

Strategic Housing Land Availability Assessment (SHLAA)

Large Site Assessment Forms

Volume 2 – Rural Areas

July 2015

SITE ASSESSMENT FORM

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

The Old Mill
Farley Lane
Alton

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:

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: 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="164"/>	Land at Grasmere Hurstons Lane Alton
SMDC Ref. No.:	<input type="text" value="AL010"/>	
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="Garden to front and rear of Grasmere"/>			
Comments:	<input type="text" value="Garden & paddock area."/>			
Area:	<input type="text" value="0.84"/> ha. gross	<input type="text" value="0.840"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 407491 N 342038"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="1/8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
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:

Front garden to Grasmere, lawns & very mature trees along the north, west and southern boundaries. Very mature frontage along Hurston's Road. Also includes paddock to south, fairly flat, sloping gently to rear.

Available Access:

Existing access to Grasmere.

Additional Comments:

79/080020 refused for residential devpt and 86/00785 site for 2 dwellings refused.

Strengths/ Opportunities:

Few constraints to development. Alton has very good facilities including school, shops, restaurants, bus route, Health Centre and village hall. Well related to village.

Weaknesses/ Constraints:

Outside the development boundary - open countryside and special landscape area. Opposite Conservation Area boundary. Footpath splits paddock into two. Identified in Landscape and Settlement Character Assessment as having a strong edge to development.

Deliverability Assessment

Availability:

Owner has confirmed that the site is not available.

Suitability:

Outside development boundary. Although part in existing residential use, the other part is open countryside and greenfield but well related to the village and local facilities and services.

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"/>	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 at
Capri
Gallows Green
Alton

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Large modern house within level site. Northern area in residential use, house, garage greenhouse etc. Southern area is paddock and separated by post and rail fence. Mature hegerows and mature trees form boundary to site.

Available Access:

Fronts the B5032.

Additional Comments:

Siting of 3 caravans refused 96/00655. Current planning application May 2015.

Strengths/ Opportunities:

Area has mix of house types and styles. Well related to the village. Good range of facilities. Potential opportunity for affordable housing. Well screened from south by mature hedgerow.

Weaknesses/ Constraints:

Whole site outside development boundary. Views across to open countryside. Footpath runs adjacent to site. Significant tree in front garden, (no TPO). Demolition required to make best use of site.

Deliverability Assessment

Availability:

Site is available. SHLAA form submitted.

Suitability:

Well related to the settlement boundary.

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

Land off

Cedarhill
Alton

Site Details

Description

Comments:

Area: <input type="text" value="2.5"/> ha. gross <input type="text" value="2.500"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.: <input type="text" value="E 406695 N 341966"/>	Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type: <input type="text" value="G"/> Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
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:

Site separated from the main part of the village by steep hill. Open field in agricultural use with one derelict building. Slopes steeply - the only flat bit is at road frontage near gate.

Available Access:

Site directly fronts two roads.

Additional Comments:

80/8256 refused for 9 dwellings and 85/13733 refused for 4 dwellings.

Strengths/ Opportunities:

Site available for development and would not cause congestion in the village. Development could provide a mix of market and affordable housing.

Weaknesses/ Constraints:

Site identified in the Landscape and Settlement Character Assessment as being important to the setting of the settlement. Steep, very prominent and not well related to the village.

Deliverability Assessment

Availability:

SHLAA site submitted. Letter received from landowner supporting development of the site Oct 2012.

Suitability:

Not considered suitable for development because of its location and relationship with the village.

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"/>	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="2196"/>	Land off Hurston's Lane Alton
SMDC Ref. No.:	<input type="text" value="AL018"/>	
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="Paddock area"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.81"/> ha. gross	<input type="text" value="0.810"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 407463 N 341969"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Open paddock alongside public footpath and to rear of Aarons Head. Currently grazed by horses.

Available Access:

Directly off Hurston's Lane.

Additional Comments:

2 dwellings refused (88/00782 and 86/00785) 6 cottages refused (86/00332).

Strengths/ Opportunities:

Well related to the settlement boundary and in particular sites to the north AL010.

Weaknesses/ Constraints:

Outside the development boundary in open countryside. Identified in the Landscape & Settlement Character Assessment as having a strong edge to development. Adjacent to footpath.

Deliverability Assessment

Availability:

Owner has confirmed that the site is not available.

Suitability:

Fairly well related to the settlement boundary and close to local facilities and services.

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="2197"/>	Land adj to Bee Cottage Uttoxeter Road Alton
SMDC Ref. No.:	<input type="text" value="AL019"/>	
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 agricultural use"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.6"/> ha. gross	<input type="text" value="0.600"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 407479 N 341894"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Sloping field in agricultural use on the edge of Alton bordered to the west and south by residential development. Not a strong edge to the settlement in this area, some recent residential development has taken place.

Available Access:

SCC confirmed that a private access road could accommodate up to 20 dwellings.

Additional Comments:

No relevant planning history.

Strengths/ Opportunities:

Well related to the settlement boundary.

Weaknesses/ Constraints:

Outside the development boundary in open countryside. Local roads affected by Alton Towers traffic. Sewer / drains may cross the site.

Deliverability Assessment

Availability:

Owner has confirmed that the site is available.

Suitability:

Well related to existing settlement boundary

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="2200"/>	Land north of Saltersford Lane Alton
SMDC Ref. No.:	<input type="text" value="AL022"/>	
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 agricultural use."/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.66"/> ha. gross	<input type="text" value="0.660"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 407574 N 341904"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G/B"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Sloping field on the eastern edge of Alton in agricultural use. Site is open and visible in the landscape.

Available Access:

Direct access to Saltersford Lane although this is very narrow / single track and is a dead end.

Additional Comments:

No planning history.

Strengths/ Opportunities:

On edge of the settlement.

Weaknesses/ Constraints:

Outside the development boundary in open countryside. Road is very narrow and this point and is a dead end. Local roads affected by Alton Towers traffic.

Deliverability Assessment

Availability:

Owner has confirmed that the site is available if required.

Suitability:

Has potential although development would be relatively prominent and access could be a problem.

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="2201"/>	Land south of Saltersford Lane Alton
SMDC Ref. No.:	<input type="text" value="AL023"/>	
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 agricultural use"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="2.26"/> ha. gross	<input type="text" value="2.260"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 407645 N 341789"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

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="2202"/>	Land at and including Ivy Cottage Saltersford Lane Alton
SMDC Ref. No.:	<input type="text" value="AL024"/>	
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="Ivy Cottage and area to the south"/>		
Comments:	<input type="text" value="Greenfield site - house within settlement boundary."/>		
Area:	<input type="text" value="0.4"/> ha. gross	<input type="text" value="0.400"/> ha. net	Policy: <input type="text" value="1/3"/>
Grid Ref.:	<input type="text" value="E 407194 N 341588"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="B/G"/>	Hierarchy: <input type="text" value="LV"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="N"/>	Conversion: <input type="text" value="NB"/>	Use: <input type="text" value="6"/>
Flooding:	<input type="text" value="N"/>	Location: <input type="text" value="R"/>	Replacement Dwg: <input type="text" value="N"/>
		Owner: <input type="text" value="3"/>	

Site Assessment

Site Features:

South of ivy cottage the remainder of the site consists of overgrown vegetation. The centre of the site is more open.

Available Access:

Access would have to be achieved via Saltersford Lane. Mature frontage. Track at the western perimeter of the site is in separate ownership.

Additional Comments:

Current planning application May 2015.

Strengths/ Opportunities:

Well screened by mature hedgerows and well related to the existing settlement. Ivy Cottage is located within the development boundary.

Weaknesses/ Constraints:

Greenfield site in open countryside. No TPO's currently designated on the site. Local roads affected by Alton Towers traffic.

Deliverability Assessment

Availability:

Owner promoting site for residential development.

Suitability:

Site is well related to the existing settlement.

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="2203"/>	Land to the west of Glen Drive Alton
SMDC Ref. No.:	<input type="text" value="AL025"/>	
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="Sloping field in agricultural use"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="2"/> ha. gross	<input type="text" value="2.000"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 407029 N 341796"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

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

Land south of
Tythe Barn

Alton

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:

Sloping field in agricultural use to the south of Alton. Backs onto properties fronting Saltersford Lane. Mature hedgerows and some mature trees along boundaries.

Available Access:

No direct access available.

Additional Comments:

No planning history.

Strengths/ Opportunities:

On edge of village but relatively well screened by existing development and the landscape.

Weaknesses/ Constraints:

Extends into open countryside and access issues. Local roads affected by Alton Towers traffic.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

No available access into site at present.

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="2205"/>	Land adj to the cemetery Hurstons Lane Alton
SMDC Ref. No.:	<input type="text" value="AL027"/>	
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 grazed by horses"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.5"/> ha. gross	<input type="text" value="1.500"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 407555 N 342172"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Gently sloping field on eastern edge of settlement adjacent to the cemetery grazed by horses.

Available Access:

Existing access off Hurstons Lane.

Additional Comments:

No planning history.

Strengths/ Opportunities:

On edge of village but relatively well screened in the landscape by mature hedgerows existing development and the landscape.

Weaknesses/ Constraints:

Identified in the Landscape and Settlement Character Assessment as having a strong edge to development. Three footpaths cross the site. Adjacent to the Conservation Area boundary. Within the open countryside.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Fairly well related to the settlement boundary and close to local facilities and services.

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="2206"/>	Land east of Hurstons Lane Alton
SMDC Ref. No.:	<input type="text" value="AL028"/>	
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 grazed by horses"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="1"/> ha. gross	<input type="text" value="1.000"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 407505 N 342280"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

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

Land east of
Town Head Farm
Hurstons Lane
Alton

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:

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

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 Rear of
Garage and Hall
Uttoxeter Road
Blythe Bridge

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:

Fairly flat open land with some mature trees and hedgerows within the site and around boundary.

Available Access:

Direct access available off Uttoxeter Road between garage and 427.

Additional Comments:

Strengths/ Opportunities:

Within settlement boundary and established residential area.

Weaknesses/ Constraints:

On edge of settlement. Good views across site to countryside beyond. All of site lies outside settlement boundary. Most of site within flood zone 3a, remainder in flood zone 2

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Development of whole site would impact on character of this part of the settlement. Flood risk a major constraint.

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="433"/>	Land to Rear of 429 - 445 Uttoxeter Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB002"/>	
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="Agricultural land"/>						
Comments:	<input type="text" value="Large area of agricultural land on south-east edge of settlement"/>						
Area:	<input type="text" value="1.95"/> ha. gross	<input type="text" value="1.950"/> ha. net	Policy:	<input type="text" value="2/8"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 396696 N 304879"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Fairly flat open land with some mature trees and hedgerows within the site and around boundary.

Available Access:

Direct access available off Uttoxeter Road (adj to 445).

Additional Comments:

Strengths/ Opportunities:

Outside the development boundary but would relate well to existing settlement - close proximity to services including village hall and playing fields.

Weaknesses/ Constraints:

On edge of settlement. Good views across site to countryside beyond. All of site lies outside settlement boundary. Much of site is within flood zone 2. Landscape identified in L&SCA as being important to setting of village.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Development of whole site would impact significantly on character of this part of the settlement. Flooding risk a major consideration although only flood zone 2.

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"/>	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="455"/>	Land to Rear of 355/357 Uttoxeter Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB010"/>	
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="Vacant land"/>						
Comments:	<input type="text" value="Vacant/underused land."/>						
Area:	<input type="text" value="0.16"/> ha. gross	<input type="text" value="0.160"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 396191 N 341031"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

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"/>	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="757"/>	Land to Rear of The Hollies Cheadle Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB011"/>	
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="Vacant and underused land"/>			
Comments:	<input type="text" value="Vacant/underused land. Used for smallholding."/>			
Area:	<input type="text" value="0.23"/> ha. gross	<input type="text" value="0.230"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 396178 N 341096"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="6"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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:

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"/>	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="759"/>	Land to Rear of 341/341a Uttoxeter Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB012"/>	
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="Vacant land"/>						
Comments:	<input type="text" value="Vacant/underused land."/>						
Area:	<input type="text" value="0.16"/> ha. gross	<input type="text" value="0.160"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 396167 N 341011"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

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"/>	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="496"/>	Land to Rear of 218 - 234 Uttoxeter Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB021"/>	
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="Meadow land"/>						
Comments:	<input type="text" value="Extensive area of meadow and grassland. Note notional site area of HLAA excludes land to SW affected by FZ2 (but abuts this)."/>						
Area:	<input type="text" value="1.04"/> ha. gross	<input type="text" value="1.040"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 395862 N 341007"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Meadow land and grassland surrounded by built development on 3 sides - railway line further to SW in FZ2. No significant features evident within site. Possible mill pond?

Available Access:

Limited access available from Uttoxeter Road adjacent to 234. Alternative access may be available through builders yard to NW.

Additional Comments:

Culvert alongside east side limits access.

Strengths/ Opportunities:

Within settlement boundary and close to facilities.

Weaknesses/ Constraints:

Ground conditions uncertain. Notional site abuts flood plain. Access limitations. Greenfield site. Amenity issues associated with surrounding land uses and railway line?

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Potentially difficult site to develop due to site conditions and access. But suitable if access solution can be achieved.

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"/>	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="535"/>	Field Rear (west) of 25 - 31 Caverswall Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB027"/>	
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="Grazing/agricultural land"/>						
Comments:	<input type="text" value="Agricultural/grazing land off track leading west from Caverswall Road."/>						
Area:	<input type="text" value="0.53"/> ha. gross	<input type="text" value="0.530"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 395595 N 341412"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Large open grassed field on western edge village SDB. No significant features within site. Hedgerows along boundaries, but still visible from access track to north. Slopes slightly down to River Blithe valley to south.

Available Access:

Access from track which leads off Caverswall Road. Unadopted? Would need to be improved.

Additional Comments:

Access track has Public RoW running along it. Woodland TPO to immediate south of River Blithe.

Strengths/ Opportunities:

Relates well to settlement pattern and near to railway station.

Weaknesses/ Constraints:

Access currently poor but could be improved. L&CSA identifies need to reinforce landscape along edge of settlement. Greenfield. Greenbelt.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Potential for low density residential development to complement existing development to east.

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"/>	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="536"/>	Land Opposite (south) 45/47 Caverswall Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB028"/>	
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="Grazing/agricultural land"/>		
Comments:	<input type="text" value="Agriculatual/grazing land off track leading from Caverswall Road (immediately west of BB027)."/>		
Area:	<input type="text" value="1.54"/> ha. gross	<input type="text" value="1.540"/> ha. net	Policy: <input type="text" value="2/3"/>
Grid Ref.:	<input type="text" value="E 395518 N 341462"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="Y"/>	Conversion: <input type="text" value="NB"/>	Use: <input type="text" value="8"/>
Flooding:	<input type="text" value="N"/>	Location:	<input type="text" value="R"/>
		Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Large open grassed field. No significant features within site. Hedgerows along boundaries but still visible from northern access track. Slopes slightly down to Blithe River valley to south. Western boundary of site is notional - no natural boundary here.

Available Access:

Access from track which leads off Caverswall Road. Unadopted? Would need to be improved.

Additional Comments:

Access track has Public RoW running along it. Woodland TPO to immediate south of River Blithe.

Strengths/ Opportunities:

Relates well to settlement pattern and near to railway station.

Weakneses/ Constraints:

Access currentlly poor but could be improved. Greenfield. Greenbelt.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Potential for low density residential development to complement existing development to east.

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"/>	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 at Junction of

Caverswall Road & Caverswall Old Road
Blythe Bridge

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:

Former brickworks site, abuts SDB. Prominent site with hedgerows around all of boundary. Some mature trees (TPOs) along Caverswall Old Road frontage but site still highly visible. No significant features within site. Former landfill site.

Available Access:

Access could be made available from Caverswall Road but proximity of junction could be a problem. Caverswall Old Road too narrow.

Additional Comments:

Extensive supporting documentation including site access, phase 1 habitat assessment, contaminated land risk assessment and indicative layout submitted by agent of owner.

Strengths/ Opportunities:

Relates well to existing settlement boundary, rounding off edge of settlement.

Weaknesses/ Constraints:

Greenfield site. Greenbelt. Prominent corner location. Poor junction although could be opportunity to improve visibility. L&SCA identifies landscape as being important to setting of settlement and existing strong edge to settlement.

Deliverability Assessment

Availability:

SHLAA representation indicates immediate availability. Also includes adjoining strip of land in same ownership.

Suitability:

Logical rounding off of development with opportunity for junction improvements but landscape impact concerns. May be suitable for low density development only. Remediation and mitigation measures needed.

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

Land South West of

Caverswall Road
Blythe Bridge

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weakneses/ Constraints:

Deliverability Assessment

Availability:

Suitability:

Achievability:

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

Land North East of

Caverswall Road
Blythe Bridge

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weakneses/ Constraints:

Deliverability Assessment

Availability:

Suitability:

Achievability:

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="555"/>	Land to South West and Rear of 83/93 Chapel Street Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB043"/>	
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="Agricultural land"/>			
Comments:	<input type="text" value="Large area of agricultural land comprising of single field."/>			
Area:	<input type="text" value="2.2"/> ha. gross	<input type="text" value="2.200"/> ha. net	Policy: <input type="text" value="2"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 396221 N 341862"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text"/>	Flooding: <input type="text"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Predominantly rough grassed area sloping gently up to west. Field has hedgerows and some mature trees along boundary and frontage.

Available Access:

Access directly from Chapel Street - may need widening and improving in parts. Chapel Street is no through road, unmade in parts.

Additional Comments:

Strengths/ Opportunities:

Logical extension to settlement. Some development opposite and to the north.

Weaknesses/ Constraints:

Extensive area of greenfield land - will result in significant change in character. Public footpath runs around site. Identified in L&SCA as being important to landscape setting of settlement.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Although logical extension to settlement, would impact significantly on landscape setting of this part of settlement. Limited potential for residential development. Possible limited infilling along frontage.

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"/>	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 Rear of

74,94/96

Chapel Street

Blythe Bridge

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:

Area of former kennels consists of derelict buildings and hardstandings, abuts village SDB. Remainder is rough grassland sloping down eastwards with small woodland area along eastern and southern boundaries.

Available Access:

Existing access directly from Chapel Street - may need widening and improving in parts. Chapel Street is no through road.

Additional Comments:

Brownfield land only equates to 0.5 hectares.

Strengths/ Opportunities:

Logical extension to settlement. Some development opposite and to the north. Former kennels are brownfield and suitable for reuse/redevelopment.

Weaknesses/ Constraints:

Area of former kennels considered brownfield. Remainder of site is greenfield and less well related to existing settlement pattern. Greenbelt. Site to east appears heavily wooded, with small area affected by flood risk.

Deliverability Assessment

Availability:

SHLAA submission made indicating immediate availability.

Suitability:

Suitable for partial development for housing on brownfield part of site. Greenfield land should only be developed if needed.

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="559"/>	Land to North of 38 Dilhorne Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB045"/>	
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="Agricultural land"/>						
Comments:	<input type="text" value="Single field in agricultural use. Site put forward by owner's agent - see also site BB064."/>						
Area:	<input type="text" value="0.56"/> ha. gross	<input type="text" value="0.560"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 396670 N 341917"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Predominantly rough grassed area, abutting SDB to south, sloping gently up to west. Field has hedgerows and some mature trees along boundary and frontage but is still highly visible from west.

Available Access:

Direct access available from Dilhorne Road.

Additional Comments:

Plot in front separated off from rest of site. Dwellings to south overlooking site.

Strengths/ Opportunities:

Logical extension to settlement. Relates well to housing opposite and to south. Some development opposite and to the north.

Weaknesses/ Constraints:

Greenfield site. Identified in L&SCA as being important to landscape setting of settlement with strong western edge. Greenbelt.

Deliverability Assessment

Availability:

Part of larger parcel of land for which a SHLAA submission has been made indicating immediate availability.

Suitability:

Relates well to existing settlement pattern. Potential for development if needed.

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"/>	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="563"/>	Land to North of Cheadle Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB047"/>	
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="Agricultural land"/>			
Comments:	<input type="text" value="single extensive field in agricultural use."/>			
Area:	<input type="text" value="1.85"/> ha. gross	<input type="text" value="1.850"/> ha. net	Policy: <input type="text" value="2"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 397010 N 341781"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text"/>	Flooding: <input type="text"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Predominantly rough grassed area sloping gently up to north. Field has hedgerows and some mature trees along boundary and frontage. There is a large pond and copse to north east of site.

Available Access:

Direct access from Cheadle Road possible.

Additional Comments:

Strengths/ Opportunities:

Logical extension to settlement.

Weaknesses/ Constraints:

Does not relate very well to settlement form - intrusion into open countryside. Identified in L&SCA as being important to landscape setting of settlement.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Although suitable for residential development it would significantly extend the settlement into open countryside and does not relate well to current settlement form. Would also impact on landscape setting of 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"/>	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 South of

Cheadle Road
Blythe Bridge

Site Details

Description

Comments:

Area:	<input type="text" value="4.13"/> ha. gross	<input type="text" value="4.130"/> ha. net	Policy:	<input type="text" value="2"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 396987 N 341644"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text"/>	Flooding:	<input type="text"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Predominantly rough grassed area sloping gently up to north. Field has hedgerows and some mature trees along boundary and frontage. Few trees within site.

Available Access:

Direct access from Cheadle Road possible.

