

Biddulph Neighbourhood Plan Examination

District Council Responses to Examiner's Initial Comments

17th November 2021

NPPF

7. Comment on whether the changes to the Framework should have a material impact on my conclusions.

Council's Response:

Paragraph 11a) of the latest NPPF has been amended to state that "all plans should..... mitigate climate change (including making effective use of land in urban areas)...." It is considered that this further emphasises that some of the restrictive policy elements in the Neighbourhood Plan require revisions, namely the number of Local Green Spaces proposed within the Biddulph Town Development Boundary (defined in the Local Plan), the Local Green Space policy wording (Policy NE3) and other policies which in their present form restrict development within the urban area. They are those relating to the natural environment (Policy NE1), views (Policy NE5), infill housing (HOU2) and design (DES1). The Council has detailed specific points relating to these policies in its representations.

Neighbourhood Plan Policy DES1 (Design) could include the incorporation of trees in new developments to reflect paragraph 131 of the new NPPF.

Strategic Policies

8. Can Staffordshire Moorlands District Council confirm which of its Local Plan policies, are for the purpose of the basic condition, the strategic policies that the neighbourhood plan has to be in general conformity with?

Council's Response:

Local Plan Policies SS1 – SS12 inclusive.

Policy HCT1: Enterprise and Tourism Development

10. Can the Town Council comment on whether this policy will allow for the construction of new buildings within the countryside area and to what extent would that conflict with Green Belt policy, as set out in paragraphs 147 to 150 of the NPPF? Does the District Council have a view on this?

Council's Response:

Policy HCT1 states "within the rural area of the Parish" and as this is all Green Belt, paragraphs 147 to 150 of the NPPF will apply. As the policy wording stands, the content of paragraphs 147 to 150 is not reflected. It only covers residential amenity, landscape and surrounding uses. It is suggested that a cross reference to NPPF Green Belt policy could be added as another bullet point in the policy to correct this.

Policy LE2: Albion Mill

16. Can the District Council give me a short precis of the planning history of this site? Is the building a designated or non-designated heritage asset? I note that the site has almost 100% site coverage and I assume that there is no scope for car parking either onsite or in the vicinity.

Council's Response:

Planning History:

- SMD/1993/0247 – change of use to gym and fitness centre – approved 24/08/93. It is not known whether this was implemented.
- SMD/2010/0777 - Demolition of existing building and construction of 9 Townhouses (Outline) to include access and layout – refused 30/11/10. Reasons for refusal – insufficient survey information re: roosting bats and insufficient information submitted to assess the amenity of future occupiers re: internal and external sources of noise.
- SMD/2011/0783 - Demolition of existing building and erection of 9no. Townhouses – approved 19/01/12 but not implemented.
- SMD/2013/0894 - Change of use of former Albion Mill Offices to 6 No. self-contained flats (prior approval) – application invalid 25/11/13.

Albion Mill is not listed or within a Conservation Area. It does appear on the Historic Environment Record held by Staffordshire County Council so is a non-designated heritage asset.

Regarding scope for car parking, underground parking was proposed as part of application SMD/2010/0777, though this involved the demolition of the existing building and erection of a new build. There would be no scope for on-site parking if the building was converted. There is unlikely to be scope for parking in the vicinity either.

18. Can the District Council confirm that Policy DSB2 – which referred to Biddulph Mills in the adopted version of the local plan, is the same building as Albion Mill?

Council's Response:

Local Plan Policy DSB2 covers Yarn Mill and Minster Mill only, not Albion Mill.

Policy CF2: Existing Community Facilities

20. Can the District Council advise me upon what basis was the community room at Sainsbury's provided? Is it required to be retained for community use in perpetuity, by a planning obligation, as I assume that it forms part of the wider retail planning unit?

Council's Response:

It is assumed that the community room at Sainsburys was provided as a community resource by the supermarket. It is not part of the section 106 agreement associated with the Sainsburys planning application nor is it mentioned in the planning conditions

associated with the application or the committee report so presumably it is not required to be retained for community use in perpetuity.

