMENT.</p>

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

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<p>visibility.</p> <p>Developer/Agent/Owner – Land available.</p> <p>Public response 5 comments - 1 objection and 4 supports.</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure - Traffic / Transport – road junction dangerous due to increase in traffic. • Landscape • Nature Conservation • Amenity (e.g. noise, privacy, loss of light) – neighbouring houses suffer from noise and light pollution. • Scale of development • Government Policy • Other – existing business fits in well but would object if site developed for retail as would not fit in with landscape, conservation area or greenbelt. <p>Support</p> <ul style="list-style-type: none"> • Infrastructure - Schools - Infrastructure -Traffic / Transport • Infrastructure – other • Government Policy • Other – Site should form part of the forthcoming new SM Local plan. 	strengthen economic growth and support a higher level of employment within the District. Similarly, the site's low ecological importance is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the proximity to historic assets and distance away from services and facilities and areas of open space.	<ul style="list-style-type: none"> • The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • Amenity – issues such as noise and light pollution will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The land in question is within the Green Belt. In order for Werrington to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site WE1 for release from the Green Belt. 	
WE2	Employment		0.90	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: acceptable subject to access design and visibility.</p> <p>Developer/Agent/Owner – Landowner intentions unknown.</p> <p>Public response No comments received.</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 and facilities and areas of open space.	It is not considered that this site is required to meet the District's rural employment land needs.	
WE3	Employment		1.07	<p>Statutory bodies/stakeholders</p> <p>SCC Highways: acceptable subject to access design and visibility.</p> <p>Developer/Agent/Owner – Landowner intentions unknown.</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	It is not considered that this site is required to meet the District's rural employment land needs.	

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

Draft - Wetley Rocks

Question 4a - Potential sites suitable for housing

Site Reference	Capacity 5+ dwellings	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
Site within development boundary						
WR002	29	0.99	<p>Statutory bodies/stakeholders</p> <p>Parish Council - Support</p> <p>SCC Highways - Difficult to get an adopted road onto Leek Road (A520), site is wrong side of the bend, maybe possible for a limited number of individual plots with on-site turning facilities. 2metre footway required over site frontage.</p> <p>Developer/Agent/Landowners – Site in multiple ownership – some owners have confirmed interest, others have confirmed not interested. Southern part of site now has residential permission.</p> <p>Public response : 7 comments - 1 objection and 6 support</p> <p>Objections: Opposed if access off Leek road due to speed.</p> <p>Support: Site is already in village boundary & not part of the greenbelt; 30 mile speed limit is better than WR005 "Very much support the policy to increase housing stock... Centre of village supports village cohesion There is room to expand school Outline pp already granted</p>	<p>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.</p>	<ul style="list-style-type: none"> The Highways Authority advises that access for allocation difficult; however maybe possible to provide individual accesses for a limited number of new dwellings. The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. 	<p>Allocation not needed as site lies within existing development boundary; and because southern part of site already has residential permission.</p>
WR015	20 (partly within/mostly outside boundary)	0.79	<p>Statutory bodies/stakeholders</p> <p>Parish Council – oppose (greenbelt – no suitable access from Mill lane).</p> <p>SCC Highways - Any development of this site would need to ensure that there is adequate visibility out of Mill Lane onto Leek Road.</p> <p>Developer/Agent/Landowner – Landowner has confirmed interest in developing this site. Current planning application for housing on part of site.</p> <p>Public response: 4 comments - 2 support and 2 objections</p> <p>Objections:</p> <ul style="list-style-type: none"> Greenbelt 	<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>	<ul style="list-style-type: none"> The Highways Authority advises that there would be visibility requirements at Leek Road junction but otherwise, do not rule out the development of this site. The land in question is mostly within the Green Belt. In order for Wetley Rocks to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends considering site WR015 for 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
				<ul style="list-style-type: none"> Not required if 20 homes built on 002 Support: I would be affected in that houses would be built on land next to me but I have no objection to this. – would support village sustainability		release from the Green Belt. <ul style="list-style-type: none"> The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. 	
Sites within the Green Belt							
WR005	13		0.57	Statutory bodies/stakeholders Parish Council – Oppose (Greenbelt; steep & no access) SCC Highways - Any access would require to provide adequate visibility out of a junction onto Cheadle Road(A522), the visibility would be required for a 60mph road. 2 metre footway required over site frontage, upgrade to the lighting over the site frontage also. SCC Education – <ul style="list-style-type: none"> Advise that there is currently some capacity at St John's CE(VC) Primary School Village falls within within the catchment of Werrington Primary School which currently has sufficient capacity for the likely number of pupils generated from the overall level of development. Primary/Secondary School places are allocated to children who live outside a school's catchment area based on distance – ie this may include children from Stoke on Trent before Staffordshire. Based on housing numbers, education contributions may be required to fund additional school places. Although there is currently capacity at Werrington Moorside High School it is projected to have insufficient capacity to accommodate any children generated from this catchment. Potential to enlarge this school is extremely limited – additional land may be required. Consultation with SoT LEA will be required as there is potential for cross-boundary impacts In general consideration should be given to sites' proximity to essential infrastructure and services to maximise sustainable transport, eg walking to school Developer/Agent/Landowner – Landowner has confirmed support for residential allocation. Public response : comments - 8 objections Object: <ul style="list-style-type: none"> No capacity at St John's School Steep road access & speed of traffic on access road Adverse effect on landscape Houses that back onto site already experience problems with flooding – run off Overlooking properties/gradient Greenbelt "Sprawl" 	The proposed delivery of circa 13 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets and district ecological importance.	<ul style="list-style-type: none"> The Education Authority advise that whilst there is existing capacity at the local Primary School, Werrington secondary school may have insufficient capacity – educational contributions/additional school land may be required. The Highways Authority advises that adequate visibility onto Cheadle Road(A522) would be required, but otherwise does not rule out development of this site. The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. Amenity – issues such as overlooking and loss of light will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. The land in question is within the Green Belt. In order for Wetley Rocks to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WR005 is not released from the Green Belt. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. The Council also fully consults with both the Environment Agency and County Council Lead Local Flood Risk Officer during the Plan preparation process. 	

Site Reference	Capacity dwellings	5+	Size of site	Key Issues from the Site Options Consultation July 2015	Sustainability Appraisal Report	Comment	Draft Recommendation
WR014A	12		0.51	<p>Statutory bodies/stakeholders</p> <p>Parish Council – oppose (Greenbelt; owner not interested in selling).</p> <p>SCC Highways - Visibility would be required for a 50mph road. 2 metre footway required over the site frontage.</p> <p>Developer/Agent</p> <p>Public response : 4 comments - 4 objections</p> <p>Objections:</p> <ul style="list-style-type: none"> • Greenbelt • Owner not interested in selling • Access from main road <p>Developer/Agent/Landowner – identity and position of landowner not known.</p>	<p>The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment and services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets and district ecological importance.</p>	<ul style="list-style-type: none"> • The Highways Authority advises that visibility would be required for a 50mph road; but otherwise does not rule out development of this site. • The land in question is within the Green Belt. In order for Wetley Rocks to accommodate new development, the Green Belt boundary will need adjustment as there are not enough sites in the existing settlement boundary to accommodate the level of development needed. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). This study recommends that WR014A is not released from the Green Belt. • The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. 	