Additional Comments:

Strengths/ Opportunities:

Logical extension to settlement.

Weaknesses/ Constraints:

Extensive greenfield area which does not relate very well to settlement form - significant intrusion into open countryside. Identified in L&SCA as being important to landscape setting of settlement.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Although suitable for residential development it would significantly extend the settlement into open countryside and does not relate well to current settlement form. Would also impact on landscape setting of 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"/>	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="565"/>	Land to North of Draycott Old Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB049"/>	
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="Agricultural land"/>			
Comments:	<input type="text" value="Single extensive field in agricultural use."/>			
Area:	<input type="text" value="2.25"/> ha. gross	<input type="text" value="2.250"/> ha. net	Policy: <input type="text" value="2"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 396811 N 341408"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text"/>	Flooding: <input type="text"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Predominantly rough grassed area sloping gently up to north and north east. Field has hedgerows and some mature trees along boundary and frontage. Few trees within site.

Available Access:

Direct access from Draycott Old Road possible. Site at slightly higher level.

Additional Comments:

Strengths/ Opportunities:

Logical extension to settlement.

Weaknesses/ Constraints:

Extensive greenfield area which does not relate very well to settlement form - significant intrusion into open countryside. Identified in L&SCA as being important to landscape setting of settlement.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Although suitable for residential development it would significantly extend the settlement into open countryside and does not relate well to current settlement form. Would also impact on landscape setting of 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"/>	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 Rear of
12
Draycott Old Road
Blythe Bridge

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:

Mainly rough grassland with no features within site. Some mature trees and hedgerows along boundary.

Available Access:

Access from Draycott Old Road only possible through vacant land (BB060) although close to junction with Cheadle Road.

Additional Comments:

Net area reduced by half to exclude area within flood risk zone 3. Potential for further expansion to east of site.

Strengths/ Opportunities:

Relates well to settlement form and partly within settlement boundary. Close to facilities.

Weaknesses/ Constraints:

Much of site within flood risk zone 3. Access dependent on going through vacant land which may be in separate ownership. L&SCA identifies strong western edge to settlement.

Deliverability Assessment

Availability:

Site advertised for sale at £100,000 (6th March 2013). Plot on frontage has outline permission for single dwelling

Suitability:

Significant flooding issues raised by the Environment Agency and SCC Flood Risk Team.

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="575"/>	Land south west of Draycott Old Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB054"/>	
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="Agricultural land"/>						
Comments:	<input type="text" value="Agricultural land on edge of settlement. Public RoW run along NW perimeter. Western portion affected by FZs 2/3."/>						
Area:	<input type="text" value="2.9"/> ha. gross	<input type="text" value="2.900"/> ha. net	Policy:	<input type="text" value="2/3/8"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 396632 N 341257"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Predominant grassed farmland abutting SDB, with hedgerows along boundary and mature trees on frontage. But still visible from Draycott Old Road.

Available Access:

Direct access available from Draycott Old Road but part of site raised above road level.

Additional Comments:

Small electricity sub-station within site.

Strengths/ Opportunities:

Logical extension to settlement. No landscape constraints.

Weaknesses/ Constraints:

Greenfield site - extends settlement into open countryside. Greenbelt.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Potential for extension of settlement.

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"/>	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="1083"/>	Land to North of 85 - 91 Caverswall Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB062"/>	
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="Agricultural land"/>			
Comments:	<input type="text" value="OPEN LAND IN AGRICULTURAL USE"/>			
Area:	<input type="text" value="0.94"/> ha. gross	<input type="text" value="0.940"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 395590 N 341850"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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:

Open level grassed site in agricultural use, abuts SDB. No significant features within the site. Hedgerow along road frontage, but site still visible.

Available Access:

Direct access to Caverswall Road available

Additional Comments:

Western boundary is notional - part of larger field - no natural boundary along W.

Strengths/ Opportunities:

Adjoins existing residential development to the south. Blythe Bridge has good range of facilities and services. No landscape issues identified in L&SCA.

Weaknesses/ Constraints:

Green Belt, greenfield site. Extreme edge of settlement. L&SCA identifies need for planting along southern boundary to strengthen edge of settlement

Deliverability Assessment

Availability:

SHLAA request made to consider site for development

Suitability:

Potential for limited low density residential development to complement existing development to east.

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"/>	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 East of

Dilhorne Road

Blythe Bridge

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:

Agricultural land sloping gently northwards..Small fields separated by hedgerows and some mature trees along boundary and frontage. Copse of trees in centre.

Available Access:

Direct access available from Dilhorne Road.

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Extensive greenfield area which does not relate very well to settlement form - significant intrusion into open countryside. Identified in L&SCA as being important to landscape setting of settlement.

Deliverability Assessment

Availability:

Part of larger parcel of land for which a SHLAA submission has been made indicating immediate availability.

Suitability:

Would significantly extend the settlement into open countryside and does not relate well to current settlement form. Would also impact on landscape setting of 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: **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="2082"/>	Land adjoining Fairfields Caverswall Old Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB079"/>	
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="Agricultura/grazing"/>			
Comments:	<input type="text" value="Agricultural/grazing land on edge of settlement"/>			
Area:	<input type="text" value="1"/> ha. gross	<input type="text" value="1.000"/> ha. net	Policy: <input type="text" value="2"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 395740 N 341827"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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:

Single field with hedgerows around all of boundary. Some mature trees along boundary to south west. No significant features within site. Slopes down to west.

Available Access:

Access could be made available from Caverswall Old Road but very narrow.

Additional Comments:

Large houses overlooking site to west.

Strengths/ Opportunities:

Relates well to existing settlement boundary, rounding off edge of settlement.

Weakneses/ Constraints:

Greenfield site. Poor jaccess road although could be opportunity to improve visibility. L&SCA identifies landscape as being important to setting of settlement and exsiting strong edge to settlement.

Deliverability Assessment

Availability:

No known ownership constraints. Previous application for residential.

Suitability:

Significant incursion into countryside and poor access. Aslo landscape issues make site potentially unsuitable.

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"/>	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="2132"/>	Land to West of Dilhorne Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB080"/>	
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="Agricultural/Grazing Land"/>						
Comments:	<input type="text" value="Single field in agricultural use."/>						
Area:	<input type="text" value="5.5"/> ha. gross	<input type="text" value="5.500"/> ha. net	Policy:	<input type="text" value="2"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 396711 N 342051"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text"/>	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="2230"/>	Land to rear of 22-26 Draycott Old Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB081"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text" value="SM"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	<input <="" td="" type="text" value="Agricultural Land - in equestrian/domestic use?"/>			
Comments:	<input type="text" value="Public RoW runs along SE boundary. Small western portion affected by FZs 2/3."/>			
Area:	<input type="text" value="0.29"/> ha. gross	<input type="text" value="0.290"/> ha. net	Policy: <input type="text" value="2/3/8"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 396598 N 341373"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="1/5/8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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:

Two separate, adjacent parcels of land to rear of roadside dwellings - northern parcel appears to be linked to adjacent equestrian manage uses; southern parcel domestic/equestrian use? Both appear to have regular perimeter hedging.

Available Access:

Backland so would appear reliant on access through existing curtilages of 22 + 26 Draycott Old Road?

Additional Comments:

Public RoW runs along SE boundary. Small western portion affected by FZs 2/3. Equestrian/extended curtilage uses do not appear authorised.

Strengths/ Opportunities:

Abuts SDB. Arguably falls within 'bight' of greenbelt surrounded by housing on E/N/W sides already. Fairly close to shops/services around Forsbrook centre. Well defined with hedge boundaries already.

Weaknesses/ Constraints:

Unclear how sites could be accessed. Multiple ownerships? Presumed greenfield. Greenbelt. Possible localised flood risk issues.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Deliverability questionable. Access issues?

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 at
53
Uttoxeter Road
Blythe Bridge

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Majority of site comprises of extensive wooded grounds to care home with numerous mature trees. Site also includes existing care home facilities.

Available Access:

Existing access points off Uttoxeter Road

Additional Comments:

Strengths/ Opportunities:

Close to existing built up areas and services and facilities. Existing C2 care home use buildings within site.

Weaknesses/ Constraints:

Site lies within green belt. Majority of site is greenfield. Development may impact on openness of green belt.

Deliverability Assessment

Availability:

Representation from owner to expand existing care home facility onto rest of site.

Suitability:

Unsuitable for residential but may be a case for limited sensitive expansion of existing care home facilities under NPPF.

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

Date Last Updated:

Date Form Printed:

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="2499"/>	Land to rear of 71 71 Caverswall Road Blythe Bridge
SMDC Ref. No.:	<input type="text" value="BB086"/>	
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="Greenfield site in agricultural use"/>						
Comments:	<input type="text" value="Agricultural land on edge of settlement. Public RoW along west perimeter."/>						
Area:	<input type="text" value="0.73"/> ha. gross	<input type="text" value="0.730"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 395555 N 341632"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Single open agricultural field with hedgerows along boundary. No significant landscape features within site.

Available Access:

Existing access by footpath/bridleway from road access adjacent to 29, Caverswall Road. Agent has suggested removal of 71, Caverswall Road to provide access.

Additional Comments:

Public RoW along west perimeter.

Strengths/ Opportunities:

On edge of built-up area near to village centre and school.

Weaknesses/ Constraints:

Greenfield site. Poor access at present which would need to be improved. L&CSA identifies need to reinforce landscape along edge of settlement. Greenbelt

Deliverability Assessment

Availability:

Request from landowner to be considered.

Suitability:

Potential for low density residential development to complement existing development to east subject to access being made available.

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 the east of
459
Uttoxeter Road
Blythe Bridge

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:

Brownfield site considered to be part of former landfill site. Currently used for open storage. Frontage has strong line of trees/hedgerows - mostly screens site from view apart from access point. Some landscape features (ponds) in land to north of site.

Available Access:

Direct access off A50

Additional Comments:

Wider site to rear (greenfield) in common ownership.

Strengths/ Opportunities:

Brownfield site on edge of built-up area. Good access off A50.

Weaknesses/ Constraints:

Possible contamination from land fill. Has potential as an employment site. Listed building opposite site.

Deliverability Assessment

Availability:

Submission to consider site for housing.

Suitability:

Site has good potential for development in view of its brownfield nature and location on edge of settlement but possible contamination from past use.

Achievability:

Development would be economically viable taking into account all likely costs and planning obligations associated with the site - dependant on level of past contamination.

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

Nursery greenhouses and adjacent land at
Heath House Farm
Caverswall Old Road
Blythe Bridge

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:

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: 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="291"/>	Land rear of 42 Woodside Avenue Brown Edge
SMDC Ref. No.:	<input type="text" value="BE003a"/>	
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="Vacant undeveloped land suitable for residential development"/>			
Comments:	<input type="text" value="Field surrounded by residential development. Note - read this record in conjunction with BE003b."/>			
Area:	<input type="text" value="0.25"/> ha. gross	<input type="text" value="0.250"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 390742 N 352970"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="6"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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:

Field, mowed grass, surrounded by residential - caravan and trailers stored on land, also contains set of goal posts. Gated off so no access to the general public.

Available Access:

Single track access from Meadow Road.

Additional Comments:

Strengths/ Opportunities:

In a residential area within the settlement boundary. Opportunity to tidy land and make full use of it. Could be an allocation. Assessed for visual open space potential by Wardell Armstrong and not considered suitable.

Weaknesses/ Constraints:

Access - this may restrict capacity. Has had previous refusal for access and residential amenity issues which may still be valid.

Deliverability Assessment

Availability:

No known availability constraints. Land Registry Search revealed that land is not registered but owner traced and has indicated that he would be willing to release land for dev

Suitability:

Potentially suitable for residential infill. In the settlement boundary, surrounded by residential development. Opportunity to tidy underused piece of land.

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"/>	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="2396"/>	Land at Star Farm Hill Top Brown Edge
SMDC Ref. No.:	<input type="text" value="BE007"/>	
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="Farm with land in Green Belt"/>						
Comments:	<input type="text" value="Has development interest."/>						
Area:	<input type="text" value="1.42"/> ha. gross	<input type="text" value="1.420"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 390703 N 354563"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="OC"/>	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:

Two fields with hedgerow boundaries and a barn. Field to east is flat and field to west falls away to Ladymoor Lane according to SHLAA form.

Available Access:

The SHLAA form states that there is current vehicular access adjacent to the driveway to Star Farm and the potential to open another access via the road to Marshes Hill.

Additional Comments:

FRA needed but SCC has no specific flooding concerns.

Strengths/ Opportunities:

The SHLAA form states that the site is suitable for development because it is not overlooked, has easy access and is on the current bus route.

Weaknesses/ Constraints:

Green Belt, significant public footpath runs across the land (as ID in Landscape & Settlement Character Assessment). Also, on a ridgeline, remote from the main part of the settlement, access along narrow country lanes. FRA needed.

Deliverability Assessment

Availability:

A SHLAA form for this site exists (179) indicating immediate availability.

Suitability:

Unsuitable for residential development - gfield, gbelt, visually intrusive - area rural in character not suitable for large scale development. Most significantly - remote from the existing development boundary, services & facilities, unsustainable.

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="2456"/>	Land at Smithy Farm Hill Top Close Brown Edge
SMDC Ref. No.:	<input type="text" value="BE009"/>	
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 with development interest"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="2"/> ha. gross	<input type="text" value="2.000"/> ha. net	Policy: <input type="text" value="2,3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 390841 N 354237"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="OC"/>	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="2698"/>	Land to rear of Springfields Willfield Lane Brown Edge
SMDC Ref. No.:	<input type="text" value="BE011"/>	
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="Fields in Green Belt"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="2.84"/> ha. gross	<input type="text" value="2.840"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 391257 N 352723"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="OC"/>	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="352"/>	Land opposite Annats Farm High Lane Brown Edge
SMDC Ref. No.:	<input type="text" value="BE028"/>	
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="Agricultural field in the greenbelt"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.6"/> ha. gross	<input type="text" value="1.600"/> ha. net	Policy:	<input type="text" value="2/10"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 390430 N 352518"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Land is green field and in agricultural use. Relatively flat, slopes downwards slightly away from road frontage, mature trees (8TPOs) along frontage. Clearly defined with trees / hedgerows around all sides.

Available Access:

Road frontage on to High Lane. FRA needed. Ordinary watercourse and floodplain along east edge of site. Consult EA and SCC.

Additional Comments:

Some residential development on both sides fronting road but area is rural in character and feels separate from built up part of village. Is also very close to District boundary with Stoke on Trent. Does not adjoin settlement boundary.

Strengths/ Opportunities:

Good access, relatively straightforward to develop, owner states no specific ecological features or interest.

Weaknesses/ Constraints:

Green field, green belt, very close to Stoke on Trent boundary, TPO trees on road frontage, does not adjoin settlement boundary, some distance from village services, ID in L & S Character Assessment as being important to setting of settlement. Flooding.

Deliverability Assessment

Availability:

SHLAA request made (172) indicating immediate availability of the site.

Suitability:

Not considered to be suitable for any kind of development - separate from the settlement, development here would create a linear effect very close to District boundary undermining purpose of green belt, land important to setting of settlement.

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"/>	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 off

Chapel Lane / Fiddlers Bank

Brown Edge

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:

Very steeply sloping elevated land on a hillside to rear of Chapel Lane, mainly grass land with some stone wall boundaries. Highly visible from St Anne's Vale which is much lower down. Row of TPOs in northern part of site. Rural in character.

Available Access:

Access is very problematic - Chapel Lane/Fiddlers Bank is a single track one way road with an 'unsuitable for motor vehicles' sign at the Chapel Lane end. Due to major differences in levels, access on to St Anne's Vale not feasible (this too is narrow).

Additional Comments:

Strengths/ Opportunities:

Adjacent to residential development in settlement boundary.

Weaknesses/ Constraints:

Access difficulties (unlikely to be acceptable to highways, other refusals nearby), land is highly visible, green field and Green Belt status, TPOS, rural character, topography, ID as important to setting of settlement in L & S Character Assessment.

Deliverability Assessment

Availability:

No known availability constraints - some interest in removing land from green belt in 2001 (letter received).

Suitability:

Not suitable for development due to severe access constraints, topography, rural character, important to setting of settlement.

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="355"/>	Land adjacent to Alders Farm St Anne's Vale Brown Edge
SMDC Ref. No.:	<input type="text" value="BE030"/>	
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="Agricultural land in green belt"/>						
Comments:	<input type="text" value="Agricultural grazing land in Green Belt."/>						
Area:	<input type="text" value="0.72"/> ha. gross	<input type="text" value="0.720"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 390748 N 353733"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

2 large grazing fields with some trees along field boundaries, mainly grass, fronts St Anne's Vale but slopes down to a much lower level than road, rising up again to the east. Public footpath to northern boundary of site.

Available Access:

Fronts St Anne's Vale but access would be difficult due to contours of land. Also, as Anne's Vale is a narrow road it could not support extra traffic if both fields were fully developed.

Additional Comments:

SW flow route through site. Consult SCC.

Strengths/ Opportunities:

Adjoins settlement boundary.

Weaknesses/ Constraints:

Green field, green belt, sloping site, difficult access, rural in character, stone wall boundary acts as a strong edge to development boundary at this point, id as being important to setting of settlement. Consult SCC re flooding.

Deliverability Assessment

Availability:

No known availability constraints - some interest in releasing land for housing in 2004 but nothing received recently.

Suitability:

Unsuitable for development because of rural character, important to setting of settlement, topography, access, goes beyond a strong edge to settlement (stone wall fronting St Anne's Vale).

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"/>	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="360"/>	Land north of Breach Road Brown Edge
SMDC Ref. No.:	<input type="text" value="BE032"/>	
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="Agricultural field adjoining settlement boundary"/>						
Comments:	<input type="text" value="Agricultural field adjacent to residential development in the settlement boundary."/>						
Area:	<input type="text" value="1.47"/> ha. gross	<input type="text" value="1.470"/> ha. net	Policy:	<input type="text" value="2/10"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 391238 N 353342"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Used for grazing horses, strong field boundaries - trees / hedgerows, stream on eastern boundary, relatively flat with gentle slope up from road, whole of site clearly visible from road, located at key entry point to village - sensitive design required.

Available Access:

Road frontage to Leek Road - no obvious problems to creating a suitable access. An access gate exists on the eastern boundary.

Additional Comments:

EA - 2 non-main watercourses cross site. Confirm whether watercourses diverted under adjacent estate during its development. If watercourses cross the site would look for them to be deculverted and renaturalised for their biodiv value

Strengths/ Opportunities:

Well located in sustainability terms - only a short walk from shops / services in village. Adj. resi. FRA needed. Culverted and open watercourses through site and existing flooding problems in the area affecting Meadow View and Edgeley. Consult EA and SCC.

Weaknesses/ Constraints:

Green field, green belt, would be some visual intrusion but not as much as some of the other sites, stream on eastern boundary could be an issue. TPOs on northern boundary a layout constraint. EA rec for watercourses could take up a lot of space on site

Deliverability Assessment

Availability:

LR Search has revealed 2 separate owners - one who wishes to release their land and one who doesn't (see BE032a). Capacity reduced due to EA comments.

Suitability:

Potentially suitable for residential development. Well located close to shops / services in village, unlikely to be access constraints, relatively flat, no landscape constraints. LLFA to advise on drainage and flood risk implications.

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"/>	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="2591"/>	Land east of Spring View Brown Edge
SMDC Ref. No.:	<input type="text" value="BE032a"/>	
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="Agricultural field adjoining settlement boundary"/>						
Comments:	<input type="text" value="Not available for development."/>						
Area:	<input type="text" value="0.6"/> ha. gross	<input type="text" value="0.600"/> ha. net	Policy:	<input type="text" value="2/10"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E"/> <input type="text" value="N"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Used for grazing horses, strong field boundaries - trees / hedgerows, stream on eastern boundary, relatively flat with gentle slope up from road, whole of site clearly visible from road, located at key entry point to village - sensitive design required.

Available Access:

Road frontage to Leek Road when combined with BE032. Access through Spring View otherwise?

Additional Comments:

Adjacent suburban style development in settlement boundary (west), fields (north and east), Leek Road (south). TPO stretching across half of northern boundary.

Strengths/ Opportunities:

Well located in sustainability terms - only a short walk from shops / services in village. Adj. resi. FRA needed. Culverted and open watercourses through site and existing flooding problems in the area affecting Meadow View and Edgeley. Consult EA and SCC.

Weaknesses/ Constraints:

Green field, green belt, would be some visual intrusion but not as much as some of the other sites, stream on eastern boundary could be an issue. TPOs on northern boundary a layout constraint.

Deliverability Assessment

Availability:

Owner has confirmed by email that land is not available for development.

Suitability:

Potentially suitable for residential development. Well located close to shops / services in village, unlikely to be access constraints, relatively flat, no landscape constraints. Flooding issue will need mitigation measures.

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 east of

Hough Hill

Brown Edge

Site Details

Description

Comments:

Area: <input type="text" value="1.05"/> ha. gross <input type="text" value="1.050"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.: <input type="text" value="E 391013 N 353543"/>	Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type: <input type="text" value="G"/> Hierarchy: <input type="text" value="LV"/>	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:

Agricultural field (part of farm), bounded to north by fields, east a stream, south - field and residential property, west - Hough Hill with wall and mature hedgerow boundary. At southern end land is around 6ft higher than lane which itself is elevated.