Policy NE1: Natural Environment Features

23. Can either the District Council or the Town Council, explain how the boundaries of the ecological networks were established and how is this information utilised in a development management context? In what way does it affect the determination of planning applications?

Council's Response:

The District Council's Green Infrastructure Strategy identifies strategic corridors across the District that together comprise the District's strategic GI network. Five of these corridors are within or run through Biddulph Parish (refer to maps on pages 51, 76 and 77 of the GI document). The methodology used to identify the strategic corridors is explained on page 9 of this document.

https://www.staffs Moorlands.gov.uk/media/3355/Green-Infrastructure-Strategy/pdf/22.10_SMDC_Green_Infrastructure_Strategy_May_2018.pdf?m=1531894585753

The Town Council brought in consultants to map ecological networks in more detail as explained on page 38 of the Neighbourhood Plan.

As detailed in the District Council's representations relating to Policy NE1, there are concerns about the policy wording and how the information on the maps can be applied to a planning proposal, which is not clear.

24. A number of the maps in the neighbourhood plan, show the whole Staffordshire Moorlands district area – I wonder whether it would be clearer if the maps were restricted just to the plan area. That would mean that it would be easier to see whether individual sites are covered by these designations. Maybe the District Council could assist, via its GIS team?

Council's Response:

The District Council has offered to help the Town Council with updated mapping if the data can be made available in the correct format.

25. I am assuming that all the identified sites are not European sites but can the District Council indicate whether any are designated as SSSIs? Are there any ancient woodlands within the plan area and are they shown on any maps?

Council's Response:

There are no designated European sites or SSSIs within the plan area (Biddulph Parish). There are ancient woodlands within the plan area and these are shown on the Wildlife Corridors / Networks map on page 37 of the Neighbourhood Plan. They are also listed in Appendix E on page 102 of the plan.

Policy NE3: Local Green Space

36. Can the District Council provide me with extracts from the SHLAA information on the sites which are proposed for LGS designation? In particular, on my site visit, I noted a large pile of material appeared to be stored on the Gas Work site – has planning permission been granted for that site’s development? Can the District Council also give me any timescale of when the town’s Green Belt boundaries are likely to be reviewed? As you will be aware, one of the criteria is that is that granting of LGS status should be consistent with the development of sustainable development and should last beyond the plan period, which is 2035.

Council’s Response:

Not all of the sites proposed for LGS in the Neighbourhood Plan have SHLAA records. Those which do are:

<i>Name of Site in NP</i>	<i>LGS Ref no</i>	<i>SHLAA Ref no</i>
Land behind bungalow off Grange Road	72	Part of BD136
Ringwork Castle	14	BD157 / BD137
Country Park	15	(west only) BD135
Gillow Fold Field	57	BD062
Gas Works Site	85	BD039
Uplands Play Area	18	BD065
Shepherd Street / Slater Street	38	BD059
Knypersley Sports Ground	24	Part of BD131
Knypersley Green Space	25	Part of BD131b
Knypersley Bowling Club	26	Part BD131
Knypersley Fishing Pool	27	Part BD131
Mill Hayes Sports Ground	29	Part BD131
Mill Hayes Grass Verge	31	Part BD131
Mill Hayes Fishing Pool	33	Part BD131
Orme Road Grass Verge	79	Part BD131

Copies of the SHLAA records listed above and location maps can be found in Appendix A. The LGS maps are located in Appendix H of the Neighbourhood Plan (from page 139).

None of the proposed LGSs in Biddulph Moor have SHLAA records.

The Gas Works site has no planning history.

The District Council will need to determine if the Local Plan is still up to date through a review to be undertaken by September 2025. Paragraph 140 of the NPPF states that Green Belt boundaries should only be altered through the preparation or updating of plans and that they are intended to endure beyond the plan period. The timing of any future review of Biddulph’s Green Belt boundaries will reflect consideration of the prevailing housing requirement, spatial strategy of the plan and availability of sites

outside of the Green Belt at that time so it is difficult for the Council to give a timescale as to when the Green Belt boundary will be revised again.

Policy HOU 1: Housing

42. Does the Town Council or the District Council have any views on whether the policy should refer to First Homes?

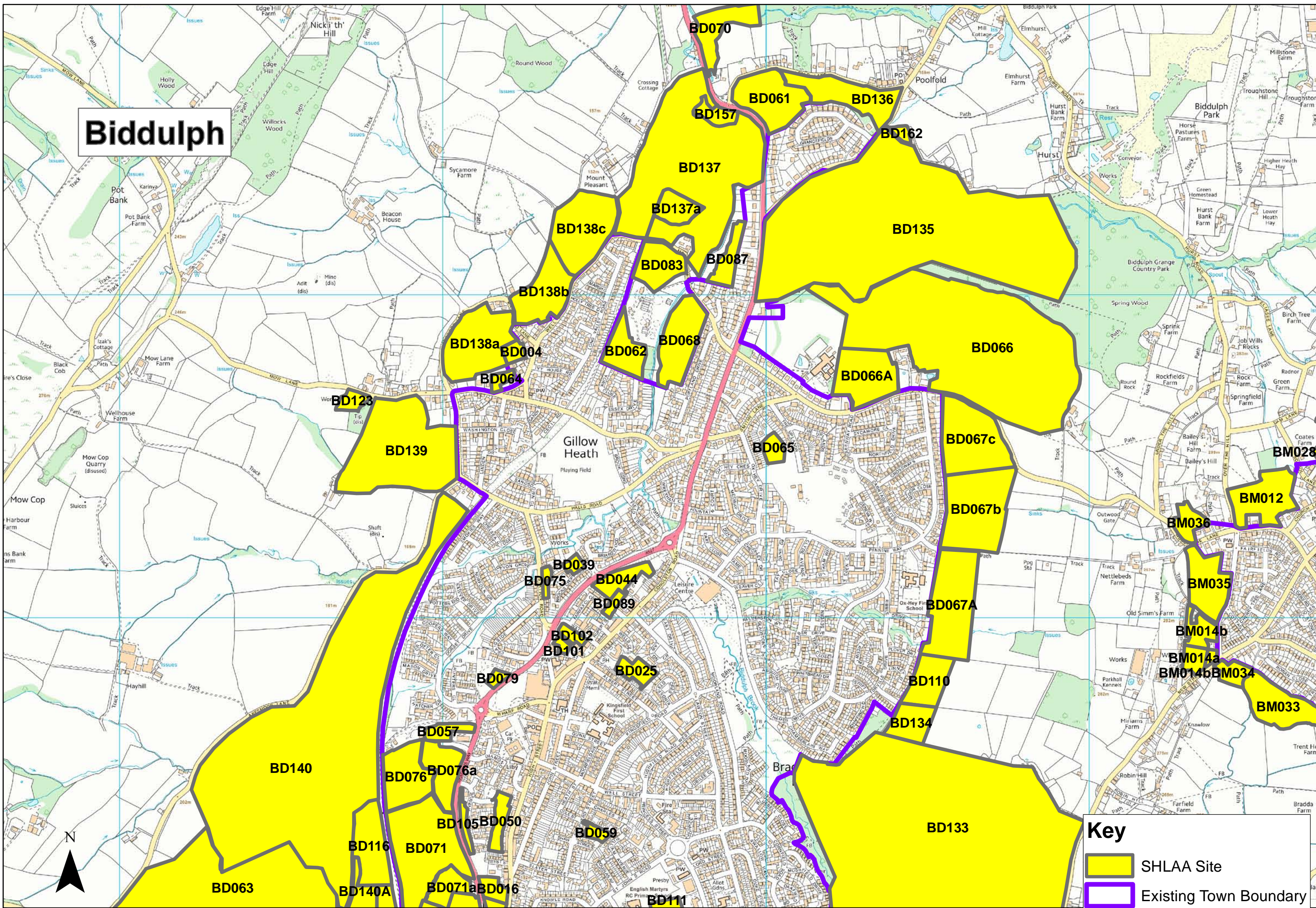
Council's Response:

Although First Homes are not explicitly mentioned in the NPPF, they are in the accompanying PPG, where the ministerial statement of 24th May 2021 is referenced. (First Homes are not referenced in the Council's adopted Local Plan as it pre-dates the ministerial statement).