Available Access:

Access would be a severe constraint - Hough Hill is a very narrow lane and the site is elevated from the road. It levels out at the northern end where the most narrow part of the lane is.

Additional Comments:

Level difference between site and road levels off at northern end. Character of this area is very much rural as opposed to suburban character in centre of village.

Strengths/ Opportunities:

Close to shops and services in the village. Not identified as being important to setting of settlement in study.

Weaknesses/ Constraints:

Green field, Green Belt, access prohibitive, site elevated from centre of village so any development would be highly visible. FRA needed. Culverted and open watercourses through site and existing flooding problems in the area. Consult EA and SCC

Deliverability Assessment

Availability:

No known availability constraints. There was interest in releasing the land for development in 1992, though nothing more recent.

Suitability:

Not considered to be suitable for any development due to topography, access and rural character.

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"/>	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="364"/>	Land off Gorsey Bank Brown Edge
SMDC Ref. No.:	<input type="text" value="BE034"/>	
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="Agricultural land in green belt."/>			
Comments:	<input type="text" value="Large area of land in agricultural use on District boundary."/>			
Area:	<input type="text" value="3.38"/> ha. gross	<input type="text" value="3.380"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 389261 N 352889"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="OC"/>	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:

Attractive, large, undulating site with far reaching views east, mainly grass but some trees/hedgerows at field boundaries. Land is located on District Boundary with S-O-T. Some residential development directly adjoining to west in S-O-T.

Available Access:

Problematic - only road frontage is at small cul-de-sac and Gorsey Bank (both unsuitable). Would need to create direct access onto Bemersley Road.

Additional Comments:

Bounded by open countryside to North, East & South. Small parcel of land fronting Heather View is in SOT boundary, rest in Moorlands.

Strengths/ Opportunities:

No obvious strengths. FRA needed. Ordinary watercourse and floodplain through site. Consult EA and SCC.

Weaknesses/ Constraints:

Green field, Green Belt, on District Boundary, attractive countryside, no relationship with any Staffordshire Moorlands settlement. Put forward for affordable housing but would serve SOT not the Moorlands and undermine Green Belt policy.

Deliverability Assessment

Availability:

Letter received in January 2007 from agent enquiring about affordable housing.

Suitability:

Not suitable for any non-Green Belt development - gfield, gbelt, on District boundary, isolated from Brown Edge and not related to any Moorlands settlement.

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"/>	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 adjacent to
Rock Cottage Nursing Home
Breach Road
Brown Edge

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:

Grass land in agricultural use, not level with lots of slopes within the site, clear boundary (east) between the nursing home and the site in the form of mature trees / hedgerows so the nursing home is well screened. Public footpath along western bound

Available Access:

Access is currently a single track public right of way - land acquisition from neighbouring properties would be required to create a suitable access. Difficult to access through nursing home due to blanket TPO.

Additional Comments:

Residential development to northern edge, open countryside to west and south. Awkward shaped site. Development here would extend into open countryside in a linear fashion.

Strengths/ Opportunities:

Land available for development within 5 years, adjacent to settlement boundary.

Weaknesses/ Constraints:

Green field, Green Belt, poor access, varying levels on site could make it challenging to develop, would create sprawl. Land identified as being important to the setting of the settlement.

Deliverability Assessment

Availability:

Have received a SHLAA form (26).

Suitability:

Not considered suitable as the land is an awkward shape, difficult to access and develop as it is undulating, important to setting of settlement, would create sprawl.

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

Land off

Sytych Road
Brown Edge

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:

The SHLAA respondent describes the land as unused greenfield land which has stood baron for last 20 years, overgrown and sloping with a stream running along the boundary with High Lane.

Available Access:

Road frontage access off Sytych Road.

Additional Comments:

Strengths/ Opportunities:

Main sewer runs length of field, water supply available from Sytych Road, would make a suitable development with all mains services available according to SHLAA respondent.

Weaknesses/ Constraints:

Designated as 'Visual Open Space' in SMLP and designation recommended for retention in L & SCA. Designated as 'natural and semi natural open space' in the PPG17 Audit. SW flow route through site. Consult SCC.

Deliverability Assessment

Availability:

SHLAA form (211) received in August 2012 stating availability within 5 years.

Suitability:

Not considered to be suitable for residential development due to amenity value of land as visual open space and 'natural and semi-natural open space'.

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="442"/>	Land off Church Road Brown Edge
SMDC Ref. No.:	<input type="text" value="BE040"/>	
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="Field adjoining development boundary"/>			
Comments:	<input type="text" value="Field with road frontage adjoining residential development. Owned by Parish Council for community uses."/>			
Area:	<input type="text" value="1.11"/> ha. gross	<input type="text" value="1.110"/> ha. net	Policy: <input type="text" value="2,3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 390481 N 353844"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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:

Site bounded by Church Road to east, residential development to south and open countryside to north and west. Meadow sloping gently east to west. Bounded by hedgerows. Far reaching views to countryside beyond and Chatterley Whitfield.

Available Access:

Road frontage on to Church Road and potential access from Overland Drive.

Additional Comments:

New fencing along boundary with Church Road and Overland Drive. Forms a break in development in this residential area but well contained with resi on one side and cemetery on other.

Strengths/ Opportunities:

Adjacent to settlement boundary and residential development with good access, relatively straightforward to develop.

Weaknesses/ Constraints:

Green field, green belt, ID as being important landscape setting to settlement in L & S Character Assessment, views to countryside beyond, not available for housing development according to the owners. FRA needed. No specific concerns.

Deliverability Assessment

Availability:

Owned by the Parish Council who have bought it in order to extend the village cemetery. Covenant on site affecting development uses. Therefore not available.

Suitability:

Potentially suitable for residential development as it is well contained and related well to the settlement but this needs to be balanced against any potential landscape impact.

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"/>	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 style="width: 60px;" type="text" value="576"/>	East of Willfield Lane Brown Edge
SMDC Ref. No.: <input style="width: 60px;" type="text" value="BE041"/>	
NLUD Ref. No.: <input style="width: 60px;" type="text"/>	
PA Ref. No.: <input style="width: 60px;" type="text"/>	
LDF Ref. No.: <input style="width: 60px;" type="text"/>	

Site Details

Description	<input style="width: 95%;" type="text" value="Meadow adjacent to Settlement Boundary"/>		
Comments:	<input style="width: 95%;" type="text" value="Meadow adjacent to settlement boundary."/>		
Area:	<input style="width: 40px;" type="text" value="2.2"/> ha. gross	<input style="width: 40px;" type="text" value="2.200"/> ha. net	Policy: <input style="width: 40px;" type="text" value="2/3"/>
Grid Ref.:	<input style="width: 100%;" type="text" value="E 390984 N 353034"/>		Status: <input style="width: 40px;" type="text" value="NC"/>
Type:	<input style="width: 40px;" type="text" value="G"/>	Hierarchy: <input style="width: 40px;" type="text" value="LV"/>	Commitment: <input style="width: 40px;" type="text" value="7"/>
Greenbelt:	<input style="width: 40px;" type="text" value="Y"/>	Flooding: <input style="width: 40px;" type="text" value="N"/>	Use: <input style="width: 40px;" type="text" value="6"/>
		Conversion: <input style="width: 40px;" type="text" value="NB"/>	Location: <input style="width: 40px;" type="text" value="R"/>
		Replacement Dwg: <input style="width: 40px;" type="text" value="N"/>	Owner: <input style="width: 40px;" type="text" value="3"/>

Site Assessment

Site Features:

Overgrown meadow, rises south to north i.e. from Willfield Lane. Bounded by Willfield Lane (west), residential dev (north), public footpath/track (east) and open countryside (south). Mature trees/hedgerows to w boundary. Stone wall to E

Available Access:

An access would need to be created on to Willfield Lane. Access gate exists on NW boundary. Preliminary support from County Highways for housing development. Could serve up to 50 units from this access.

Additional Comments:

9 TPOs along southern field boundary. One to north east.

Strengths/ Opportunities:

In a residential area adjoining the settlement boundary, relates quite well to the village and is within walking distance of local facilities. Owner willing to provide a football pitch on site to address a local need.

Weaknesses/ Constraints:

Green field, Green Belt, TPOs, developing here would result in a degree of visual intrusion. Identified as being important landscape setting to settlement. FRA needed. No specific concerns.

Deliverability Assessment

Availability:

SHLAA form received in April 2013 no.227 stating land is available immediately. Owner has agent.

Suitability:

Potentially suitable. In a residential area - well contained. Strong boundaries. Sustainable location. Potential to bring forward a playing field to address a shortfall in the village. Flooding issues need mitigating.

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 style="width: 100%;" type="text"/>	Application Type: <input style="width: 100%;" type="text"/>	Approval Date: <input style="width: 100%;" type="text"/>
Building Control Ref <input style="width: 100%;" type="text"/>	Other Application: <input style="width: 100%;" type="text"/>	Approval Life: <input style="width: 100%;" 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 south of

Breach Road
Brown Edge

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:

Gently sloping field bounded by trees / hedgerows on the edge of the village between a farm and a nursing home. Screened from the road and doesn't relate particularly well to the village and is not particularly well contained. Rural in character.

Available Access:

No direct road frontage to Breach Road but looks likely that an access could be created.

Additional Comments:

SW floodplain and watercourse on site. Consult SCC. Flooding has occurred upstream.

Strengths/ Opportunities:

No obvious strengths.

Weaknesses/ Constraints:

gfield, gbelt, id as important to setting of settlement in L & S Character Assessment, does not relate well to the village, rural in character, dev would not be particularly well contained. Flooding.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for residential development - gfield, gbelt, id as important to setting of settlement in L & S Character Assessment, does not relate well to the village, rural in character, dev would not be particularly well contained.

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="2002"/>	Land west of Willfield Lane Brown Edge
SMDC Ref. No.:	<input type="text" value="BE044"/>	
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="Agricultural land in green belt"/>			
Comments:	<input type="text" value="Field adjoining development boundary."/>			
Area:	<input type="text" value="0.8"/> ha. gross	<input type="text" value="0.800"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 390932 N 352899"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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:

Agricultural land sloping down from Willfield Lane. Has a scrubby appearance in places. Trees and hedgerows act as field boundaries. Stone wall and TPO trees to eastern side fronting Willfield Lane.

Available Access:

Road frontage to Willfield Lane but it is very narrow at this point (2 cars have difficulty passing). An access gate exists. Highways difficulties likely.

Additional Comments:

Strengths/ Opportunities:

Adjacent to a residential area.

Weaknesses/ Constraints:

Greenfield, Greenbelt, visually intrusive incursion into the countryside which would create urban sprawl. TPOs along eastern boundary. May be access issues. Identified as being important to the setting of the settlement. Rural in character.

Deliverability Assessment

Availability:

No known availability constraints. Land Registry Search has revealed that the land is unregistered.

Suitability:

Potentially suitable with careful design to reflect landscape setting.

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="2003"/>	Land south of Carlton Avenue Brown Edge
SMDC Ref. No.:	<input type="text" value="BE045"/>	
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 greenbelt."/>						
Comments:	<input type="text" value="Field adjoining settlement boundary."/>						
Area:	<input type="text" value="1.16"/> ha. gross	<input type="text" value="1.160"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 390856 N 352844"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Undulating land. Trees and hedgerows to boundaries. Rises from Carlton Avenue. Good open views of land from Carlton Avenue. Does not appear to be used for agricultural purposes.

Available Access:

Would have to be through Carlton Avenue, though this is quite narrow. SCC Highways opinion required.

Additional Comments:

SW floodplain and watercourse on site. Consult SCC. Site boundary has been adjusted slightly to exclude a small area of land in a different ownership adj 7 Carlton Av.

Strengths/ Opportunities:

Adjacent to residential area.

Weaknesses/ Constraints:

Greenfield, GB, visually intrusive incursion into the countryside. Elevated from Carlton Avenue. Poss access issues. Identified as being important to the setting of the settlement. Flooding

Deliverability Assessment

Availability:

Land Registry Search has revealed owners who are willing to release land for development.

Suitability:

Potentially suitable with careful design to reflect landscape setting and suitable flood mitigation measures being put in place.

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="2004"/>	Land south of Woodside Avenue Brown Edge
SMDC Ref. No.:	<input type="text" value="BE046"/>	
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"/>						
Comments:	<input type="text" value="Field in green belt."/>						
Area:	<input type="text" value="2.3"/> ha. gross	<input type="text" value="2.300"/> ha. net	Policy:	<input type="text" value="2,3,10"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 390690 N 352728"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land to rear of
Double Gates Nursery
Sytch Road
Brown Edge

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:

Gently sloping agricultural fields with ROW through centre, hedgerow boundaries split the fields, boggy in places. Land drops down steeply beyond this site.

Available Access:

Problematic - single track access exists off Sytch Road to gain access to disused nursery but major improvements would be required if this were developed to its potential. This may be possible if developed with the nursery.

Additional Comments:

Strengths/ Opportunities:

Adjoins development boundary.

Weaknesses/ Constraints:

Access, ROW through centre of site, green field, green belt, ID as being important to setting of settlement. FRA needed. SCC has no specific flooding concerns.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered to be suitable for development because access is problematic, would spread development - site large and not particularly well contained, likely to be visible from High Lane as it is elevated, important to setting of settlement.

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="2006"/>	Land at Newfold Farm Sytch Road Brown Edge
SMDC Ref. No.:	<input type="text" value="BE048"/>	
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="Fields in green belt adjacent to settlement boundary"/>						
Comments:	<input type="text" value="Fields in green belt adjacent to settlement boundary."/>						
Area:	<input type="text" value="0.8"/> ha. gross	<input type="text" value="0.800"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 390391 N 353470"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Consists of 1 field with hedgerow boundary to perimeter and half of another field - both small, gently sloping, landowner has put forward neighbouring land for residential development. Difficult to view site from public land as there is no road frontage.

Available Access:

Through Newfold Farm onto Woodhouse Lane if surrounding land developed.

Additional Comments:

Strengths/ Opportunities:

Adjacent to residential development and other land put forward for development by the same owner.

Weaknesses/ Constraints:

Access, ID as important to setting of settlement in L & S Character Assessment.

Deliverability Assessment

Availability:

No known availability constraints. Landowner is seeking residential development on neighbouring land.

Suitability:

Not suitable for residential development because development here does not just constitute infill, the village would be stretched out further into the countryside and this area of land is not particularly well contained, important to setting of settlement.

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 rear of cemetery

Church Road
Brown Edge

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:

Sloping fields which appear to be linked to an adjacent farm. Fields on 3 sides. Northern part of village is more rural in character so large scale development would be inappropriate.

Available Access:

No obvious access point (existing farm track inadequate) whole site would constitute overdevelopment in this area. This northern part of the village is characterised by narrow lanes.

Additional Comments:

FRA needed. SCC suspect there is a culverted watercourse under the site. A public sewer appears to discharge into the site. Consult EA, SCC and water company.

Strengths/ Opportunities:

Residential area nearby.

Weaknesses/ Constraints:

gfield, gbelt, identified as important to setting of settlement in L & S Character Assessment, rural character of this part of village would be undermined, access difficulties likely. Flooding.

Deliverability Assessment

Availability:

Owner is willing to see development.

Suitability:

Unsuitable for large scale residential development - gfield, gbelt, landscape value, character of this part of village, could be suitable for smaller scale if access over third party land could be achieved.

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

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 west of

Boardmans Bank
Brown Edge

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:

Well contained sloping field bounded by hedgerows. Agricultural buildings and resi on e boundary (also in gbelt), track / ROW on n boundary and fields on w and s boundaries. Located in part of the village with rural character large scale dev unsuitable.

Available Access:

The track / ROW on the northern boundary would be inadequate to serve many dwellings as would Boardmans Bank so access is problematic.

Additional Comments:

FRA needed. SCC has no specific flooding concerns.

Strengths/ Opportunities:

No obvious strengths.

Weaknesses/ Constraints:

gfield, gbelt, doesn't adjoin settlement boundary, identified in L & S Character Assessment as important to the setting of the village, significant access difficulties, large scale development would not fit with rural character of this part of village.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unsuitable for residential development - gfield, gbelt, landscape value, significant access constraints, rural character of the immediate area would not be suited to large scale 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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land east of

Top Chapel Lane
Brown Edge

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:

Sloping field located close to a significant ridgeline in a rural part of the village with some residential development to the e and w. ROW on s boundary. This older part of the village has a rural character - not suitable for any large scale development.

Available Access:

Only access is Top Chapel Lane which is very narrow - single track and would not support development of this site (a single dwelling here has previously been refused due to the inadequacy of the road network).

Additional Comments:

Strengths/ Opportunities:

No obvious strengths.

Weaknesses/ Constraints:

G'field, g'belt, identified as being important to setting of settlement in L & S Character Assessment, highways constraints likely to be insurmountable, rural character of this older part of the village not suited to larger scale development.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unsuitable for residential development - gfield, gbelt, landscape setting, insurmountable highway constraints, would be visually intrusive - rural character of this older part of village not suitable for large scale 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="2011"/>	Land to west of Ash Tree Farm St Anne's Vale Brown Edge
SMDC Ref. No.:	<input type="text" value="BE053"/>	
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 adjacent to settlement boundary"/>			
Comments:	<input type="text" value="Field in green belt."/>			
Area:	<input type="text" value="0.3"/> ha. gross	<input type="text" value="0.300"/> ha. net	Policy: <input type="text" value="2,3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 390683 N 353882"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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:

Gently sloping field, slopes down from road, used for grazing. Stone wall to road frontage creates a strong boundary. Rural in character. Identified as important to the setting of the settlement in the L & S Character Assessment.

Available Access:

Although it fronts St Anne's Vale, this is a narrow lane which would not be able to support large scale development.

Additional Comments:

Strengths/ Opportunities:

Adjoins development boundary.

Weaknesses/ Constraints:

Green field, green belt, sloping site, difficult access, rural in character, stone wall boundary acts as a strong edge to development boundary at this point, id as being important to setting of settlement. SW floodplain on site. Consult SCC.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unsuitable for development because of rural character, important to setting of settlement, access, goes beyond a strong edge to settlement (stone wall fronting St Anne's Vale).

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.:

North of
Rose Cottage
St Anne's Vale
Brown Edge

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:

Field (boggy in places - possible spring?) gently sloping down from St Anne's Vale with strong stone wall boundary fronting the road. Rural in character. Identified as important to the setting of the settlement in the L & S Character Assessment.

Available Access:

Although it fronts St Anne's Vale, this is a narrow lane which would not be able to support large scale development.

Additional Comments:

2 TPOs on northern boundary.

Strengths/ Opportunities:

Adjoins development boundary.

Weaknesses/ Constraints:

Green field, green belt, TPOs, sloping site, difficult access, rural in character, stone wall boundary acts as a strong edge to development boundary at this point, id as being important to setting of settlement. SW floodplain on site. Consult SCC.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unsuitable for development because of rural character, important to setting of settlement, access, goes beyond a strong edge to settlement (stone wall fronting St Anne's Vale).

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

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 east of

St Anne's Vale

Brown Edge

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:

Field sloping down from St Anne's Vale with strong stone wall boundary fronting the road. Rural in character. Identified as important to the setting of the settlement in the L & S Character Assessment.

Available Access:

Although it fronts St Anne's Vale, this is a narrow lane which would not be able to support large scale development.

Additional Comments:

Strengths/ Opportunities:

Adjoins development boundary.

Weaknesses/ Constraints:

Green field, green belt, sloping site, difficult access, rural in character, stone wall boundary acts as a strong edge to development boundary at this point, id as being important to setting of settlement. SW floodplain on site. Consult SCC.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unsuitable for development because of rural character, important to setting of settlement, topography, access, goes beyond a strong edge to settlement (stone wall fronting St Anne's Vale).

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

Land Adjacent to
Newfold Farm
Sytch Road
Brown Edge

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:

Relatively flat open grassed area and hardcore yard. Former agricultural yard. Includes agricultural buildings. Residential on both sides. Metal fencing to highway boundary.

Available Access:

Via existing access off Woodhouse Lane.

Additional Comments:

SCC has no significant flooding concerns. Would benefit from planting on western edge to establish boundary.

Strengths/ Opportunities:

Sewer and utilities available from Woodhouse Lane, road frontage, adjacent to settlement boundary and existing residential development, will support local services and infrastructure.

Weaknesses/ Constraints:

Green field, green belt, identified as being important to setting of settlement esp. the strong established landscape structure.

Deliverability Assessment

Availability:

Have a SHLAA form (140) which states immediate availability.

Suitability:

Potentially suitable for infill development as site is well related to settlement and has a road frontage for access. Landscaping to the boundary could mitigate any adverse impact on setting of settlement, though only a small scale dev suggested.

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

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 rear of

Spring Crescent
Brown Edge

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:

Sloping field in elevated position forming part of land holding of Fernyhough Farm. Bounded on all sides by trees / hedgerows.

Available Access:

No road frontage so would have to be through adjoining field (BE033) onto Hough Hill which is very narrow and very unlikely to be able to support this level of development. Otherwise, demolition of propertie(s) to the south required.

Additional Comments:

Used aerial photography to view the site as there is no way of viewing it from public land. FRA needed. SW floodplain and watercourse on site. Known flooding problems downstream. Consult EA and SCC.

Strengths/ Opportunities:

Relatively close to most village services and not identified as being important landscape to setting of settlement.