As neighbourhood plans are required to have regard to national policy and the Council is beginning to apply the requirement for first homes to planning applications as part of the affordable housing mix in line with the PPG, it would be helpful if reference to First Homes could be made in the Neighbourhood Plan policy. However, it is noted that under transitional arrangements outlined in the PPG (Paragraph: 018 Reference ID: 70-018-20210524) the First Homes policy requirement is not compulsory for this Neighbourhood Plan.

Appendix A – SHLAA Records and Location Maps

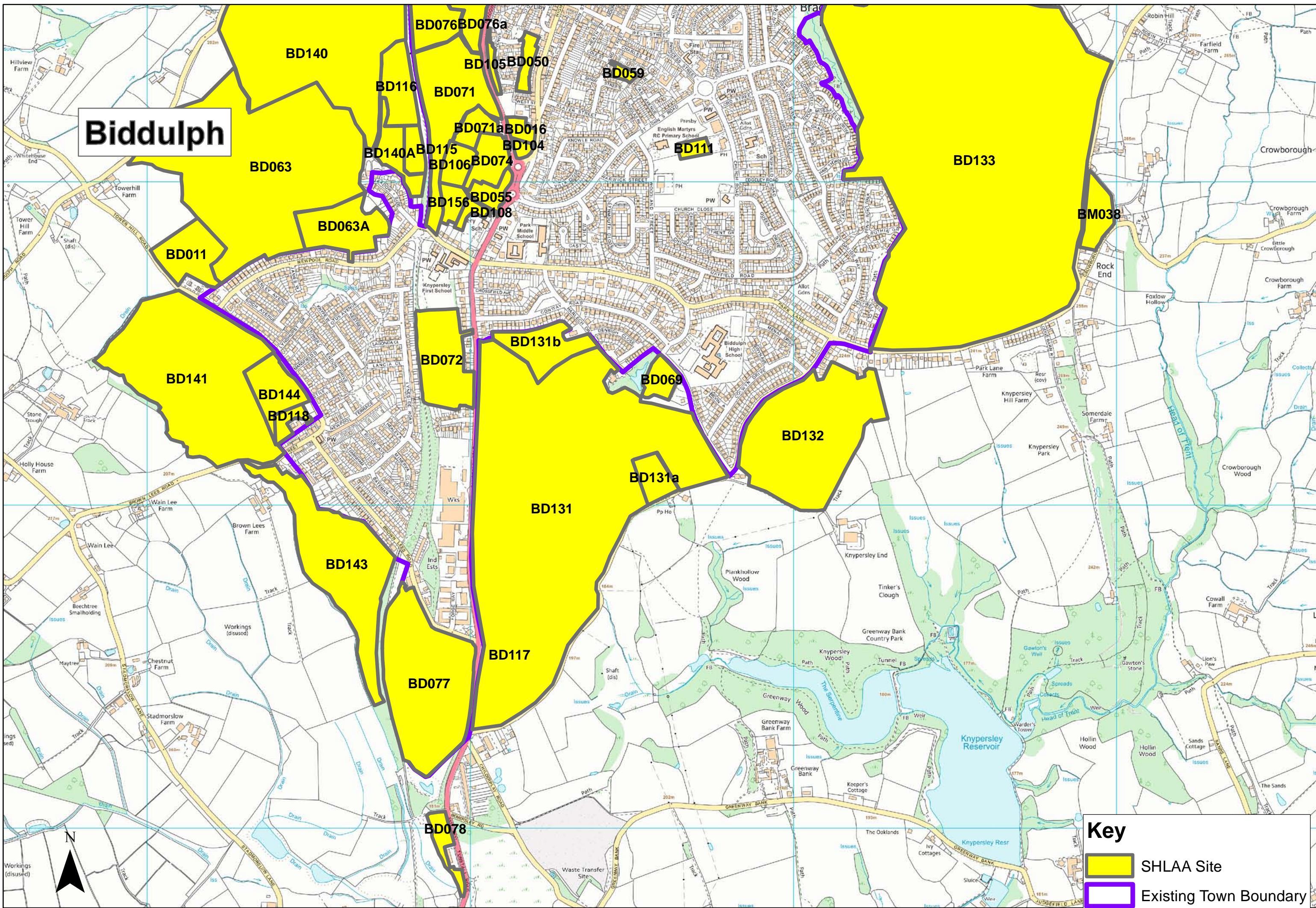
Biddulph





Key

- SHLAA Site
- Existing Town Boundary

Biddulph



Key

-  SHLAA Site
-  Existing Town Boundary

SITE ASSESSMENT FORM

Site Ref. No.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Adjacent to
Brocks Croft Gardens
Off Station Road
Biddulph

Site Details

Description:

Comments:

Area: ha. gross ha. net

Policy: Status:

Grid Ref.:

Commitment: Use:

Type: Hierarchy:

Conversion: Location:

Greenbelt: Flooding:

Replacement Dwg: Owner:

Site Assessment

Site Features:

Industrial / storage area has been built on (Brocks Croft Gardens). Land to eastern side (green field) still available. Land is mainly tree covered. Looks like it is part of the old gas works area behind Brocks Croft Gardens.

Available Access:

Road frontage on to Brocks Croft Gardens.

Additional Comments:

High fence on boundary with Brocks Croft Gardens prevents access and views into site.

Strengths/ Opportunities:

Land is within a residential area in the settlement boundary with good access.

Weaknesses/ Constraints:

Flooding issue - Low spot on site. No major concerns. Liaise with SCC. Possible contamination?

Deliverability Assessment

Availability:

Land Registry search undertaken which revealed multiple ownerships 15+ and renders the site undeliverable so changed it from a B site to a C site.

Suitability:

Potentially suitable for residential development.

Achievability:

Development would be economically viable taking into account all likely costs and planning obligations associated with the site.

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:

Application Type:

Approval Date:

Building Control Ref:

Other Application:

Approval Life:

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="114"/>	Joiners Yard at rear of 23 Shepherd Street Biddulph
SMDC Ref. No.:	<input type="text" value="BD059"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	<input type="text" value="Two businesses looking to release their land for housing."/>			
Comments:	<input type="text" value="Site containing 2 small businesses in a primarily residential area."/>			
Area:	<input type="text" value="0.29"/> ha. gross	<input type="text" value="0.290"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 388464 N 357335"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="2/3"/>
Type:	<input type="text" value="B"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Flat site, in 2 ownerships, joiners yard - 1 owner, chip shop - different owner. Site has housing on 3 sides. Several buildings on joiners yard and chip shop is an end of terrace. Workshop at front of site in different ownership and not part of scheme.

Available Access:

Demolition of chip shop intended to provide access onto Shepherd Street. Shepherd Street is narrow and there are a number of terraced properties with no off road parking.

Additional Comments:

Strengths/ Opportunities:

In a residential area in the settlement boundary. Brownfield, owners willing to sell. No contamination (according to owner), all services available. Owner realises need to provide some affordable units. Opportunity for town houses close to town centre

Weaknesses/ Constraints:

Currently in employment use (joiners yard). May be capacity restrictions on number of houses which could be accommodated from a highways point of view.

Deliverability Assessment

Availability:

Owners have said that the site is available now on SHLAA form.

Suitability:

Potentially suitable - site is in a residential area. High density assumed to reflect neighbouring properties and central location.

Achievability:

Development could be made economically viable through reduced planning obligations.