Weaknesses/ Constraints:

Gfield, gbelt, access difficulties, hard edge to settlement provided by housing dev on southern boundary, land rises so dev may be visually intrusive. Flooding.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unsuitable for residential development - gfield, gbelt, access difficulties, hard edge to settlement provided by housing dev on southern boundary, land rises so dev may be visually intrusive.

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

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 on west side of

Hough Hill
Brown Edge

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:

Field, bounded by road to east (stone wall boundary) and residential on other sides. At southern end land is around 6ft higher than lane which itself is elevated from village so no views across site from road.

Available Access:

Access would be a severe constraint for a large development - Hough Hill is a very narrow lane and the site is elevated from the road. It levels out at the northern end where the most narrow part of the lane is.

Additional Comments:

Character of this area is very much rural as opposed to suburban character in centre of village. Some TPOs on north east boundary.

Strengths/ Opportunities:

Relatively close to centre of village.

Weaknesses/ Constraints:

Access, topography, rural character, green field, green belt, identified as being important to the setting of the settlement in the L & S Character Assessment.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered to be suitable for any development due to topography, access, rural character, important to setting of village.

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

Land at
Double Gates Nursery
Sytych Road
Brown Edge

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:

Relatively flat site containing a number of green houses and other ancillary buildings relating to nursery, appears untidy and disused, ROW runs along western edge of site, small number of outbuildings appear to be used as stables.

Available Access:

Could be formed in conjunction with adjacent BE015 directly onto Sytych Road.

Additional Comments:

Land ID as being important to setting of settlement in L & S Character Assessment.

Strengths/ Opportunities:

Adjoins development boundary in a residential area well related to village. Appears predominantly disused and would benefit from being tidied up.

Weaknesses/ Constraints:

ROW an access constraint, green field, green belt, land ID as being important to setting of settlement in L & S Character Assessment.

Deliverability Assessment

Availability:

Has planning approval for change of use to livery stables. This acts as an availability constraint.

Suitability:

Potentially suitable for a small residential scheme as it appears untidy and underused as a nursery, in a residential area and relates well to the settlement. Strong hedgerow boundary with adjoining field could mitigate landscaping setting issue.

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="2145"/>	Land west of High Lane Brown Edge
SMDC Ref. No.:	<input type="text" value="BE060"/>	
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="Sloping fields on edge of settlement"/>		
Comments:	<input type="text" value="Green belt land on the edge of settlement."/>		
Area:	<input type="text" value="1.95"/> ha. gross	<input type="text" value="1.950"/> ha. net	Policy: <input type="text" value="2,3"/>
Grid Ref.:	<input type="text" value="E 390516 N 353002"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="N"/>	Use: <input type="text" value="8"/>
		Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
		Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Sloping fields in g'belt adjacent to dev boundary. Not visible from main road (High Lane) as land is located to rear of Proctors Nursery behind a line of TPO trees. Large fields - dev would need containing.

Available Access:

Same as Proctors Nursery with direct access from the field on to High Lane. Would have to check development capacity of site with SCC Highways.

Additional Comments:

FRA needed. SW floodplain and watercourse on site. Consult EA and SCC. Site split in 2 as too large to accommodate Brown Edge's requirements.

Strengths/ Opportunities:

In a residential area, well screened from the main road, within a reasonable distance of local facilities.

Weaknesses/ Constraints:

G'field, g'b, id as being important to setting of settlement in L & S C A, access needed through land belonging to operating business, TPO belt along southern boundary, flooding issue.

Deliverability Assessment

Availability:

Owner states that this land is available for development.

Suitability:

Potentially suitable for residential development, careful design to reflect landscape character and mitigation measures to reflect flooding issues. Absence of neighbouring land means it does not relate as well to settlement as other options.

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="2560"/>	Land west of High Lane Brown Edge
SMDC Ref. No.:	<input type="text" value="BE060a"/>	
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 adjacent to settlement boundary."/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="2.93"/> ha. gross	<input type="text" value="2.930"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E"/> <input type="text" value="N"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="OC"/>	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:

Sloping fields in g'belt adjacent to dev boundary. Not visible from main road (High Lane) as land is located to rear of Proctors Nursery behind a line of TPO trees. Large field - dev would need containing.

Available Access:

Same as Proctors Nursery with direct access from the field on to High Lane. Would have to check development capacity of site with SCC Highways.

Additional Comments:

FRA needed. SW floodplain and watercourse on site. Consult EA and SCC. Site split in 2 as too large to accommodate Brown Edge's requirements.

Strengths/ Opportunities:

In a residential area, well screened from the main road, within a reasonable distance of local facilities.

Weaknesses/ Constraints:

G'field, g'b, id as being important to setting of settlement in L & S C A, access needed through land belonging to operating business, TPO belt along southern boundary, flooding issue.

Deliverability Assessment

Availability:

Owner states that this land is not available for development.

Suitability:

Potentially suitable for residential development with careful design to reflect landscape character and mitigation measures to reflect flooding issues.

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 at
Emsgarth
St Anne's Vale
Brown Edge

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:

Attractive meadow to the front of a property - not part of a garden. Tree lined driveway (to access Emsgarth) runs through the centre. Appears to be boggy, relatively flat, strong stone boundary to highway frontage.

Available Access:

Road frontage to St Anne's Vale (which is quite narrow so not sure about potential for further traffic).

Additional Comments:

In sw floodplain. Consult SCC.

Strengths/ Opportunities:

In a residential area with available access.

Weaknesses/ Constraints:

G'field, g'belt, id as important to setting of settlement, 3 TPOs in centre of site, land appears boggy, strong stone wall boundary to highway provides a clearly defined settlement boundary, character of this part of the village, highways issues? Flooding

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development - g'field, g'belt, important to setting of settlement, boggy land, would go beyond clearly defined settlement boundary, character of this part of village, possible highways issues.

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

Land to east of
Hill Top
Brown Edge

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:

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

Date Last Updated:

Date Form Printed:

SITE ASSESSMENT FORM

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

West of Playing Field
Off Clewloes Bank
Bagnall

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:

Flat well contained field with hedgerow boundaries and available access. Bordered by residential development to east and west, open countryside to north and a playing field to south. 3 TPOs along south western boundary with Village Hall.

Available Access:

SCC Highways has identified access difficulties.

Additional Comments:

This seems the most suitable site (SMDC Housing Section).

Strengths/ Opportunities:

Adjoins settlement boundary, relates well to village, sustainable location close to village facilities.

Weaknesses/ Constraints:

Green Field, Green Belt, Impact on Conservation Area.

Deliverability Assessment

Availability:

No known availability constraints. Land Registry Search has revealed that land is unregistered so owner unknown.

Suitability:

Potentially suitable. Could be an opportunity for a small residential site. Capacity quoted could be increased would be more suitable for a smaller scale development. Would need to be sensitive to its location in the Conservation 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: 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="2568"/>	Land off School Road Bagnall
SMDC Ref. No.:	<input type="text" value="BG014"/>	
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 adjacent to development boundary"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.16"/> ha. gross	<input type="text" value="1.160"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E"/> <input type="text" value="N"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="OC"/>	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:

Road frontage to School Road. Improvements would be needed to existing gated access.

Additional Comments:

This site is part of a large field which has been split into 2 parts (also see record BG015) in order to create a small site.

Strengths/ Opportunities:

Close to central part of the village.

Weaknesses/ Constraints:

Greenfield, greenbelt, if developed would need to improve containment of site / use appropriate screening along boundaries, (especially SW and NE).

Deliverability Assessment

Availability:

Results of Land Registry search reveals land is in a single ownership and owner willing to consider development.

Suitability:

Potentially suitable for small scale development. Sensitive development required as this borders the Conservation 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="2569"/>	Land off School Road Bagnall
SMDC Ref. No.:	<input type="text" value="BG015"/>	
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 adjacent to development boundary"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.66"/> ha. gross	<input type="text" value="0.660"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E"/> <input type="text" value="N"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="OC"/>	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:

Off a track linking to School Road. Problematic if developed in isolation from BG014 as track to NE presents access issues.

Additional Comments:

This site is part of a large field which has been split into 2 parts (also see record BG014) in order to create a small site.

Strengths/ Opportunities:

Close to central part of the village.

Weaknesses/ Constraints:

Greenfield, greenbelt, if developed would need to improve containment of site / use appropriate screening along southern boundary. Access may limit number of dwellings.

Deliverability Assessment

Availability:

Results of Land Registry search reveals land is in a single ownership and owner willing to consider development.

Suitability:

Potentially suitable for small scale development. Sensitive development required as this borders the Conservation 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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Parcel of land west of
Reservoir
Buxton Road/Meerbrook Road
Blackshaw Moor

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:

Heavily wooded perimeters, much internal (coniferous?) foliage, sporadic around site. This reduces net developable area. Trees are not protected. Appears relatively flat. Culvert crosses south of site [near reservoir to east]. Some vehicles on site (camping?)

Available Access:

Existing narrow access point onto Meerbrook Road, not levelled.

Additional Comments:

Greenfield status not clear cut. Sporadic tree cover complicates housing layouts. Some (not all) could be amalgamated into gardens. Ownership not known

Strengths/ Opportunities:

Quite central to village. Housing boundary on one side. Thick screening may hide impact. Appears flat.

Weaknesses/ Constraints:

Mostly greenfield. Abuts greenfield sites on two sides. Culverting issues at south, and trees, would reduce developable area, and complicate layouts.

Deliverability Assessment

Availability:

Assumed '2', since no planning history. Not known if activities on site now (and whether this is authorised).

Suitability:

Mostly greenfield, and wooded. But development not insurmountable. On 'edge' of developed area, but quite central.

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

Land forming part of Blackshaw Farm, east of
Bluestones Close
Tittesworth Estate Road
Blackshaw Moor

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:

Relatively flat, largely open, grassed rural site abutting Bluestones Close. Some disused/derelict (presumed) agricultural buildings at western side of site. Parcel delineated with internal access roads.

Available Access:

Existing unlevelled track that meets Tittesworth Estate Road [also serves 'Blackshaw Lodge].

Additional Comments:

Notional site area identified which has perimeter features, as described above. No reason site could not be expanded further in future if deemed appropriate.

Strengths/ Opportunities:

Relatively flat. Screened from west by hedging/housing. Available access. 'Edge' of built up area. Could be expanded further

Weaknesses/ Constraints:

May be deemed 'greenfield'. Amenity issues relating to farm not known.

Deliverability Assessment

Availability:

Historic planning applications but current owner intentions unknown.

Suitability:

Assumed 2 (not obviously brownfield).

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="2310"/>	Land east of 10 Tittesworth Estate Tittesworth Estate Road Blackshaw Moor
SMDC Ref. No.:	<input type="text" value="BL007"/>	
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="Open farmland east of Tittesworth Estate"/>			
Comments:	<input type="text" value="Site not naturally delineated - notional site area shown in between rear of BL008 and eastern extent of 'Bluestones' dwelling."/>			
Area:	<input type="text" value="0.2"/> ha. gross	<input type="text" value="0.200"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401027 N 359801"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

Relatively flat field, slight slope up to east. Established, thick, mature perimeter hedging.

Available Access:

None noted.

Additional Comments:

Notional site is not delineated with field boundaries etc. - could be expanded if deemed appropriate.

Strengths/ Opportunities:

Housing on 2 sides, suburban feel. 'Edge' of built up area, although not far from centre.

Weaknesses/ Constraints:

No access (loss of foliage were one formed onto Tittesworth Estate Road). Greenfield. Slight slope. No delineating features to notional site shown on east.

Deliverability Assessment

Availability:

Assumed 2, no planning history.

Suitability:

Greenfield, on edge of village =2

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 inbetween
Blackshaw Moor First School and The Caravan Cl
Buxton Road
Blackshaw Moor

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:

Flat, square field prominent from Buxton Road. Slight slope up to east. Thick mature perimeter foliage to N/S/E at time of site visit. Established low level hedge to frontage, however highly visible from road. Inbetween caravan park and First School

Available Access:

None noted.

Additional Comments:

Field is over 3ha - not all of this would be required for smaller village allocation.

Strengths/ Opportunities:

Flat, regular. Given small scale of village, whilst a peripheral site, relatively close to 'centre'. Appears could be easily accessed onto 'A' Road. Existing established perimeter foliage at time of site visit.

Weaknesses/ Constraints:

Greenfield. Site is much larger than requirements for smaller village. Proximity to Peak Park - virtually abuts boundary and open Peak District land opposite.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Given weaknesses, '3'

Achievability:

Assumed 2

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="1078"/>	Land at Rudyard Road Biddulph Moor
SMDC Ref. No.:	<input type="text" value="BM008"/>	
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="Green field on edge of settlement"/>						
Comments:	<input type="text" value="Field which owners wish to be developed. Seeking change to Green belt boundary."/>						
Area:	<input type="text" value="0.57"/> ha. gross	<input type="text" value="0.570"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 391132 N 358320"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Relatively flat well contained field, grassed, thick hedgerow boundary, fence all around perimeter, appears to be used for grazing, opening for access, resi opposite.

Available Access:

Direct access on to Rudyard Road.

Additional Comments:

Record was expanded in 2014 as a result of 2nd owner coming forward.

Strengths/ Opportunities:

Road frontage, close to residential development.

Weaknesses/ Constraints:

Green field, Green Belt, identified as being important landscape setting to settlement in Landscape & Settlement Character Assessment.

Deliverability Assessment

Availability:

Owners interested in releasing land for development (there are 2 owners).

Suitability:

Potentially suitable but would expand village - there are more suitable sites on the other side of the road with no adverse landscape impact.

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"/>	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 Adjacent to
Weathercock Farm
Woodhouse Lane
Biddulph Moor

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:

Open aspect from village centre. Consists of a relatively flat meadow with stone boundary to highway and a public footpath running through the centre of the site - splits into 2. Site is rural in character, reflecting this part of the village.

Available Access:

Road frontage on to Woodhouse Lane. Strong stone and hedgerow boundary to this frontage. No strong boundary beyond the boundary with the highway to contain development so would result in urban sprawl.

Additional Comments:

Has potential to accommodate a significant number of dwellings - unsuitable for large scale dev. FRA needed. Ordinary watercourse through/under site with associated SW flooding. Consult SCC.

Strengths/ Opportunities:

Adjoins the settlement boundary. Access available.

Weaknesses/ Constraints:

Is green belt, development would be visually intrusive here, identified as being important to the setting of the settlement in the Landscape & Settlement Character Assessment, detract from character of this older part of the village. Flooding.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not suitable for residential development - would detract from character of village, open aspect from village centre, land has landscape value, green field, green belt, would create urban sprawl.

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

Land between

Hot Lane & Rudyard Road
Biddulph Moor

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:

Relatively flat grass field in agricultural use. Hedgerow boundary to Parklands, Rudyard Road and Hot Lane. Field split into 2 parts with hedgerow along centre. Modern housing to S and W. Dev could be contained. No significant views or character.

Available Access:

Road frontage on to Rudyard Road, Parklands and Hot Lane. Access point created onto Hot Lane.

Additional Comments:

FRA needed. Highway flooding to North. Consult EA and SCC. Land adj to Foxhound PH which was within original boundary has been removed as it is in different ownership. (v minor amendment).

Strengths/ Opportunities:

Adjacent to settlement boundary with good access (roads to 3 sides), sustainable location, in a residential area (existing dev to south and west), one of few areas not identified as being important to setting of settlement in L & S Character Assessment.

Weaknesses/ Constraints:

Green field, green belt, appears to be watercourse in centre of site? ROW running along eastern and western boundaries, strong edge to settlement established (Parklands). Flooding.

Deliverability Assessment

Availability:

No known availability constraints. Land Registry search has revealed that the land is in a single ownership. Owner has confirmed that land can be considered as an allocation.

Suitability:

It is considered that this site is potentially suitable as an urban extension - adjacent to settlement boundary, residential area, good access, not important to setting of settlement, development could be contained, no significant views. Mitigate flooding

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

Land between

New Street & Gun Battery Lane
Biddulph Moor

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:

Relatively flat land predominantly used as garden to 315 New St with strip of agricultural land. Hedgerow boundary separates curtilage to house from agricultural land. Views from Chapel Lane and New Street across site. Area is rural in character.

Available Access:

Yes - road frontage to New Street and Gun Battery Lane.

Additional Comments:

Strengths/ Opportunities:

Within a residential area. Close to settlement boundary. Well contained. Access available.

Weaknesses/ Constraints:

Visual impact, gbelt, SLA, rural character of area - careful design required, additional traffic on New Street may cause highway issues. Identified as being important to setting of settlement in L & S Character Assessment.

Deliverability Assessment

Availability:

Received a SHLAA letter (number 135) requesting use of land for starter homes.

Suitability:

Land is potentially suitable for residential development (subject to careful design) - in a residential area, access available, well contained, opportunity to clearly define boundary to edge of settlement. Opportunity for larger development with adj land

Achievability:

Development could be made economically viable through reduced planning obligations.

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

Land between

Chapel Lane & Gun Battery Lane
Biddulph Moor

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:

Relatively flat well contained agricultural land split into 2 parcels. Parcel fronting New Street has scrub appearance, large part to the north well kept grass. Adjacent to modern residential development but retains rural character.

Available Access:

Multiple access points - road frontage to Chapel Lane, Gun Battery Lane and New Street, though the roads are narrow. Town Council and Trees Officer do not support dev here.

Additional Comments:

More suited for a smaller development. Slight adjustment to site boundary made in 2014 to exclude land forming part of Bankhouse Farm.

Strengths/ Opportunities:

In a residential area, adjoins the settlement boundary, well contained, available access, could be developed in conjunction with neighbouring land (BM014a).

Weaknesses/ Constraints:

Visual impact, gbelt, SLA, rural character of area - careful design required, additional traffic of larger scheme may cause highways issues. Identified as being important to setting of settlement in L & S C A. Impact on 3 existing residences.

Deliverability Assessment

Availability:

No known availability constraints. Results of Land Registry search shows 3 owners (2 owners willing to release land) and one may release land.

Suitability:

Potentially suitable for smaller residential dev (subject to careful design) - in a residential area, access available, well contained, opportunity to clearly define boundary to edge of settlement, larger dev with adj land an option if considered suitable

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

Land adjacent to
Hockadilla Farm
Farmside Lane
Biddulph Moor

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:

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: 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="2073"/>	Land north of Beckfield Close Biddulph Moor
SMDC Ref. No.:	<input type="text" value="BM028"/>	
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 adjacent to settlement boundary"/>						
Comments:	<input type="text" value="Field in green belt"/>						
Area:	<input type="text" value="1.6"/> ha. gross	<input type="text" value="1.600"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 390760 N 358571"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Relatively flat field with ROW running through the middle and existing access through small residential cul de sac (to south). Open countryside to west and north, pl field to E. Some trees / hedgerows to boundaries but not particularly well contained.

Available Access:

Existing access through Beckfield Close - but this is a narrow cul de sac so could not act as a main access to the site unless development was small scale. Road network around the site consists of narrow lanes.

Additional Comments:

FRA needed. Watercourse on site. Consult EA and SCC.

Strengths/ Opportunities:

In a sustainable location.

Weaknesses/ Constraints:

Green belt, SLA, identified as being important to the setting of the settlement in the L&S Character Assessment, access difficulties very likely, not well contained, could potentially lead to urban sprawl, rural character of this part of village. Flooding

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unsuitable for residential development due to access constraints (country lanes), green belt, SLA, landscape setting, not well contained, rural character, more appropriate sites around village for larger scale 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:	<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 adjacent to
51
Rudyard Road
Biddulph Moor

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:

Flat field with strong boundaries located between 2 farmhouses fronting Rudyard Road. Suburban style residential development opposite. Potentially suitable for development if linked with site BM013 to provide a larger site. Well contained.

Available Access:

Road frontage to Rudyard Road. Potential to link with BM013 and also create access onto Hot Lane.

Additional Comments:

Strengths/ Opportunities:

In a residential area close to suburban style development with good access, one of few areas not identified as being important to the setting of the settlement in the L & S Character Assessment.

Weaknesses/ Constraints:

Green field, green belt, best to develop with BM013 not really suitable for development if not linked as it would appear to be sporadic.

Deliverability Assessment

Availability:

No known availability constraints. Land Registry search has revealed that land is unregistered.

Suitability:

Potentially suitable for residential development not identified as being important to setting of settlement, good access, potential to link with larger site (not appropriate to be developed in isolation), residential development close by, well contained.

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

Land south of

Farmside Lane
Biddulph Moor

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:

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

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 at
Hockadilla Farm
Farmside Lane
Biddulph Moor

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:

Farm fronting suburban street, several agricultural buildings some of which appear to be in a poor state of repair, field to rear which is relatively flat, some of boundaries appear to be thin and would need strengthening as part of any dev scheme.

Available Access:

Road frontage onto Farmside Lane.

Additional Comments:

Open gritstone landscape. Ecological, Landscape & Highways Surveys & site plan supplied by agent.

Strengths/ Opportunities:

Sustainable location, suburban style residential dev adjacent, potential to link with adjacent site and tidy up frontage to Farmside Lane, good access.

Weaknesses/ Constraints:

Green field, green belt, identified as being important to setting of settlement in L & S Character Assessment. FRA needed. SW floodplain on site. Consult EA and SCC.

Deliverability Assessment

Availability:

No known availability constraints. Owner has appointed an agent to act on their behalf.