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:	<input type="text"/>	Application Type:	<input type="text"/>	Approval Date:	<input type="text"/>
Building Control Ref	<input type="text"/>	Other Application:	<input type="text"/>	Approval Life:	<input type="text"/>

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land north of

York Close / Essex Drive
Biddulph

Site Details

Description:

Comments:

Area: ha. gross ha. net Policy: Status:
Grid Ref.: Commitment: Use:
Type: Hierarchy: Conversion: Location:
Greenbelt: Flooding: Replacement Dwg: Owner:

Site Assessment

Site Features:

Site bounded by footpath (w), sewage works (n), Brook (e) and residential development (s). Overgrown grass land with mature trees, eastern side slopes down to stream. Agent considers site to be of poor amenity value and unattractive with fly tipping.

Available Access:

York Close / Essex Drive - access stubs already in place. However, both streets lead on to Mow Lane for access on to Congleton Road. Been refused planning permission in past due to insufficient capacity of York Close/Essex Drive. Highways say 40 dw ok.

Additional Comments:

Small part of site by stream is categorised as Flood Zones 2 and 3. PROW along western part of site ok. Appears to be scrub land. Issue of future residents amenity due to close proximity of sewage work. Agent has sent info demonstrating viability.

Strengths/ Opportunities:

Could yield approximately 50 dwellings at 40dph (according to HLAA representation). If constraints can be overcome, potentially suitable for residential development (though limited capacity). Not high landscape quality. Surrounded by housing.

Weaknesses/ Constraints:

Adjacent to sewage works (been refused planning permission in past for this reason), in the green belt, access difficulties (refused planning permission), eastern side of site low lying and susceptible to flooding, concentration of sewage pipes. EH view.

Deliverability Assessment

Availability:

SHLAA form submitted. EA comment - marginal FZ. Needs SFRA5. Excluded Flood Zone 3 area from site boundary in April 14 as dev not acceptable within zone.

Suitability:

Potentially suitable for residential development. Low impact on greenbelt. Low capacity assumed due to constraints. County Highways say 40 dwellings acceptable. Agent has sent info demonstrating viability. Extended P1 Habitat report also provided.

Achievability:

Development would be economically viable taking into account all likely costs and planning obligations associated with the site.

Classification: Full Capacity:

5 Year Capacity:

Density:

Planning Application Details

Planning Application: Application Type: Approval Date:
Building Control Ref: Other Application: Approval Life:

Date Last Updated:

Date Form Printed:

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="120"/>	Land east of The Uplands Biddulph
SMDC Ref. No.:	<input type="text" value="BD065"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	Undeveloped land in settlement boundary						
Comments:	Most of land is designated as Visual Open Space in the SMLP (though not recommended for retention in L & S Character Assessment).						
Area:	<input type="text" value="0.52"/> ha. gross	<input type="text" value="0.520"/> ha. net	Policy:	<input type="text" value="1/10"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 389020 N 358521"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Mainly grass, trees, relatively flat. Cannot see the land from public land at all. Footpath across adjacent Selectus site was locked.

Available Access:

Anvil Drive on to Smithy Lane but very restrictive. An integrated scheme with adjacent land (see record BD056) would seem more appropriate. But can't access from The Uplands due to land levels. Not included in Uplands Mill application.

Additional Comments:

Recent planning application appears to have resulted in this land being land locked if implemented as Smithy Lane access appears to have been blocked by proposal for single dwelling off Anvil Drive.

Strengths/ Opportunities:

In the settlement boundary in a residential area.

Weaknesses/ Constraints:

Designated as VOS in the SMLP (apart from small parcel to north), but not recommended for retention, land is green field. Restricted access is a severe constraint, 2 TPOs on southern boundary. Not included in Uplands Mill application.

Deliverability Assessment

Availability:

No known availability constraints. Note - FRA needed. SW flow route through site. Consult SCC.

Suitability:

Suitable for residential development - in a residential area surrounded by residential development. Access is a significant constraint though + potential flooding. Not recommended for retention as VOS in Landscape & Settlement Character Study.

Achievability:

Development would be very difficult to achieve as the site appears to be land locked so demolition of existing property would be the only way to gain access.

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:	<input type="text"/>	Application Type:	<input type="text"/>	Approval Date:	<input type="text"/>
Building Control Ref	<input type="text"/>	Other Application:	<input type="text"/>	Approval Life:	<input type="text"/>

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land north of

Mill Hayes Road
Biddulph

Site Details

Description:
Comments:
Area: ha. gross ha. net Policy: Status:
Grid Ref.: Commitment: Use:
Type: Hierarchy: Conversion: Location:
Greenbelt: Flooding: Replacement Dwg: Owner:

Site Assessment

Site Features:

Mixture of uses - nursing home, resi, sports grounds, pond (fishing), playing fields, grazing, stables, a listed building. Land itself is undulating and high in places. This is apparent from Mill Hayes Road.

Available Access:

Would have to create one to link onto Tunstall Road, most of frontage is built up but there are some small gaps. Some access points off Mill Hayes Road but this is very narrow in places.

Additional Comments:

Note this area was subject to consultation at PO stage. FRA needed. Extensive SW flooding and watercourses. Consult EA and SCC.

Strengths/ Opportunities:

Close to school, employment and sporting facilities. Area to south and east of Victoria Row is most developable.

Weaknesses/ Constraints:

Greenbelt. Lose opportunity for sports clubs to expand. Southern part is very close to boundary with Stoke on Trent and is some distance from town centre. The rest is too constrained by other uses. FRA needed.

Deliverability Assessment

Availability:

Ownerships not known - there are likely to be many. Not taken forward as a small urban extension - considered to be too many constraints including potential multiple ownerships.

Suitability:

Constraints limit this area's suitability for residential development - the area not immediately adjacent to the sports pitches is furthest south, relatively close to the District boundary and some distance from the town centre.

Achievability:

Development would be economically viable taking into account all likely costs and planning obligations associated with the site.

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application: Application Type: Approval Date:
Building Control Ref Other Application: Approval Life:

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="2637"/>	Land off Harlech Drive Biddulph
SMDC Ref. No.:	<input type="text" value="BD131b"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text" value="SM"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	<input type="text" value="Field in Green Belt adj to Development Boundary"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="2.72"/> ha. gross	<input type="text" value="2.720"/> ha. net	Policy: <input type="text" value="2,3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 388221 N 356492"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Deliverability Assessment

Availability:

Suitability:

Achievability:

Classification:

Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:	<input type="text" value="SM"/>	Application Type:	<input type="text"/>	Approval Date:	<input type="text"/>
Building Control Ref	<input type="text"/>	Other Application:	<input type="text"/>	Approval Life:	<input type="text"/>

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="1892"/>	Land at Biddulph Grange Biddulph
SMDC Ref. No.:	<input type="text" value="BD135"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text" value="SM"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	<input type="text" value="Land forming part of Biddulph Grange and surroundings"/>			
Comments:	<input type="text" value="Not an option for urban expansion."/>			
Area:	<input type="text" value="32"/> ha. gross	<input type="text" value="32.000"/> ha. net	Policy: <input type="text" value="2/3/9"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 389279 N 359193"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="9"/>
Type:	<input type="text" value="B/G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

National Trust gardens, listed building, historic parkland. Fronting Congleton Road is a church and cemetery.

Available Access:

Yes

Additional Comments:

FRA needed. Extensive SW flooding and watercourses. Consult EA and SCC.

Strengths/ Opportunities:

None.

Weaknesses/ Constraints:

Greenbelt, SLA, Historically sensitive area - Grade 1 Registered Historic Parkland, conservation area, listed building, presence of church and cemetery. Flooding issue.

Deliverability Assessment

Availability:

National Trust and SMDC land. Is in use.

Suitability:

Not suitable - too many constraints - impact on a historically sensitive area.

Achievability:

Development would be economically viable taking into account all likely costs and planning obligations associated with the site.