Suitability:

Potentially suitable for residential development - in a residential area, good access, potential for a small or larger scheme and to tidy up the site, limited impact on character of this suburban area - screening needed as landscape open. Flood mitigation

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="2077"/>	Land north of Leek Lane Biddulph Moor
SMDC Ref. No.:	<input type="text" value="BM032"/>	
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"/>						
Comments:	<input type="text" value="Field in green belt"/>						
Area:	<input type="text" value="1"/> ha. gross	<input type="text" value="1.000"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 390866 N 357860"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Relatively flat field with suburban style residential development to the west and potential to link with adjacent site to north for larger scheme (if required). ROW along western boundary. Fronts Leek Lane to the south.

Available Access:

Road frontage onto Leek Lane (though it is narrow at this point) and potential to link with neighbouring area for access onto Farmside Lane.

Additional Comments:

Not particularly well contained though, no strong boundaries to east - this would need to be addressed through landscaping. Open gritstone landscape.

Strengths/ Opportunities:

Adjacent to a residential area and has road frontage, potential to link with adjacent site. In sw floodplain. Consult SCC. Ecological, Landscape & Highways Surveys & site plan supplied by agent.

Weaknesses/ Constraints:

Green field, green belt, identified as being important to setting of settlement in L & S Character Assessment, not suitable for development as a stand alone site as sprawl would be created only suitable if needed to link with adjacent BM031.

Deliverability Assessment

Availability:

No known availability constraints. Land not registered.

Suitability:

Potentially suitable for residential development (if larger scale development required but only linked with neighbouring BM031 not in isolation) - adjacent to suburban style development, access available, screening needed.

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="2078"/>	Land south of Trentley Drive Biddulph Moor
SMDC Ref. No.:	<input type="text" value="BM033"/>	
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 greenbelt."/>						
Comments:	<input type="text" value="Field in greenbelt."/>						
Area:	<input type="text" value="2.4"/> ha. gross	<input type="text" value="2.400"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 390579 N 357734"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Large sloping field bordered by modern housing estate to the n. ROW along northern and eastern boundaries. On entering site from Trentley Dr immediately beyond ROW is stream across access and S across site. Significant drop in land level at this point.

Available Access:

Access available off Trentley Drive but this is unlikely to be able to serve a large development. Would have to consider linking with BM034 and creating another access off New Street (which could be problematic).

Additional Comments:

Screened across part of ROW. Beyond this is a not particularly well contained field. Land drops down relatively steeply at this point. ROW and stream on north boundary create strong edge to settlement.

Strengths/ Opportunities:

Adjacent to residential development.FRA needed. Ordinary watercourse through site with associated SW flooding. Consult EA and SCC.

Weaknesses/ Constraints:

Green field, greenbelt, identified as being important to setting of settlement in L & S Character Assessment, stream and consequent change in level at site access, elevated land so visibility from surrounding area, strong edge to settlement established.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unsuitable for residential development - landscape character (impact on character of settlement/visibility of dev from surrounding area), stream, change in land levels at access point a constraint, access inadequate to serve large dev,risk of sprawl. FRA

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="2079"/>	Land adjacent to 330 New Street Biddulph Moor
SMDC Ref. No.:	<input type="text" value="BM034"/>	
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 greenbelt"/>						
Comments:	<input type="text" value="Field in greenbelt."/>						
Area:	<input type="text" value="0.6"/> ha. gross	<input type="text" value="0.600"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 390444 N 357837"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Gently sloping field contained by hedgerow boundary with residential development to north, New Street to west and open fields to south and east. Potential to link with adjacent site BM033.

Available Access:

Western part of site fronts New Street but this is opposite junction with Chapel Lane so highways issues may arise for a larger development.

Additional Comments:

Watercourse along boundary. Consult SCC.

Strengths/ Opportunities:

Residential development adjacent and has an access point.

Weaknesses/ Constraints:

Greenfield, greenbelt, identified as being important to setting of settlement in L & S Character Assessment, potential access difficulties for a larger scheme and potential impact on character of this part of the village. Flooding.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for residential development - landscape value, potential impact on character and access difficulties, gfield, gbelt.

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="2080"/>	Land west of Chapel Lane Biddulph Moor
SMDC Ref. No.:	<input type="text" value="BM035"/>	
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 greenbelt"/>						
Comments:	<input type="text" value="Field in greenbelt."/>						
Area:	<input type="text" value="1.23"/> ha. gross	<input type="text" value="1.230"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 390356 N 358116"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Elevated relatively flat field with ROW along n and w boundaries. Farm complex on n part of site. Potential to accommodate smaller or larger scale development. Suburban style residential development to N and E.

Available Access:

Onto Chapel Lane and Woodhouse Lane.

Additional Comments:

Fragmented edge to settlement - further landscaping would be required to contain development and ensure that it is not highly visible from the surrounding area.

Strengths/ Opportunities:

Reduced site area to address adverse comments from Biddulph Town Council & Trees and Woodlands Officer in August 2014.

Weaknesses/ Constraints:

Green field, greenbelt, identified as being important to setting of settlement in L & S Character Assessment, 2 ROW across site (though these would only be affected by large scale development).

Deliverability Assessment

Availability:

No known availability constraints. Results of Land Registry search reveal that there are 2 different titles and a total of 4 owners. 3 owners of 1 title agree to release land as does single owner of other title.

Suitability:

Potentially suitable for smaller scale residential development - access available, adjoins residential area, sustainable location, landscaping and boundaries require consideration to give stronger edge to settlement. Flood mitigation.

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="2081"/>	Land off Woodhouse Lane Biddulph Moor
SMDC Ref. No.:	<input type="text" value="BM036"/>	
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="Elevated field in green belt"/>			
Comments:	<input type="text" value="Elevated field in green belt."/>			
Area:	<input type="text" value="0.8"/> ha. gross	<input type="text" value="0.800"/> ha. net	Policy: <input type="text" value="2,3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 390304 N 358300"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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:

Relatively steep field rising up from Woodhouse Lane which is quite well contained but prominent. On the edge of the settlement in an area which is rural in character.

Available Access:

Road frontage to Woodhouse Lane though located on a sharp bend which is very likely to raise highway safety issues at the very least limiting the number of dwellings which could be accommodated on the site.

Additional Comments:

Strengths/ Opportunities:

No obvious strengths.

Weaknesses/ Constraints:

Gfield, gbelt, identified as being important to setting of settlement in L & S Character Assessment, highway safety issues, visually prominent, in an area which has rural character.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered to be suitable for residential development - gfield, gbelt, important to setting of settlement, highway safety issues due to location on a sharp bend, elevated site which is visually prominent, in an area with rural character.

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 east of
New Street
Biddulph Moor

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:

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: 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="1008"/>	Land adjacent to The Red Lion Boundary Road Boundary
SMDC Ref. No.:	<input type="text" value="BY006"/>	
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="Agricultural field"/>						
Comments:	<input type="text" value="Agricultural field"/>						
Area:	<input type="text" value="0.29"/> ha. gross	<input type="text" value="0.290"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 398114 N 342607"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	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:

Agricultural field (appears to be used for grazing) slightly sloping. Boundary along the road edge is hedgerows and mature trees and land is at a higher level than road (if hedgerow remained would act as screening). Wire fence separates this and larger ag

Available Access:

Currently a gate into farm from the southern end of farm. Access would be most appropriate from here or from Little Road (this boundary is currently fenced)

Additional Comments:

field which is steeply sloping. Mature trees to the Northern edge of site.

Strengths/ Opportunities:

If a greenfield site of significant size was required for affordable housing this may have some limited potential however there is a smaller site which relates better to the settlement(BY001).

Weaknesses/ Constraints:

Green belt. Unlikely that a site of this size will be required.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development unless a site of this size is required for 100% affordable housing however there is another site which relates better to existing development. Would have a significant negative visual & landscape impact.

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"/>	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 style="width: 60%;" type="text" value="889"/>	Land West and South of 70-82 Folly Lane Cheddleton
SMDC Ref. No.: <input style="width: 60%;" type="text" value="CD002"/>	
NLUD Ref. No.: <input style="width: 60%;" type="text"/>	
PA Ref. No.: <input style="width: 60%;" type="text"/>	
LDF Ref. No.: <input style="width: 60%;" type="text"/>	

Site Details

Description	<input style="width: 85%;" type="text" value="Overgrown pasture abutting SDB."/>		
Comments:	<input style="width: 95%;" type="text" value="Overgrown pasture. P/ROW crosses site. Email from agent 06/09/12 in response to SHLAA consultation; explains that both CD002+003 are in same ownership and capable of being developed as single unit (ie could be phased development)."/>		
Area:	<input style="width: 40%;" type="text" value="0.84"/> ha. gross	<input style="width: 40%;" type="text" value="0.840"/> ha. net	Policy: <input style="width: 40%;" type="text" value="2/3"/>
Grid Ref.:	<input style="width: 80%;" type="text" value="E 396891 N 350039"/>		Status: <input style="width: 40%;" type="text" value="NC"/>
Type:	<input style="width: 40%;" type="text" value="G"/>	Hierarchy: <input style="width: 40%;" type="text" value="LV"/>	Commitment: <input style="width: 40%;" type="text" value="7"/>
Greenbelt:	<input style="width: 40%;" type="text" value="Y"/>	Flooding: <input style="width: 40%;" type="text" value="N"/>	Use: <input style="width: 40%;" type="text" value="8"/>
		Conversion: <input style="width: 40%;" type="text" value="NB"/>	Location: <input style="width: 40%;" type="text" value="R"/>
		Replacement Dwg: <input style="width: 40%;" type="text" value="N"/>	Owner: <input style="width: 40%;" type="text" value="4"/>

Site Assessment

Site Features:

Overgrown pasture. Attractive perimeter trees and low stone walls. Undulating. Rural feel despite abutting SDB. Much of it 'hidden' from west owing to tree barrier at time of site visit, and from east owing to Folly Lane houses.

Available Access:

Existing off Folly Lane. Or as agent correspondence argues that both CD002+003 could be developed as one, presumably Rock End Drive option to west (as part of phased development)

Additional Comments:

Could be amalgamated with CD003? Agent correspondence refers to 'comprehensive utility studies' show all utilities available; and environmental studies completed to show site does not contain important minerals or wildlife. [Oct.11 reports submitted]

Strengths/ Opportunities:

Large developable area. Because of screening and topography does not appear to lend itself to 'open views' at time of site visit. Arguably logical extension to residential area.

Weaknesses/ Constraints:

Greenfield, GB. Presence of trees. Folly Lane is narrow [limit on additional residential numbers?]

Deliverability Assessment

Availability:

SHLAA rep received. Email correspondence from agent March 2011/Sept 2012 relating to both CD002 and CD003, which promote both sites separately/combined for housing.

Suitability:

Good resi development potential. Perhaps better to amalgamate with CD0003, as this would enable better access options eg onto Rockend Dr (and also would better enable commercial development options as appropriate). But greenbelt site

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 style="width: 90%;" type="text"/>	Application Type: <input style="width: 90%;" type="text"/>	Approval Date: <input style="width: 90%;" type="text"/>
Building Control Ref <input style="width: 90%;" type="text"/>	Other Application: <input style="width: 90%;" type="text"/>	Approval Life: <input style="width: 90%;" 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 south of

Rockend Drive/ Millstone Edge

Cheddleton

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:

Undulating meadows (in use). Slight slope down to west. Attractive field boundaries.

Available Access:

Access 'heads' from residential estate roads at Rockend Dr and Millstone Edge.

Additional Comments:

See also assessment of CD002. Site could be amalgamated with this site. Also, as site has internal field boundaries, a smaller part of this site (with lower yield) could initially be developed. See also additional comments to CD002 which also apply here.

Strengths/ Opportunities:

Large developable plot next to resi area. Logical extension to settlement. Not particularly 'open' views at this location at time of site visit. Good access points already at Rockend Drive/Millstone Edge.

Weaknesses/ Constraints:

Large greenfield area in greenbelt. Pleasant landscape (field boundaries).

Deliverability Assessment

Availability:

SHLAA rep received. Email correspondence from agent March 2011/Sept 2012 relating to both CD002 and CD003, which promote both sites separately/combined for housing.

Suitability:

Notwithstanding large scale, good resi potential. Choice of access points (or more than one). Light industrial use might be feasible, subject to access considerations eg access onto Rockend Dr or Leek Road.

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="891"/>	Land South of/North of 37/41 Folly Lane Cheddleton
SMDC Ref. No.:	<input type="text" value="CD004"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	Overgrown Pasture 'strip' in between two residential curtilages, and field to rear			
Comments:	Not resi curt. - separated from both adj dwellings. Appears distinct from fields to rear but not fenced off - open access to these fields. Not known if in use. Refusal 07/00601/OUT. Rear field included owing to 2007 SHLAA rep. Net area excludes tail.			
Area:	<input type="text" value="0.71"/> ha. gross	<input type="text" value="0.660"/> ha. net	Policy: <input type="text" value="1/2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 396903 N 350327"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="U/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:

Overgrown pasture. Not known if in use. Separated from adjacent residential curtilages. Flat field surrounded by trees to east, and general peripheral foliage.

Available Access:

Yes existing gated access onto Folly Lane. May be utilised to access land to rear, but not known.

Additional Comments:

Rear land included owing to SHLAA rep. Small part of access tail abutting no 37 Folly Lane now excluded from gross/net area because understood to be in separate ownership.

Strengths/ Opportunities:

Logical infill plot. Flat. Infill development. Wider field abuts settlement boundary. Only partially visible from Felthouse Lane at time of site visit.

Weaknesses/ Constraints:

May be a right of easement across site to agricultural land to rear. Greenfield. Greenbelt.

Deliverability Assessment

Availability:

Although 2007 SHLAA rep (and 2007 planning application) promote site, availability amended to '2' as site has a new owner as of Feb 2015.

Suitability:

Excellent residential potential for infill; wider field has some merits (despite weaknesses), as it abuts settlement.

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"/>	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="894"/>	Land south of 386 Cheadle Road Cheddleton
SMDC Ref. No.:	<input type="text" value="CD007"/>	
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="Sloping arable field, abutting SDB. Attractive perimeter stone dwarf wall and trees"/>			
Comments:	<input type="text" value="Lower level than A520, Has rural/rurban feel. Some open views. Could be 'phased' developed"/>			
Area:	<input type="text" value="0.44"/> ha. gross	<input type="text" value="0.440"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 396675 N 350226"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Arable field. Slopes down to south. At much lower level than Cheadle Rd. Foliaged field boundaries. Road dips down at this point - elevates to North and South

Available Access:

Two: first via commercial premises to North; second gated access at South end

Additional Comments:

Site to north appears to be commercial premises; with dwelling and garden

Strengths/ Opportunities:

Large, regular shape. Logical extension of residential frontage. Because of site levels would be more hidden from view. Well screened at time of site visit.

Weaknesses/ Constraints:

But still some loss of open views to west. Greenfield, GB. SMD LSCA 2008 identifies this area as part of 'important landscape setting to settlement'.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Good residential/commercial potential

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"/>	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="895"/>	Field in between 340/366 Cheadle Road Cheddleton
SMDC Ref. No.:	<input type="text" value="CD008"/>	
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="Attractive pasture land abutting SDB. Attractive stone/foliage boundaries."/>			
Comments:	<input type="text" value="Some open view to West. SMD LSCA 2008 identifies this area as part of 'important landscape setting to settlement'."/>			
Area:	<input type="text" value="0.72"/> ha. gross	<input type="text" value="0.720"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 396714 N 350589"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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="4"/>

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"/>	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="902"/>	Land North of/South of Staffordshire Farmers' Haulage Yard/Longlands Cheadle Road Cheddleton
SMDC Ref. No.:	<input type="text" value="CD015"/>	
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="Overgrown pasture with attractive boundaries"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.98"/> ha. gross	<input type="text" value="0.980"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 396721 N 350862"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Overgrown, flat pasture. Some open views to west although tree screening to eastern and western perimeters at time of site visit. Flat, attractive stone walling. Rural feel

Available Access:

Field gate at southern end

Additional Comments:

Strengths/ Opportunities:

Large, relatively flat. Developable for residential or commercial use [note in a mixed residential/commercial/agricultural area]. Opposite ribbon housing

Weaknesses/ Constraints:

Attractive greenfield field. SMD LSCA 2008 identifies this area as part of 'important landscape setting to settlement'. Loss of some open views. A53 is busy road. Does not abut development boundary.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Good residential/commercial potential

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"/>	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="904"/>	Land at / to the rear of 403 / 399-411 Cheadle Road Cheddleton
SMDC Ref. No.:	<input type="text" value="CD017"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	Residential property(403); portion of overgrown field; & two other land parcels, rear of Cheadle			
Comments:	Note site rationalised/amalgamated from previous entries CD017/24/117-following lettr from co-owner 16/11/14 explaining they co-own new site area CD017 as shown. This includes entire 403 Cheadle Rd property. Net area slightly smaller - excl SW access			
Area:	<input type="text" value="1.27"/> ha. gross	<input type="text" value="1.250"/> ha. net	Policy: <input type="text" value="1/2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 396860 N 350856"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="1/6/8"/>
Type:	<input type="text" value="B/G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="U/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:

Attractive residential property; and flat attractive overgrown field and two other land parcels rear of Cheadle Rd dwellings. Perimeter foliage around fields, only partially visible from South at time of site visit (but note Bones Lane devt is bunded).

Available Access:

Co-owner letter advises that no.403 Cheadle Rd in same ownership; there is also access strip to SW. So access could be via redeveloped no. 403 and/or SW access.

Additional Comments:

Note site area to entry CD117 to north has been reduced to exclude new entry CD017 area accordingly.

Strengths/ Opportunities:

Large flat parcels contiguous land in same o/ship.Good opp. to redev entire site (poss. with redevd access point at no 403). Rear (east) land parcels fairly well screened at time by perimeter foliage and roadside/Bones Lane devt. Logical ext. to village.

Weaknesses/ Constraints:

Greenfield (apart from no. 403 dwelling). Rear field (but not other 2 land parcels) in greenbelt. Possible amenity issues from Pointons/sports facilities traffic (Bones Lane)- but could have southern open space? Internal foliage between land parcels.

Deliverability Assessment

Availability:

Letter from co-owner 16/11/14 suggests that new CD017 site entry as shown, is in common ownership and available for housing devt in next plan period.

Suitability:

Good resi (re-)development potential owing to 'strengths/opportunities'. Rear fields cannot be accessed alone but good potential when combined with two access options discussed.

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"/>	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="906"/>	Land North of / south of Holly House Farm Leek Road Cheddleton
SMDC Ref. No.:	<input type="text" value="CD019"/>	
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="Unused overgrown pasture, comprising three attractive fields and boundaries"/>						
Comments:	<input type="text" value="Site expanded to include adjacent field in same ownership as two northern fields. Site abuts northern tip of 'Cheddleton South' SDB."/>						
Area:	<input type="text" value="1.62"/> ha. gross	<input type="text" value="1.620"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 396858 N 351000"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Fields same level/slightly higher than rd.Rel. flat.Overgrown pasture. Attractive low hedge boundaries. Not particularly 'open' views across site at time of visit, esp southern field which is better concealed. Low hedge/farm divides the 3 CD019 fields.

Available Access:

Via Holly House farm complex access point which runs north of no. 393 Cheadle Rd into farm complex.

Additional Comments:

It was noted that some of the adjacent farm bldgs appear unused. Original CD019 extended to include eastern field following agent's correspondence confirming both fields in same ownership. Council later confirmed that third field also in same ownership.

Strengths/ Opportunities:

Logical extension to SDB, given housing to South, West and East. Southern field especially is well concealed by roadside housing/foliage. Fields could be developed individually, as required.

Weaknesses/ Constraints:

Greenfield, Greenbelt. Some open views; rural feel at north. Although housing opposite, this is sporadic. Perhaps access onto bend of busy Leek Road. North west field would 'ribbon' this part of settlement.

Deliverability Assessment

Availability:

Assumed 1 - correspondence from agent Dec 2014/Jan 2015 confirming his clients' interest in residential development across both northern fields. Council later confirmed that thirs field also in same ownership.

Suitability:

Greenfield. Not most logical extension to settlement. However some residential potential and would link up with built up with residential ribbon nos. 307-337 Cheadle Rd.

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"/>	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 and buildings at
Lilac Grove Farm
Folly Lane
Cheddleton

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:

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

Date Last Updated:

Date Form Printed:

SITE ASSESSMENT FORM

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

Staffordshire Farmers' Haulage Yard
Cheadle Road
Cheddleton

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:

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

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 east/south of

Ashcombe Park Cricket Ground/100-112 Basford

Off Basford Bridge Lane

Cheddleton

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:

Attractive undulating pasture. Rises up to south where it meets woodland area. Slopes down to valley to east. Overgrown in places. Attractive open views to S and E in places.

Available Access:

Yes at least one gated access onto Basford Bridge Lane. Also access point between 112+114 BBL which is also P.Ro.W..

Additional Comments:

Following rep, site area was expanded southwards (parallel to Basford Bridge Farm) and also eastwards to include land rear of 100-112 BBL. However BBL 'frontage' considered separately under CD118. Density of approx 14/ha based on surrounding density.

Strengths/ Opportunities:

Large, relatively flat. Suburban area already. Could develop 'backland' housing behind 100-112 BBL. B/B Lane should be capable of accommodating additional development in highway terms(?)

Weaknesses/ Constraints:

Greenfield/GB. Backland development. Loss of some attractive open long views to countryside. Site rises up slightly to SE so any housing there may be more visible from north. SMD Landscape Character Assessment maps this as "remnant historic landscape

Deliverability Assessment

Availability:

Revised Submission Core Strategy representation f dated February 2012 which promotes this site, implies ownership, but this not clear.

Suitability:

Excellent development potential for residential/commercial; however loss of views is consideration. This site is in greenbelt. However smaller 'phases' could be developed as and when needed, eg field by field.

Achievability:

Since this is 'major' scale it would attract planning requirements eg affordable housing, renewables etc. Therefore development could be made economically viable through reduced planning obligations. Clearly site should be developed after the CD118 frontage

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

Land in between
Site CD098 / Cheddleton Recreation Ground, off
Cheddleton Park Avenue / Vale View / Rennie Cres
Cheddleton

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:

(Net) area is land to immediate West of C/Park Ave. Wider site undulates, sloping up to south- quite heavily in places. Most of site appears too undulating to develop. Largely open (grassed). See additional comments.

Available Access:

Via turning head to Cheddleton Park Avenue. Or possibly via more convoluted alternatives ie 'through' site CD099 (as was proposed in refusal 05/390).

Additional Comments:

Note refusal 05/0390/OUT. Most of CD069 has HLAA representation (20/05/08). Now 04/0149 consent has been developed-now excluded from area. Could CDs 098/099 be combined with site, to enlarge? Note since "Babylon Bank" built, no

Strengths/ Opportunities:

Large site in residential area.

Weaknesses/ Constraints:

Topography rules out most of site apart from that adjacent C/P Avenue. Nominally 'greenfield' . Also is there a limit on number of additional dwellings that could be served by Cheddleton Park Road? Visual impact from North?

Deliverability Assessment

Availability:

Recent refusal 05/0390/OUT signifies intent. 2008 SHLAA Rep and more recent correspondence from landowner.

Suitability:

Site extent approximates to HLAA rep+Vale View leftover. Good potential owing to size, urban location and centrality (although not all areas may be developable on topography grounds). Given '2' because greenfield.

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.:

SMDC Ref. No.:

NLUD Ref. No.:

PA Ref. No.:

LDF Ref. No.:

Land west of
St Edward's Church Cemetery
Hollow Lane
Cheddleton

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:

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:

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="985"/>	Land southwest/west 10 Cheadle Road / Cheadle Road Cheddleton
SMDC Ref. No.:	<input type="text" value="CD082"/>	
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="Overgrown wooded steep pasture slope"/>			
Comments:	<input type="text" value="See also CD081.Net area excludes perimeter woodland.Parts of remainder of site may still be too steep to develop. Note despite falling within B/W/Ways consultation area, not within a flood risk zone (but close to Cauldon Canal). In conservation area."/>			
Area:	<input type="text" value="0.5"/> ha. gross	<input type="text" value="0.250"/> ha. net	Policy: <input type="text" value="2/3/5"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 397230 N 352522"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Sloping overgrown hill. Steep slope up to SE. Parts of site to west may be developable. Very visible on northern approach to Cheddleton on Cheadle Road.

Available Access:

Field access south of 10 Cheadle Road.

Additional Comments:

This is a highly prominent 'hill' when entering Cheddleton. Therefore visual consequences of any development must be considered.

Strengths/ Opportunities:

Close to village centre. Abuts SDB.

Weaknesses/ Constraints:

Topography. Visual impacts. Also access - main road is busy. Greenfield/GB. Conservation area.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Unlikely owing 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"/>	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.:

Former Telephone Exchange Premises
Beech Avenue
Cheddleton

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:

Disused modern building premises. Fenced off with 2m fence. Appears derelict for some time. Tarmaced parking surrounded by green areas - mixed brownfield and greenfield.

Available Access:

Existing onto Beech Ave

Additional Comments:

Also ideally located for eg shopping parade?

Strengths/ Opportunities:

Mainly brownfield. Flat, in central (residential) area.

Weaknesses/ Constraints:

Part of site appears greenfield [but status uncertain].

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Great redevelopment potential, especially residential infill.

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="998"/>	Land North/East Wall Lane/Rugby club Cheddleton
SMDC Ref. No.:	<input type="text" value="CD093"/>	
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="Field with boundary hedges; slight slope. (Area TPO)"/>		
Comments:	<input type="text" value="site included owing to representation letter."/>		
Area:	<input type="text" value="1.48"/> ha. gross	<input type="text" value="1.480"/> ha. net	Policy: <input type="text" value="2/3/10"/>
Grid Ref.:	<input type="text" value="E 397468 N 353061"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="Y"/>	Conversion: <input type="text" value="NB"/>	Use: <input type="text" value="8"/>
Flooding:	<input type="text" value="N"/>	Location: <input type="text" value="R"/>	Replacement Dwg: <input type="text" value="N"/>
		Owner: <input type="text" value="3"/>	

Site Assessment

Site Features:

Mown pasture. Slight slope up to North but very flat. Surrounded by other open land, sports fields. Rural feel. Attractive hedge boundaries

Available Access:

None noted directly to field. However domestic garaging area to rear of Wall Lane properties, which is accessed from Wall Lane, abuts site. Also, second access appears to be private lane running from 'Garden Villa', East Drive

Additional Comments:

Strengths/ Opportunities:

Large flat, developable.

Weaknesses/ Constraints:

TPO extending across entire site. Site is remote from Cheddleton, greenfield, rural feel; Greenbelt.

Deliverability Assessment

Availability:

Owing to letter, 1.

Suitability:

Not a priority site due to location. The blanket TPO would only rule out parts of the site ie the areas close to trees. There would appear to be many other greenfield sites less remote from the settlement which would warrant further consideration first

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"/>	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="1105"/>	Land southwest of/Northeast of Basford Lane/Site CD096 Off Basford Lane Cheddleton
SMDC Ref. No.:	<input type="text" value="CD095"/>	
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="Undulating meadow land (heathland). Used for grazing"/>			
Comments:	<input type="text" value="REPRESENTATION SITE*."/>			
Area:	<input type="text" value="1.67"/> ha. gross	<input type="text" value="1.670"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 398743 N 353832"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8/9"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
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:

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"/>	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 South of/Southwest of
Leekbrook Industrial Estate/ Site CD095
Basford Lane
Cheddleton

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:

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: 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="2213"/>	Land east/west 4-47 Cheadle Road / CD069 Cheddleton
SMDC Ref. No.:	<input type="text" value="CD098"/>	
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="Sloping elevated site. Part of VOS site."/>		
Comments:	<input type="text" value="Central part of adopted VOS site. Included because of HLAA rep dated 20/05/08 which includes CD069."/>		
Area:	<input type="text" value="1.58"/> ha. gross	<input type="text" value="1.580"/> ha. net	Policy: <input type="text" value="1"/>
Grid Ref.:	<input type="text" value="E 397329 N 352378"/>		Status: <input type="text" value="ALP"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Commitment: <input type="text" value="5"/>
Greenbelt:	<input type="text" value="N"/>	Floding: <input type="text" value="N"/>	Use: <input type="text" value="5"/>
		Replacement Dwg: <input type="text" value="N"/>	Location: <input type="text" value="U"/>
			Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

VOS site; elevated above Cheadle Rd to west; slopes steeply along western edge. Heavily wooded along west.

Available Access:

Would appear reliant on access options for CD099/CD069.

Additional Comments:

Site included because of HLAA rep (including adjacent CD069).

Strengths/ Opportunities:

Within development boundary, central. Could link with adjacent HLAA sites.

Weaknesses/ Constraints:

VOS site; greenfield; elevated (and visible from eg north). May be reliant on external point of access.

Deliverability Assessment

Availability:

Owing to not having own road access, could not be developed in isolation.

Suitability:

Owing to above constraints considered unsuitable.

Achievability:

Assumed 2

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="2214"/>	Land East/North 99 - Babylon Bank / Grange Farm Cheadle Road Cheddleton
SMDC Ref. No.:	<input type="text" value="CD099"/>	
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="Southern part of VOS designation"/>		
Comments:	<input type="text" value="Part of VOS designation. Central part of this designation, which lies to the N of CD099, is subject of rep (see CD098)."/>		
Area:	<input type="text" value="0.62"/> ha. gross	<input type="text" value="0.620"/> ha. net	Policy: <input type="text" value="1"/>
Grid Ref.:	<input type="text" value="E 397308 N 352260"/>		Status: <input type="text" value="ALP"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Commitment: <input type="text" value="5"/>
Greenbelt:	<input type="text" value="N"/>	Conversion: <input type="text" value="NB"/>	Use: <input type="text" value="5"/>
Flooding:	<input type="text" value="N"/>	Location: <input type="text" value="U"/>	Replacement Dwg: <input type="text" value="N"/>
		Owner: <input type="text" value="4"/>	

Site Assessment

Site Features:

Relatively flat open field; wooded to west edge. Elevated above Cheadle Rd.

Available Access:

Via unadopted Grange Farm access off Cheadle Rd.

Additional Comments:

Strengths/ Opportunities:

Flat, central, within urban area, partially screened. Could link with CD098 (which in turn could link with CD069).

Weaknesses/ Constraints:

VOS (greenfield); traffic implications onto Cheadle Rd? Owing to elevation, visible from certain aspects. Appears to abut listed curtilage to Grange Farm.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Owing to VOS designation, and access, unsuitable.

Achievability:

Assumed viable

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 East and South of
The Vicarage
Cheddleton

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:

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: Application Type: Approval Date:

Building Control Ref Other Application: Approval Life:

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 south of

Boucher Road/Crony Close
Cheddleton

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:

Flat open field. Peripheral trees/foliage. Well screened from west at time of site visit (apart from access point onto Ostlers Lane); and south, owing to peripheral trees. Breaks in foliage on eastern side (Cheadle Road).

Available Access:

Northwest corner, gated access onto Ostlers Lane. Boucher Avenue is cul de sac meeting north centre of field, but there is thin strip of residential curtilage (few metres) between road and field. Presumably this could be acquired in future.

Additional Comments:

Could extend further south to field abutting Cheadle Road, although this is much more open.

Strengths/ Opportunities:

Abuts housing estate. Could in theory feed onto Boucher Ave (highway capacities?) and/or Ostlers Lane. Alternatively onto Cheadle Road to east (but slight elevation). Existing peripheral foliage screened most parts of field at time of site visit.

Weaknesses/ Constraints:

Greenfield, greenbelt. Could be considered as extending 'Cheddleton North' into the southern settlement. Should coalescence be avoided in greenbelt?

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Notwithstanding that this is a large site, owing to its strengths it could be considered a '2' site.

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="2236"/>	Land west of 102-121 Ostlers Lane Cheddleton
SMDC Ref. No.:	<input type="text" value="CD116"/>	
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="Slightly undulating attractive fields to immediate west of Ostlers Lane, as far as the public RoW"/>			
Comments:	<input type="text" value="As these fields are large, the site boundary is notional - ie the public RoW and southern field boundary. Smaller area could be considered, ie, following rear garden boundaries of 58-104 Ostlers Lane?"/>			
Area:	<input type="text" value="1.61"/> ha. gross	<input type="text" value="1.610"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 396845 N 351733"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Fields at same level as Ostlers Lane, but slope slightly down to west. Attractive dwarf stone walls and sporadic foliage. Very attractive open views of countryside to west.

Available Access:

None noted.

Additional Comments:

Site boundary notional - ie P/RoW and southern field boundary. Arguably developing here is preferable to the fields further south - as the road further south is more elevated (better views). Smaller area could be considered, ie following 58-104 Ostlers L?

Strengths/ Opportunities:

On suburban fringe. Relatively developable. Ostlers Lane appears wide enough; presumed sufficient capacity. Abuts SDB. In medium-high density surroundings, so density options.

Weaknesses/ Constraints:

Greenfield, greenbelt. Arguably, very attractive open, 'long' views to west might mean this is not preferred over other greenfield sites. Also new access would have to avoid being opposite junction at Dalehouse Road

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Not desirable as significant extension into greenbelt/greenfield area. Attractiveness of long views may mean other greenfield sites preferential. No easily defined boundaries to site.

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 west/east of
100 Basford Bridge Lane/Ashcombe Park Cricket
Basford Bridge Lane
Cheddleton

Site Details

Description
Comments:

Area:	<input type="text" value="0.94"/> ha. gross <input type="text" value="0.940"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 397502 N 351724"/>	Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>
Type:	<input type="text" value="G"/> Hierarchy: <input type="text" value="LV"/>	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:

Greenfield frontage, relatively flat but slopes up to west slightly. This is the undeveloped gap between 100 BBL and the walled cricket ground. The depth of this nominal site reflects the depth of houses 100-112 BBL [ie not otherwise delineated].

Available Access:

Existing public right of way/track opposite 'The Avenue'.

Additional Comments:

CD118 area is notional - no rear site boundary at all. Separated because, given frontage nature, and scale of this site, this is more deliverable than CD060 when considered separately. JCM Estates reprn. did not distinguish between the two SHLAA entries.

Strengths/ Opportunities:

Obvious undeveloped frontage between 'regular' BBL housing to east, and walled cricket ground to west (and housing opposite too). Easy access; and BBL assumed sufficient in highway capacity terms. Rising aspect to south means rear woodland still visible.

Weaknesses/ Constraints:

Greenbelt/greenfield. May partially obscure open views from north. Partially falls within "remnant historic landscape" according to SMD Landscape Character Assessment 2008.

Deliverability Assessment

Availability:

Revised Submission Core Strategy representation from JCM Estates dated February 2012 which promotes this site, implies ownership, but this not clear.

Suitability:

Notwithstanding greenbelt/greenfield status, this appears very developable, with good highway access/capacity. Logical extension following frontage 'depth' from 100 BBL, and as small-scale would not be inappropriate in scale terms

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"/>

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="313"/>	Land south west of Church Lane Checkley
SMDC Ref. No.:	<input type="text" value="CK001"/>	
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="Agricultural land"/>		
Comments:	<input type="text" value="Open grassed field on edge of settlement"/>		
Area:	<input type="text" value="0.55"/> ha. gross	<input type="text" value="0.550"/> ha. net	Policy: <input type="text" value="3/5"/>
Grid Ref.:	<input type="text" value="E 402720 N 337832"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Use: <input type="text" value="8"/>
		Replacement Dwg: <input type="text" value="N"/>	Location: <input type="text" value="R"/>
		Owner: <input type="text" value="3"/>	

Site Assessment

Site Features:

Fairly level grassed field with no features within the site. Hedgerows and tress around north and eastern boundary of site only - no defensible boundaries to west and south.

Available Access:

Direct access off Church Lane available.

Additional Comments:

Strengths/ Opportunities:

Relates well to existing settlement pattern.

Weakneses/ Constraints:

Within Conservation Area. Greenfield site - contributes to character of area around Church.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Although would provide good opportunity for limited housing development, the current greenfield nature of the site is important to the character of the CA in this part of the settlement.

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"/>	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 south of

Uttoxeter Road
Checkley

Site Details

Description:

Comments:

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

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: 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="319"/>	Land to west of Hawthorne House Uttoxeter Road Checkley
SMDC Ref. No.:	<input type="text" value="CK007"/>	
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="Agricultural land"/>			
Comments:	<input type="text" value="Parcel of agricultural/grazing land between existing houses"/>			
Area:	<input type="text" value="0.28"/> ha. gross	<input type="text" value="0.280"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 402765 N 338056"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text"/>	Location: <input type="text" value="R"/>
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:

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"/>	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 between
Finchfield and Sunny Brae
Uttoxeter Road
Checkley

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:

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: 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="672"/>	Land to west of 67-97 School Lane Cookshill
SMDC Ref. No.:	<input type="text" value="CL001"/>	
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="Agricultural land and dwelling"/>			
Comments:	<input type="text" value="Agricultural land and single dwelling house"/>			
Area:	<input type="text" value="1"/> ha. gross	<input type="text" value="0.800"/> ha. net	Policy: <input type="text" value="2"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 394601 N 343027"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="1/8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text"/>	Flooding: <input type="text"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Predominantly grassed area in agricultural/grazing use sloping down to river. Includes large single dwelling and driveway.

Available Access:

Possible access from School Lane via drive to 97. Would need improving for any large scale development.

Additional Comments:

Net area reduced due to exclude flood risk area.

Strengths/ Opportunities:

On edge of settlement close to services and facilities.

Weaknesses/ Constraints:

Green belt site. Access limitations - extreme south west is within flood zone 3. Open site when viewed from west. Does not relate well to current village form.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Limited potential for extension of settlement due to access limitations and slope and poor relationship to current village form. Would be prominent when viewed from west. May be potential for limited backland 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:	<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.:	<input type="text" value="673"/>	Land to west of 99 - 115 School Lane Cookshill
SMDC Ref. No.:	<input type="text" value="CL002"/>	
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="Gardens and grazing land"/>			
Comments:	<input type="text" value="Grazing/agricultural land and gardens"/>			
Area:	<input type="text" value="0.8"/> ha. gross	<input type="text" value="0.700"/> ha. net	Policy: <input type="text" value="2"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 394525 N 343178"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="1/8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text"/>	Flooding: <input type="text"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Predominantly grassed area in agricultural/grazing use sloping down to river. Includes gardens to dwellings to south with some trees and hedges along western and southern boundary

Available Access:

Possible access from School Lane via drive to 97 or from drive to Vicarage Farm. Would need improving for any large scale development.

Additional Comments:

Net area reduced due to exclude flood risk area.

Strengths/ Opportunities:

On edge of settlement. Does not impact on character of settlement.

Weaknesses/ Constraints:

Green belt site. Access limitations - extreme south west is within flood zone 3. Open site when viewed from west. Does not relate well to village form.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Limited potential for extension of settlement due to access limitations and slope and poor relationship to current village form. Would be prominent when viewed from west. May be potential for limited backland 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:	<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.:	<input type="text" value="675"/>	Land to South West of Roughcote Lane Cookshill
SMDC Ref. No.:	<input type="text" value="CL004"/>	
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="Agricultural land"/>			
Comments:	<input type="text" value="Large single field in agricultural use."/>			
Area:	<input type="text" value="2.2"/> ha. gross	<input type="text" value="2.200"/> ha. net	Policy: <input type="text" value="2"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 394710 N 343355"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text"/>	Flooding: <input type="text"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Predominantly grassed field with no significant features within site other than small group of trees. Hedges along boundaries.

Available Access:

Only available access for vehicles is from Roughcote Lane. Pedestrian access from School Lane.

Additional Comments:

Strengths/ Opportunities:

Relates well to existing settlement pattern and housing. Near to facilities. Not very visible from highways.

Weaknesses/ Constraints:

Green belt site. Greenfield site, overlooked by many properties. Public right of way crosses site.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Potential for major development if needed but may impact on character of this part of the settlement. Possibility of lower density development with open space buffers.

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"/>	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="1095"/>	Vicarage Farm Land off Caverswall Road, School Lane Cookshill
SMDC Ref. No.:	<input type="text" value="CL007"/>	
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="Agricultural land"/>		
Comments:	<input type="text" value="Open greenfield site currently used for grazing on edge of village."/>		
Area:	<input type="text" value="0.98"/> ha. gross	<input type="text" value="0.980"/> ha. net	Policy: <input type="text" value="2"/>
Grid Ref.:	<input type="text" value="E"/> <input type="text" value="N"/>	Commitment: <input type="text" value="7"/>	Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Use: <input type="text" value="8"/>
Greenbelt:	<input type="text"/>	Conversion: <input type="text"/>	Location: <input type="text" value="R"/>
Flooding:	<input type="text"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Flat, open grassed site. No significant landscape features within site. Hedgerow along frontage. Some mature trees and stream along rear of site. Scout hut adjoins the site.

Available Access:

Directly available from Cavendish Road.

Additional Comments:

Strengths/ Opportunities:

Edge of settlement which has range of facilities. Relates well to current settlement form.

Weaknesses/ Constraints:

Green belt site. Greenfield site. Open site - prominent when viewed from west.

Deliverability Assessment

Availability:

Landowner interest in developing site for retirement homes.

Suitability:

Whilst physically capable of development it would represent a significant incursion into the green belt needing special justification. May be suitable for limited affordable/local needs housing on part of site.

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"/>	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.:

Lower Farm
Consall Lane
Consall

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:

Several outbuildings, one building is listed. Area to the north east of the site appears to be used as a vegetable patch.

Available Access:

Consall Lane

Additional Comments:

their setting, & the significance of the farmstead as a whole.

Strengths/ Opportunities:

Outbuildings - may be suitable for conversion however one is listed. May be scope for some new build. Consideration would need to be had for the impact on the setting of the listed building.

Weaknesses/ Constraints:

Green Belt. Listed building in central part of site may constrain development. Consideration needs to be had for impact on the setting of a listed building. Black and White House on opposite side of Consall Lane is also listed.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Due to comments received from Conservation Section the site has been reassessed as being unlikely to be suitable for development. The historic significance of the site is high and development of the site would harm the historic interest of the buildings &

Achievability:

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="657"/>	Land south of Church Croft Blythe Bridge Road Caverswall
SMDC Ref. No.:	<input type="text" value="CV002"/>	
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="Agricultural land"/>						
Comments:	<input type="text" value="Area of agricultural land"/>						
Area:	<input type="text" value="0.51"/> ha. gross	<input type="text" value="0.510"/> ha. net	Policy:	<input type="text" value="2/5"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 395261 N 342729"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	Conversion:	<input type="text"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text"/>	Flooding:	<input type="text"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Grassed parcel of land. No significant features within site.
Hedgerow along frontage.