Classification:

Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:	<input type="text" value="SM"/>	Application Type:	<input type="text"/>	Approval Date:	<input type="text"/>
Building Control Ref	<input type="text"/>	Other Application:	<input type="text"/>	Approval Life:	<input type="text"/>

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="1893"/>	Land between Grangefields & Fold Lane Biddulph
SMDC Ref. No.:	<input type="text" value="BD136"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text" value="SM"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	<input type="text" value="Wooded area in the green belt"/>			
Comments:	<input type="text" value="Wooded area with a blanket TPO in the green belt."/>			
Area:	<input type="text" value="2.7"/> ha. gross	<input type="text" value="2.700"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 389232 N 359639"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Wooded area, 3/4 covered by trees, which are a blanket TPO. Slopes down steeply from road to stream. Thick hedgerow boundary with Fold Lane. Amenity value to residents.

Available Access:

Restricted off Grange Road or off Fold Lane which is very narrow in places.

Additional Comments:

Strengths/ Opportunities:

None.

Weaknesses/ Constraints:

Greenbelt, blanket TPO, stream, topography, access. In floodplain of watercourse which runs through site. Consult SCC. Works on watercourse will need Land Drainage Consent of SCC. Consult EA on surface water (over 1ha). FRA needed.

Deliverability Assessment

Availability:

Owner unknown.

Suitability:

Unsuitable due to constraints.

Achievability:

Development would be economically viable taking into account all likely costs and planning obligations associated with the site.

Classification:

Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:	<input type="text" value="SM"/>	Application Type:	<input type="text"/>	Approval Date:	<input type="text"/>
Building Control Ref	<input type="text"/>	Other Application:	<input type="text"/>	Approval Life:	<input type="text"/>

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land to north of

Marsh Green Road
Biddulph

Site Details

Description:

Comments:

Area: ha. gross ha. net Policy: Status:
Grid Ref.: Commitment: Use:
Type: Hierarchy: Conversion: Location:
Greenbelt: Flooding: Replacement Dwg: Owner:

Site Assessment

Site Features:

Undeveloped land. Baileys wood to north- ancient woodland which is under the management of the Woodland Trust. Slopes down to river from Marshfield Lane - undulating land. Beyond defensible boundary - stretches into open countryside.

Available Access:

This would be problematic due to potential access issues if whole site were developed.

Additional Comments:

Another constraint is that the west part of the site (between BVW and Baileys Bank) is identified in the Landscape & Settlement Setting Study as being important to the setting of the settlement.

Strengths/ Opportunities:

None.

Weaknesses/ Constraints:

Eastern part of site (and north) affected by Flood Zones 2 and 3 due to stream. Blanket TPOs to northern part of site (Baileys Wood). This is also identified in PPG17 audit as natural and semi natural open space. Also historic earthwork here. BVW west

Deliverability Assessment

Availability:

No known availability constraints. Consult EA and SCC. Works on watercourse will need Land Drainage Consent of SCC and/or EA. Consult EA on surface water (over 1ha). FRA needed.

Suitability:

Unsuitable due to constraints. Also land is considered to be part of the open countryside beyond a defensible development boundary. Housing here could potentially affect the setting of the heritage assets at Biddulph Grange.

Achievability:

Development would be economically viable taking into account all likely costs and planning obligations associated with the site.

Classification:

Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application: Application Type: Approval Date:
Building Control Ref Other Application: Approval Life:

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="2452"/>	Land adj to Fern Lea Congleton Road Biddulph
SMDC Ref. No.:	<input type="text" value="BD157"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text" value="SM"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	<input type="text" value="Large grounds belonging to house"/>			
Comments:	<input type="text" value="House with large curtilage."/>			
Area:	<input type="text" value="0.64"/> ha. gross	<input type="text" value="0.640"/> ha. net	Policy: <input type="text" value="2,3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 388836 N 359587"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="1"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="Y"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Deliverability Assessment

Availability:

Suitability:

Achievability:

Classification:

Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:	<input type="text" value="SM"/>	Application Type:	<input type="text"/>	Approval Date:	<input type="text"/>
Building Control Ref	<input type="text"/>	Other Application:	<input type="text"/>	Approval Life:	<input type="text"/>

Date Last Updated

Date Form Printed