Available Access:

From Blythe Bridge Road,

Additional Comments:

Strengths/ Opportunities:

Near to village centre which has good range of facilities. Bordered by development to north and south and opposite.

Weaknesses/ Constraints:

Greenfield site within Conservation Area - site contributes to setting of the village.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Potential for infill development - however development may impact significantly on character of village and its setting and extend built up area considerably.

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"/>	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="664"/>	Land to rear of 1/2 High Street Caverswall
SMDC Ref. No.:	<input type="text" value="CV004"/>	
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="Agricultural land"/>						
Comments:	<input type="text" value="Single small agricultural field."/>						
Area:	<input type="text" value="0.36"/> ha. gross	<input type="text" value="0.360"/> ha. net	Policy:	<input type="text" value="2/5"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 395170 N 342981"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	Conversion:	<input type="text"/>	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"/>	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="665"/>	Land to rear of Roseville High Street Caverswall
SMDC Ref. No.:	<input type="text" value="CV005"/>	
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="Agricultural land"/>						
Comments:	<input type="text" value="Large single field in agricultural/grazing use"/>						
Area:	<input type="text" value="0.63"/> ha. gross	<input type="text" value="0.630"/> ha. net	Policy:	<input type="text" value="1/5"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 395124 N 343056"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	Conversion:	<input type="text"/>	Location:	<input type="text" value="R"/>
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:

Predominantly grassed field, no significant features within site but hedges and mature trees along eastern and southern boundary. Some agricultural buildings within site.

Available Access:

Possible access off The High through site CV007.

Additional Comments:

Strengths/ Opportunities:

Close to village centre and within settlement boundary.

Weaknesses/ Constraints:

Open field adds to character of village and defines its rural setting. Access limitations.

Deliverability Assessment

Availability:

No known ownership constraints - land is not registered.

Suitability:

Potential for development but may impact on character of village and its rural setting. May be more appropriate to develop only part of site to north (reduced capacity from 15 to 10 reflects this).

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"/>	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="2303"/>	Land to rear of 2 - 10 High Street Caverswall
SMDC Ref. No.:	<input type="text" value="CV006"/>	
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="Agricultural/grazing land"/>			
Comments:	<input type="text" value="Large single field in agricultural/grazing use"/>			
Area:	<input type="text" value="0.4"/> ha. gross	<input type="text" value="0.400"/> ha. net	Policy: <input type="text" value="2/5"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 395033 N 343042"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text"/>	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:

Open flat site with woodland area to west. No significant features within the site.

Available Access:

No direct access. Possible access through existing gardens fronting onto High Street.

Additional Comments:

Strengths/ Opportunities:

Close to village centre and within settlement boundary.

Weaknesses/ Constraints:

Open field adds to character of village and define its rural setting. Access limitations.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Potential for development but may impact on character of village and its rural setting.

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 east of

Blythe Bridge Road
Caverswall

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:

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

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 between

Roughcote Lane and Caverswall Road
Caverswall

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:

Large single level field in agricultural use. No significant features within site but hedgerows around periphery of site.

Available Access:

Potential access directly from Roughcote Lane and Caverswall Road

Additional Comments:

Strengths/ Opportunities:

On edge of settlement near to facilities and services in Caverswall and Cookshill

Weaknesses/ Constraints:

Greenfield site in green belt. Large site - development would have significant impact on openness and purpose of green belt and on character of this part of the settlement. LCA identifies edge as needing strengthening through further landscaping.

Deliverability Assessment

Availability:

No known availability constraints

Suitability:

Significant loss of green belt contrary to purpose of green belt. Scale of development excessive for needs of settlement and would impact significantly on character of this part of Caverswall.

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="598"/>	Industrial Estate rear of 215 Uttoxeter Road Draycott
SMDC Ref. No.:	<input type="text" value="DC001"/>	
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="Industrial Estate"/>						
Comments:	<input type="text" value="Small complex of industrial buildings. Not clear if any/all of this authorised. Site would only be brownfield if site is authorised or through long use. Net area excludes an approved farmworker's dwelling at NE corner. Ownership unclear."/>						
Area:	<input type="text" value="0.53"/> ha. gross	<input type="text" value="0.490"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 397896 N 340290"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="2"/>	
Type:	<input type="text" value="B"/>	Hierarchy:	<input type="text" value="SV"/>	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:

Site comprises of several industrial and storage buildings in varying condition.

Available Access:

Onto Uttoxeter Road (east of 'Highfields').

Additional Comments:

Aside from farmworker's dwelling, none of site appears authorised. Net area excludes an approved farmworker's dwelling at NE corner.

Strengths/ Opportunities:

(Arguably) PDL Bordered by development on 2 sides, and only short distance from Draycott Old Road 'triangle' - rundown, unsightly appearance. Scope for improvement/redevelopment?

Weaknesses/ Constraints:

No firm boundary along northern edge of site. Loss of existing businesses if redeveloped. Greenbelt. May be unauthorised.

Deliverability Assessment

Availability:

Still in use as industrial estate

Suitability:

Potential for redevelopment for either employment or residential use. Redevelopment for residential would result in substantial loss of employment land therefore 3.

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"/>	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="599"/>	Land adjacent to 1 St Margarets Court Draycott
SMDC Ref. No.:	<input type="text" value="DC002"/>	
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="Agricultural land"/>						
Comments:	<input type="text" value="Part of agricultral land adjacent to bungalows. Part of site put forward by owner c/o agent."/>						
Area:	<input type="text" value="0.18"/> ha. gross	<input type="text" value="0.180"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 398248 N 340090"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	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:

Predominantly grassed area with some large mature trees to rear/east. Adjacent to main road and at slightly higher elevation - highly visible from S.

Available Access:

From Uttoxeter Road - bus layby nearby.

Additional Comments:

Notional site area - no natural boundary along north and west of site.

Strengths/ Opportunities:

Adjoins existng development, near centre of village

Weakneses/ Constraints:

Good views across site to Listed church curtilage. No firm boundaries to site - could lead to further encroachment. Greenfield. Greenbelt.

Deliverability Assessment

Availability:

Site has been put forward by owner.

Suitability:

Unsuitable for development due to impact on significant views across to Listed church.

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"/>	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="600"/>	Land to rear (east) of St Margarets Court Draycott
SMDC Ref. No.:	<input type="text" value="DC003"/>	
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="Agricultural land; Woodland TPO along eastern boundary"/>			
Comments:	<input type="text" value="Agricultural land located behind St Margarets Court and trees(Woodland TPO) along Cheadle Road. Site put forward by owner c/o agent."/>			
Area:	<input type="text" value="0.56"/> ha. gross	<input type="text" value="0.380"/> ha. net	Policy: <input type="text" value="2/3/10"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 398325 N 340115"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	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:

Sloping land, predominantly grassed, lying behind belt of mature trees along Cheadle Road. Owing to established foliage along both Uttoxeter Road and Cheadle Road, views into site limited, apart from the SW.

Available Access:

Only possible access would be from Cheadle Road but would involve loss of trees

Additional Comments:

Net area reduced to exclude TPO area.

Strengths/ Opportunities:

Located between existing development and near to village centre

Weaknesses/ Constraints:

Access problems - trees along Cheadle Road are subject to TPO.

Deliverability Assessment

Availability:

Site has been put forward by owner.

Suitability:

Relates well to existing development but access constraints and potential loss of TPO trees make potential for development limited.

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"/>	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 adjacent to

Uttoxeter Road
Draycott

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:

Large open sloping field surrounded by hedgerows and mature trees. Individual TPOs along northern boundary. At slightly higher elevation than Uttoxeter Road, but only really visible from SE owing to roadside hedging.

Available Access:

Direct access possible from Uttoxeter Road

Additional Comments:

Abuts Listed church curtilage.

Strengths/ Opportunities:

Adjoins existing development, near centre of village

Weaknesses/ Constraints:

Very prominent site with good views across site to Listed church. Development would impact considerably on openness of this part of village. Greenfield. Greenbelt.

Deliverability Assessment

Availability:

Land has been put forward by owner

Suitability:

Unsuitable for development due to impact on openness of this part of village and on significant views across to Listed church.

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

Draycott Manor
Cheadle Road
Draycott

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:

Manor house and builngs are in poor state (undergoing restoration?). Grounds includes large moat and mature trees (inc TPOs) along eastern frontage: views into site limited.

Available Access:

Exisitng access onto Cheadle Road.

Additional Comments:

Strengths/ Opportunities:

Opportunity to assist restoration of Listed building and grounds through conversion and enabling development.

Weakneses/ Constraints:

Manor House is Listed. Grounds contain TPO trees. Greenfield (grounds). Greenbelt.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Site is in a poor state at present - potential for sensitive enabling development to assist restoration in form of conversion but Conservation Officer considers that there would be significant adverse impact on the Listed Building.

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="726"/>	Draycott Moor College Draycott Old Road Draycott
SMDC Ref. No.:	<input type="text" value="DC008"/>	
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="Special Needs School"/>			
Comments:	<input type="text" value="Currently in use as special school but previously identified by County Council as surplus to requirements. Note site excludes rear playing fields [DC009]. Conversion/new build?"/>			
Area:	<input type="text" value="0.34"/> ha. gross	<input type="text" value="0.340"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 397577 N 340435"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="9"/>
Type:	<input type="text" value="B"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="C/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="2"/>

Site Assessment

Site Features:

Existing school building and ancillary uses including hardstandings. Some roadside foliage.

Available Access:

Directly onto Draycott Old Road.

Additional Comments:

Strengths/ Opportunities:

Brownfield site which relates well to neighbouring residential areas.

Weaknesses/ Constraints:

Loss of community facility. No significant facilities nearby.

Deliverability Assessment

Availability:

Identified by County Council previously as being surplus to requirements but currently in use as special school

Suitability:

Potential for conversion or redevelopment for residential or other community uses.

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"/>	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="730"/>	Playing Fields Draycott Moor College Draycott Old Road Draycott
SMDC Ref. No.:	<input type="text" value="DC009"/>	
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="School Playing Fields"/>			
Comments:	<input type="text" value="Currently in use as special school but previously identified by County Council as surplus to requirements"/>			
Area:	<input type="text" value="1.67"/> ha. gross	<input type="text" value="1.670"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 397577 N 340435"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="5"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	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="2"/>

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"/>	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="735"/>	Land to rear of 120 Uttoxeter Road Draycott
SMDC Ref. No.:	<input type="text" value="DC010"/>	
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="Vacant land"/>						
Comments:	<input type="text" value="Vacant/underused land, possibly grazing land to rear of properties."/>						
Area:	<input type="text" value="0.27"/> ha. gross	<input type="text" value="0.270"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 397400 N 340306"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	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"/>	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="737"/>	Land to rear of 102-116 Uttoxeter Road Draycott
SMDC Ref. No.:	<input type="text" value="DC011"/>	
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="Vacant land"/>						
Comments:	<input type="text" value="Vacant/underused land, possibly grazing land to rear of properties"/>						
Area:	<input type="text" value="0.33"/> ha. gross	<input type="text" value="0.330"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 397360 N 340346"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	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"/>	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.:

The Coach House
Uttoxeter Road
Draycott

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:

Large public house fronting onto Uttoxeter Road with large area of car parking to front and rear of property. Some large mature trees along rear boundary.

Available Access:

Existing access onto Uttoxeter Road.

Additional Comments:

Strengths/ Opportunities:

Brownfield site - suitable for reuse for other commercial/leisure uses or possible conversion to residential.

Weaknesses/ Constraints:

Potential loss of community facility and employment. Greenbelt.

Deliverability Assessment

Availability:

premises previously vacant but now appears to be in use as a restaurant

Suitability:

Most suited for reuse for leisure or commercial use. Possibility of conversion/redevelopment for residential only if other uses proven to be unviable.

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

Old Quarry
Woodlands Lane
Draycott

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:

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

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 at Junction of

Uttoxeter Road/Creswell Lane
Draycott

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:

Flat open field surrounded on most sides by farm, leisure centre and development. No significant features within site. Although roadside hedging/foilage, still visible from both roads.

Available Access:

Directly from Creswell Lane

Additional Comments:

Strengths/ Opportunities:

Adjoins other adjoining development.

Weaknesses/ Constraints:

Visually prominent site. Some distance from centre of settlement. Significant loss of green belt land. Greenfield.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Despite adjoining areas of development, development of this site would impact adversely on openness of green belt in this area and intensify built development in an otherwise open 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: Application Type: Approval Date:
Building Control Ref: Other Application: Approval Life:

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

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

Play Area
Draycott Moor College
Draycott Old Road
Draycott

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:

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: 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="601"/>	Land adjacent to Top Bank Cottage Uttoxeter Road Draycott
SMDC Ref. No.:	<input type="text" value="DC024"/>	
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="Agricultural land"/>						
Comments:	<input type="text" value="Agricultural land"/>						
Area:	<input type="text" value="0.2"/> ha. gross	<input type="text" value="0.200"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 398508 N 339955"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	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:

Forms part of larger area of agricultural land, predominantly grassed with hedgerow and mature trees along frontage (but still visible). Slightly higher elevation than road.

Available Access:

From Uttoxeter Road - becomes narrow at this point.

Additional Comments:

Strengths/ Opportunities:

Near to village centre - logical extension of settlement pattern

Weaknesses/ Constraints:

Greenfield site. No strong boundary along southern edge of site - could lead to further development to south. Greenbelt.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Unsuitable due to impact on openness of green belt in this locality. Would extend frontage development undesirably.

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"/>	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 off

Draycott Old Road
Draycott

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:

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: 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="1218"/>	Land off School Close Dilhorne
SMDC Ref. No.:	<input type="text" value="DH001"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text" value="SM03-0776"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	<input type="text" value="Undeveloped field in the green belt"/>			
Comments:	<input type="text" value="Has had planning permission for an affordable housing scheme in the past (03/00776/OUT) which was not implemented."/>			
Area:	<input type="text" value="0.25"/> ha. gross	<input type="text" value="0.250"/> ha. net	Policy: <input type="text" value="2"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 397656 N 343954"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
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:

Field (described as orchard on SHLAA form) with residential development to north and west. Tree / hedgerow boundaries to all sides.

Available Access:

On to School Close (through land in third party ownership) or through neighbouring Mill Birch (in same ownership as this land). Possibility of access difficulties due to TPOs at Godley Lane entrance.

Additional Comments:

Previously allocated for affordable housing in Revised Policies and Proposals document - July 2003 - has a previous planning consent (not implemented) but also a more recent planning refusal (inappropriate development, lack of evidence for aff hou)

Strengths/ Opportunities:

Close to school.

Weaknesses/ Constraints:

Green Field, Green Belt location, extends development into the open countryside, recent planning refusal for residential development, possible access difficulties.

Deliverability Assessment

Availability:

SHLAA form submitted, stating availability within 5 years.

Suitability:

Not considered suitable for residential development as development would extend into open countryside, recent planning refusal and potential access difficulties.

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="SM03-0776"/>	Application Type:	<input type="text" value="O"/>	Approval Date:	<input type="text" value="4/7/2005"/>
Building Control Ref	<input type="text"/>	Other Application:	<input type="text"/>	Approval Life:	<input type="text" value="3"/>

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="768"/>	Land known as Cartwright's Drumble Off Godley Lane Dilhorne
SMDC Ref. No.:	<input type="text" value="DH003"/>	
NLUD Ref. No.:	<input type="text" value="343800021"/>	
PA Ref. No.:	<input type="text"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	<input type="text" value="NLUD site last used for mineral working"/>			
Comments:	<input type="text" value="Brown field NLUD site near Dilhorne."/>			
Area:	<input type="text" value="3.27"/> ha. gross	<input type="text" value="3.270"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 397189 N 344420"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="9"/>
Type:	<input type="text" value="B"/>	Hierarchy: <input type="text" value="SV"/>	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="4"/>

Site Assessment

Site Features:

Vacant and derelict land surrounded by open countryside some distance from Dilhorne village. No trees or shrubs on the site but appears to be reverting back to nature.

Available Access:

Long, narrow access track off Godley Lane. Appears to be a private track.

Additional Comments:

FRA needed. Watercourse and SW floodplain through site. Consult EA and SCC.

Strengths/ Opportunities:

No obvious strengths.

Weaknesses/ Constraints:

An active landfill site. Green Belt, surrounded by open countryside some distance from Dilhorne village. Considered to be an unsustainable location for any type of development.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unsuitable for residential development or any other kind of non-green belt use due to its remote location. FRA.

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"/>	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 adjacent to
Day House Farm
Sarver Lane
Dilhorne

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:

Mostly open field, 2 agricultural structures in south west corner, a few trees in centre of site and on boundary with Sarver Lane.

Available Access:

Problematic - road frontage on to Sarver Lane which is a very narrow 'dead end' leading on to High Street. Site has previously been explored as a possible affordable housing allocation but there were highways issues.

Additional Comments:

Investigate potential for direct access on to High Street.

Strengths/ Opportunities:

Is close to the heart of the village, would have less visual impact than some of the other options.

Weaknesses/ Constraints:

Green field, Green Belt, highway issues, TPOS along southern and north eastern boundary & 2 TPOs within site to north. FRA needed. SCC has no significant flooding concerns.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Suitable for further investigation as a potential housing site. Capacity figure is a maximum. Could be a smaller development of just the western part of the site. Suitable access is crucial. FRA.

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="787"/>	Land north of Home Farm Godley Lane Dilhorne
SMDC Ref. No.:	<input type="text" value="DH006"/>	
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="Field relatively close to village centre"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.18"/> ha. gross	<input type="text" value="1.180"/> ha. net	Policy:	<input type="text" value="2"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 397515 N 343865"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	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:

Large field with hedgerow boundaries, slightly sloping. Open fields on 2 sides. Considered to be part of open countryside.

Available Access:

Road frontage on to Godley Lane.

Additional Comments:

Strengths/ Opportunities:

Road frontage.

Weaknesses/ Constraints:

Green field, Green Belt, visually prominent, not an infill site so development here would represent intrusion into the open countryside. FRA needed. No significant concerns.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for residential development as this site would be visually prominent and appear to be an intrusion into the open countryside as it is not an infill plot. FRA.

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"/>	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="789"/>	Land rear of Red House Godley Lane Dilhorne
SMDC Ref. No.:	<input type="text" value="DH008"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	Field adjacent to allocated residential site						
Comments:	Field in Green Belt.						
Area:	<input type="text" value="0.7"/> ha. gross	<input type="text" value="0.700"/> ha. net	Policy:	<input type="text" value="2"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 397515 N 343865"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	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:

Field to rear of properties on Godley Lane, bounded by other fields on 3 sides though one has previous unimplemented permission for affordable housing, hedgerow field boundaries.

Available Access:

Would have to be through School Close or Godley Lane - no access at present. This would rely on site DH001 and/or DH002 coming forward for development.

Additional Comments:

SCC has no significant flooding concerns.

Strengths/ Opportunities:

In same ownership as adjoining sites DH001 and DH002 so opportunity to create an integrated scheme near to school. Would have less visual impact than some of the other fields in the village if developed.

Weaknesses/ Constraints:

Green Field, Green Belt, access is reliant on neighbouring sites. Public Footpath runs through centre of site so would need re-directing, TPOs on eastern boundary, NW boundary and SW boundary.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unsuitable for residential development - would spread development into the open countryside and access is problematic.

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"/>	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="2675"/>	Land off The Common Dilhorne
SMDC Ref. No.:	<input type="text" value="DH009"/>	
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="Undeveloped land in Green Belt"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="0.2"/> ha. gross	<input type="text" value="0.200"/> ha. net	Policy: <input type="text" value="2,3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 397660 N 343294"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="OC"/>	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="969"/>	Land at Sarver Lane/ High Street Junction Dilhorne
SMDC Ref. No.:	<input type="text" value="DH013"/>	
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="Large field with narrow road frontage in village centre"/>			
Comments:	<input type="text" value="Field with road frontage in village centre."/>			
Area:	<input type="text" value="0.18"/> ha. gross	<input type="text" value="0.180"/> ha. net	Policy: <input type="text" value="2"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 397426 N 343625"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	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:

Field - grass with hedgerow boundary, rises fairly steeply north to south.

Available Access:

Road frontage at Sarver Lane/High Street junction but likely to be highways issues depending on extent of development.

Additional Comments:

Adjusted boundary slightly to exclude small area of land fronting Sarver Lane which is in separate ownership.

Strengths/ Opportunities:

In a central part of the village.

Weaknesses/ Constraints:

Green field, Green Belt, land rises steeply from road so visual impact could be significant, Sarver Lane is very narrow for access. Part of a large field. Field boundary extends a long way back, whole site would not be suitable for development.

Deliverability Assessment

Availability:

No known availability constraints, though recent application for farm track across part of land which was refused. Land Registry Search reveals land is in a single joint ownership.

Suitability:

Potential for some infill development along road frontage and extending back slightly. Worth further investigation.

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"/>	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.:

Field Adjacent to
Royal Oak Public House
High Street
Dilhorne

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:

Relatively small field with strong tree/hedgerow boundary to west and pub to east. Hedgerow boundary to road frontage. Relatively flat.

Available Access:

Road frontage to High Street but on a bend so access could be an issue.

Additional Comments:

SCC has no significant flooding concerns.

Strengths/ Opportunities:

In a central position in the village next to a pub, relatively small site with strong boundary to west.

Weaknesses/ Constraints:

Green field, green belt, no other obvious constraints.

Deliverability Assessment

Availability:

No known availability constraints. Land Registry search reveals that owners are interested in releasing it for housing.

Suitability:

Potentially suitable for small infill development subject to access not being a constraint.

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

Land to rear of
Royal Oak Public House
High Street
Dilhorne

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:

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: 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="885"/>	Land North of Houston Avenue / Mayfair Grove Endon
SMDC Ref. No.:	<input type="text" value="EN007"/>	
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="Open overgrown field, some peripheral foliage"/>			
Comments:	<input type="text" value="Email received from site owner on 12/10/12, advising of their support for the inclusion of this site in the SHLAA (and also that they own EN012)."/>			
Area:	<input type="text" value="1.43"/> ha. gross	<input type="text" value="1.430"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 392349 N 353749"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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:

Large relatively flat overgrown pasture; slopes up to West (towards POS). Some open views to North although peripheral foliage in places.

Available Access:

Via Mayfair Grove turning head

Additional Comments:

Could (should?) be amalgamated with EN101/EN012/EN019 (this would double access options). Net area=gross area. Although peripheral foliage this presumably could be incorporated into gardens etc. Site owner also owns EN012.

Strengths/ Opportunities:

Large developable plot. Logical extension to residential built up area.

Weaknesses/ Constraints:

Greenfield, greenbelt. (Some) loss of open views. Also beyond the 'strong edge' to this part of the settlement, according to the Landscape Character Assessment.

Deliverability Assessment

Availability:

Given email received from site owner on 12/10/12, advising of their support for the inclusion of this site in the SHLAA, this is a '1'

Suitability:

Notwithstanding that site lies beyond 'strong edge' in L&SCA, considered excellent residential potential either on own or as part of wider development including adjacent sites.

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"/>	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="883"/>	Land North 50 Hillswood Drive Endon
SMDC Ref. No.:	<input type="text" value="EN012"/>	
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="Parcel of flat grazing land"/>						
Comments:	<input type="text" value="Site is western extent of open land parcels extending through EN007/019/101 as far as Endon Bank Farm, which could be developed as single unit. Site owner email 12/12/12 advises of support for site's inclusion in SHLAA and co-ownership with EN007."/>						
Area:	<input type="text" value="1.16"/> ha. gross <input type="text" value="1.160"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>		
Grid Ref.:	<input type="text" value="E 392255 N 353716"/>	Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>		
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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"/>	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="882"/>	Land north of 16 Mayfair Grove Endon
SMDC Ref. No.:	<input type="text" value="EN019"/>	
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="Slightly sloping agricultural plot"/>						
Comments:	<input type="text" value="Site abuts - and could be linked with - EN007/EN101? However ownership not known."/>						
Area:	<input type="text" value="0.25"/> ha. gross	<input type="text" value="0.250"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 392442 N 353784"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Flat portion of agricultural pasture which slopes gently up to NW. Hedges to West and East separate from adjacent sites EN101+EN007 at time of site visit. Technically landlocked although only few metres from mayfair Grove access point to EN007.

Available Access:

Yes turning head at end Mayfair Grove (alternatively at 45 High View Road for EN101).

Additional Comments:

Could be amalgamated with EN101/EN007/EN012?

Strengths/ Opportunities:

Flat, developable. Logical extension to residential built up area.

Weaknesses/ Constraints:

Greenfield. Loss of some open views [although slight upward slope, and partial perimeter screening at time of site visit, reduce this]. Also beyond the 'strong edge' to this part of the settlement, according to the Landscape Character Assessment.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Notwithstanding site's greenfield status, and that site lies beyond 'strong edge' in L&SCA, considered excellent residential potential.

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"/>	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="662"/>	Land in between 150-210 Leek Road Endon
SMDC Ref. No.:	<input type="text" value="EN024"/>	
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="Open pasture with some foliage. Not known if in use."/>						
Comments:	<input type="text" value="Note area excludes all land to N and E which falls within EA floodzone 3, and heavily wooded areas to north. Part of the site abuts protected railway line to eastern boundary. Some group TPOs. Community garden to NW 11/00949/FUL excluded from site."/>						
Area:	<input type="text" value="0.43"/> ha. gross	<input type="text" value="0.430"/> ha. net	Policy:	<input type="text" value="2/3/8/11/10"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 392347 N 352787"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="5"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Flat, open, overgrown pasture. Attractive tree boundaries. Notwithstanding peripheral foliage, attractive open views to east. Some outbuildings (stables?) to SE corner.

Available Access:

2X noted off A53. Although not gated, access through Greenmeadow Grove turning head appears very feasible.

Additional Comments:

Note site excludes FZ3 land as resi is not normally permitted/sequentially unpreferable in FZ 3. However commercial/industrial uses might be appropriate on that adjacent land (eg as part of mixed use development (subject to amenity

Strengths/ Opportunities:

Logical extension to residential 'ribbons' along east of A53 in centre of village. Outside flood risk zones (subject to appropriate SuDS incorporation?). Access off Greenmeadow Grove? Undeveloped frontage/open views would still remain to North.

Weaknesses/ Constraints:

Greenfield, Greenbelt. Loss of open views in places, where not obscured by trees.

Deliverability Assessment

Availability:

Assumed 2. Note rep from owner dated 10/09/12 refers to "a small parcel of land is leased on a short lease of approx.5 years, following which it will be available" - but does not identify the small parcel.

Suitability:

Site could accommodate significant residential infill. Adj FZ land could accommodate less water-sensitive development (or a mixed use, retaining housing to the west). However, loss of open views to east at this central part of Endon significant.

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"/>	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="881"/>	Field north of Florence Terrace The Village Endon
SMDC Ref. No.:	<input type="text" value="EN030"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	Undulating overgrown field. Some peripheral TPOs. Close to conservation area			
Comments:	Close to 'The Village' conservation area. Some individual tree TPOs around perimeter. Note that western extent FZ2 virtually abuts eastern boundary of field.			
Area:	<input type="text" value="0.69"/> ha. gross	<input type="text" value="0.690"/> ha. net	Policy: <input type="text" value="2/3/10"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 393193 N 354098"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Undulating overgrown pasture, rises up to NW. Established trees/hedges inside and perimeter. Attractive. Rural feel.

Available Access:

Gated access to lane at south ('The Village'). Dwelling yield might be limited by narrowness of road 'The Village'.

Additional Comments:

Close to 'The Village' conservation area. Western extent FZ2 virtually abuts eastern boundary of field.

Strengths/ Opportunities:

Relatively flat (most/all of site appear developable). Almost contiguous with SDB.

Weaknesses/ Constraints:

Large greenfield site. Abuts conservation area. Eastern FZ2 may require thought over SuDS incorporation?

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Some residential potential. Density would need to be informed by surroundings (rural feel/conservation 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"/>	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 South/East/Northwest of

The Quadrangle/ Post Lane/Post Bridge Farm
Endon

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:

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:

Application Type:

Approval Date:

Building Control Ref

Other Application:

Approval Life:

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 west of/north of
Clay Lake Road/ The Grange
Off Clay Lake
Endon

Site Details

Description

Comments:

Area: <input type="text" value="0.54"/> ha. gross <input type="text" value="0.540"/> ha. net	Policy: <input type="text" value="2/3/10"/>	Status: <input type="text" value="NC"/>
Grid Ref.: <input type="text" value="E 392107 N 353416"/>	Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type: <input type="text" value="G"/> Hierarchy: <input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Enclosed 'meadow' which slopes heavily down to TPO woodland to W (waterway?). Enclosed on 3 sides by woodland. Attractive open break from trees.

Available Access:

None noted. Also slopes down from Clay Lake.(Access believed to be controlled by Woodhouse Farm). Also roadside established individual and Group trees/TPOs.

Additional Comments:

Strengths/ Opportunities:

Open land on edge of SDB.

Weaknesses/ Constraints:

Greenfield, GB. Slope. Access. Also some TPOs on site. Development might encounter arboricultural problems eg overshadowing, root damage, felling pressures etc. General attractiveness of 'meadow' through tree breaks.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Highly unlikely owing 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"/>	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 SE of

Parkfields Road/ Leek Road

Endon

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:

Large flat parcels land(overgrown pasture) abutting housing areas along Parkfields/298-308 Leek Rd. Attractive field boundaries (hedges&trees).Quite well screened.Site lower than A53,but otherwise flat.Slight slope up to A53.Not v visible at time of visit

Available Access:

Yes within northern 'triangle' (opposite EN0108).

Additional Comments:

Difficult to ascertain where floodrisk area begins along SE boundary - there are some trees but otherwise not well delineated.

Strengths/ Opportunities:

Large flat open parcels of land abutting SDB. Development would largely be 'behind' existing housing thus not conspicuous (except 'triangle'). Logical residential extension to village. Access onto adopted trunk road.

Weaknesses/ Constraints:

Greenfield, Greenbelt. Flood risk issues would require investigation (SuDS incorporation?).

Deliverability Assessment

Availability:

Owner email 20/11/14 confirms interest in residential development of this site.

Suitability:

Excellent potential, notwithstanding greenfield/GB status-particularly for residential development (commercial?), subject to addressing any flood risk issues. Although a large site not considered a '3'

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

Field in between

A53/Brook Lane/ Hallwater Road/Brookside Drive
Endon

Site Details

Description

Comments:

Area: <input type="text" value="3.18"/> ha. gross <input type="text" value="2.510"/> ha. net	Policy: <input type="text" value="5/2/3/10"/>	Status: <input type="text" value="NC"/>
Grid Ref.: <input type="text" value="E 392928 N 353626"/>	Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type: <input type="text" value="G"/> Hierarchy: <input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Relatively flat field, slight slope up to southwest towards Church Lane. Attractive mature trees(some TPOs). Attractive rural feel.

Available Access:

1x on Brook Lane noted; 1x on Leek Road noted.

Additional Comments:

Could be considered to contribute to open views from W-E. Also SW is attractive on northern approach to Endon.

Strengths/ Opportunities:

Large. Could be considered logical site for future growth in between 'The Village' and Endon proper. NE corner could be developed without impacting too much on openness or long views (and this is adjacent to modern housing). Could access A53 here

Weaknesses/ Constraints:

Large greenfield site. Visual impact/setting/long views issues. Conservation Area status. TPOs.

Deliverability Assessment

Availability:

Assumed 2.

Suitability:

Notwithstanding constraints, considered certain parts could be developed as extension to Endon, and access onto suitable 'A' road, without too much impact on openness/character/long views/setting etc. Only '3' to reflect projected yield is 50+

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"/>	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 west of/ west of

High View Road / Endon Bank Farm

Endon

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:

Large rectangular, flat overgrown field. Attractive semi-open views to countryside to northwest eg inbetween 45-47 High View Road.

Available Access:

Existing stub inbetween 45-47 High View Rd. Perhaps alternative access could be EN098 or adjacent farm access? Understood that adjacent farm access to east of EN098 under same ownership as EN101.

Additional Comments:

Link with EN019+EN007+EN012? Could this site also be accessed via Endon Bank Farm or site EN098? Multiple access points along High View Road if EN019+EN007+EN012 considered collectively. Understood some sewage infrastructure may already

Strengths/ Opportunities:

Large, flat, abuts SDB. Existing accesses into residential area.

Weaknesses/ Constraints:

Greenfield, Greenbelt. Loss of some open views.

Deliverability Assessment

Availability:

Local Plan rep from Endon Bank Farm 23/09/09. Landowner confirmed site still available July 2013.

Suitability:

Excellent residential development potential. Despite its greenbelt status, still considered '2'. Note neighbouring dwellings exceed 30dw/ha

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

Field west of/east of/north of

A53 /Brook Lane/Hallwater Road

Endon

Site Details

Description

Comments:

Area: <input type="text" value="1.25"/> ha. gross <input type="text" value="1.250"/> ha. net	Policy: <input type="text" value="2/3/5/10"/>	Status: <input type="text" value="NC"/>
Grid Ref.: <input type="text" value="E 393031 N 353822"/>	Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type: <input type="text" value="G"/> Hierarchy: <input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Undulating pasture. Slopes up to NW. Generally very well screened from all aspects. Elevated above A53.

Available Access:

Gate access onto A53 (opposite farm gate). Single gated access noted off Hallwater Road (but this may serve EN093 only - ?)

Additional Comments:

Amalgamate with EN093?

Strengths/ Opportunities:

Large, developable despite slope. Well screened. Best access would be off A53. Could be considered logical extension to settlement as it 'infills' between Church Lane/A53/Hallwater Road.

Weaknesses/ Constraints:

Greenfield. In Conservation Area. Owing to slope/undulation not all of net area may be developable.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Some residential potential on some of the site. Capacity would have to make allowances for TPOs on site, topography etc. However a '3' owing to conservation area and adjacent listed buildings.

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"/>	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"/>

SITE ASSESSMENT FORM

Site Ref. No.:

SMDC Ref. No.:

NLUD Ref. No.:

PA Ref. No.:

LDF Ref. No.:

Land in between

Daisy Bank Bungalow / Willow Cottage

The Village / Gratton Lane

Endon

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:

Relatively flat but sloping slightly up to north - field of rural appearance (possibly paddock use?). Attractive established perimeter hedges/trees (especially to northwest).

Available Access:

Existing gated access adjacent to no.2 Wesley cottages off 'The Village'. Not clear if further access points off eg, driveway running north to Daisy Bank Bungalow?

Additional Comments:

Could in theory link with EN066, although presumably separate ownerships. Parcel of land to northwest could be excluded if this is also separate ownership(?).

Strengths/ Opportunities:

Relatively flat; existing access point. Abuts or almost abuts development boundary so could be considered logical extension to 'The Village'. Although elevated, development may still not be particularly visible from longer views (screening etc).

Weaknesses/ Constraints:

Greenbelt; greenfield; Conservation Area. Also 'The Village' road may have narrowness/traffic capacity issues. Access onto Gratton Lane does not appear tenable. Design would have to be informed by adjacent conservation area.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Notwithstanding conservation area status, overall this could be considered '2'. Adjacent high-medium density neighbourhood could be replicated, in density terms.

Achievability:

Assumed 2

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

Field in between
Canal / Post Bridge Cottage Farm / Wolstanton Ho
Post Lane
Endon

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:

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

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

Open land at corner of

 Brookfield Avenue / Stoney Lane

 Endon

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:

Flat regular, tidy grassed open space. Attractive low level perimeter hedging/dwarf walls along Stoney Lane & school boundary. Hidden from view from Brookfield Avenue at time of site visit but very visible from Stoney Lane/school. Wooded/foliaged area to NE.

Available Access:

Existing gateway south of Dollisfield on Stoney Lane. Agent also suggests that 14 Brookfield Avenue could be demolished as alternative access, if required. NB Stoney Lane appears unadopted.

Additional Comments:

Could incorporate EN042/EN040. Individual tree TPO along southern perimeter. Note LCA study recommends not retained as VOS.

Strengths/ Opportunities:

Flat. Central to Endon ('larger' village); residential area. Existing access point. Could link to adjacent SHLAA sites. A high density here would be in keeping with surroundings.

Weaknesses/ Constraints:

Greenfield. Existing VOS designation remains notwithstanding 2008 LCA Study. Core Strategy directs that existing open spaces be retained. Also not clear whether Stoney Lane is adopted/whether adoption or improvement would be required to enable development

Deliverability Assessment

Availability:

SHLAA rep from agent 02/04/12 is not explicit about who owns site or when it could be developed. Assumed '2'.

Suitability:

Although greenfield, in a central, residential area in village SDB. Excellent residential potential.

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:

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="2454"/>	Fields south of/adjacent to Leek Road / Sewage Works Leek Road Endon
SMDC Ref. No.:	<input type="text" value="EN130"/>	
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, flat, regular, arable fields with perimeter hedging, borders the Sewage Facility"/>			
Comments:	<input type="text" value="SHLAA rep 16/06/2010 promotes this site for either housing or industry (within 5 years). Ownership has been assumed as the individual named on this SHLAA rep (but not known). Floodzone 3 affects some western and southern areas - net area excludes this"/>			
Area:	<input type="text" value="15.69"/> ha. gross	<input type="text" value="13.280"/> ha. net	Policy: <input type="text" value="2/3/8"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 393948 N 354286"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="Y/N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Large flat, regular arable fields separated by low level hedging. Some internal/perimeter mature trees. Highly visible from Leek Road. Slight slope down to south in places. Doesn't include semi-screened Sewage Works or its access [therefore split into two]

Available Access:

At least 5x at various points along roadside (2x of which feed off Sewage Works private access track). Appears that other points could easily be formed onto roadside.

Additional Comments:

Not known if Sewage Works presently operating. Floodzones 2&3 affect small south west portion of site near this facility. Net area reflects this. Capacity assumes 20/ha "rural density", given no immediately adjacent dwelling clusters to compare density.

Strengths/ Opportunities:

Large, flat. Easy access to main road. Presumed no contamination issues.

Weaknesses/ Constraints:

Greenfield, greenbelt. Large undivided fields (2x) means large yields - very large development in greenbelt. Highly visible from road. Does not abut either Endon or Longsdon.

Deliverability Assessment

Availability:

SHLAA rep 16/06/2010 indicates availability within 5 years.

Suitability:

For the reasons given under weaknesses, considered unsuitable for residential use.

Achievability:

Assumed 2 - however 'major' schemes in the countryside would have high affordable housing (etc) requirements.

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.:

Fields east/west/north of
Endon Marina/Post Bridge Farm/Caldon Canal
Post Lane
Endon

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:

Relatively flat open fields with internal and external established hedging; and heavy tree screen to north with marina. Some dwarf stone walling. Site includes farmbuildings to SE.

Available Access:

At least 3xgated accesses along Post Lane (east). Marina has own access track to north which bisects northern field - latter SHLAA rep 10/09/12 implies ownership of track too.

Additional Comments:

First SHLAA rep suggests EN131+EN126 as single entity - although does not indicate which respective areas are preferred for housing, marina, etc. Latter rep does not indicate how residential/marina leisure mix of uses be laid out within EN131.

Strengths/ Opportunities:

Flat fields with good access onto Post Lane. Almost abuts Endon devt boundary [ie opposite 'Quadrangle']. Internal boundaries (5xfields?) means smaller-yielding sites could be selected, as desired.

Weaknesses/ Constraints:

Greenbelt. Huge flood risk (mostly FZ3 where housing is inappropriate and must pass exceptions test). Caldon canal conservation area. Relatively open aspect from Post Lane. Post Lane narrow in places (Class C?).

Deliverability Assessment

Availability:

Agent rep implies immediate availability.

Suitability:

Given substantial constraints, this is considered a '3'.

Achievability:

Assumed '2' - although may be cost issues with flood risk mitigation (eg raised floor levels, SuDS?).

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

Land and Buildings at
Endon Riding School
Stanley Moss Road
Endon

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:

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

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

Farm buildings at
Corn Hayes Farm
Park Lane
Endon

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:

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

Date Last Updated:

Date Form Printed:

SITE ASSESSMENT FORM

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

Visual Open Space in between
The Grange / Oak House
Clay Lake
Endon

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:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weakneses/ Constraints:

Deliverability Assessment

Availability:

Suitability:

Achievability:

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

Land North of
Sunnyview
Foxt Road
Foxt

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:

Large open site in agricultural use - looks like there has been some excavation at some point. Fence to road frontage - no vegetation.

Available Access:

Off Foxt Road.

Additional Comments:

Strengths/ Opportunities:

Adjacent to village which has some services.

Weaknesses/ Constraints:

Considered that development in this location would make a significant detrimental impact on this part of the village.

Deliverability Assessment

Availability:

Site submitted by owner and is available.

Suitability:

Not considered suitable because it is in a prominent location and would have a significant detrimental impact.

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="2683"/>	Land rear of Garage Foxt Road Foxt
SMDC Ref. No.:	<input type="text" value="FO008"/>	
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 to the rear of Auto Repair Business"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="0.29"/> ha. gross	<input type="text" value="0.290"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 403542 N 348706"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
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:

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="2314"/>	Land South of Rose Cottage Back Lane Heaton
SMDC Ref. No.:	<input type="text" value="HE004"/>	
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="Sloping agricultural land south of village"/>			
Comments:	<input type="text" value="Site area is notional only. Site is not naturally delineated."/>			
Area:	<input type="text" value="0.26"/> ha. gross	<input type="text" value="0.260"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 395152 N 362519"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

Large field. Slopes down to south from houses towards valley. Some established trees in places. There is a public right of way opposite (east of Back Lane).

Available Access:

Existing agricultural access immediately adjacent to (south of) Rose Cottage.

Additional Comments:

Site area notional - no boundaries to south/west. Mapped area is northern part before steeper slope to south (also area still 'opposite' Rock Cottage garden -doesn't extend further south than this). Alternately, the roadside frontage only could be option

Strengths/ Opportunities:

On 'edge' of village, (due to size) near centre. Housing on 2 sides. Existing access. Since site area is notional, site could be expanded (or contracted) to accommodate required number of dwellings.

Weaknesses/ Constraints:

Greenfield. Topography. Delineation is artificial - no site boundaries to south or west. Northern aspect which 'borders' existing village is at higher elevation so would be visible from south.

Deliverability Assessment

Availability:

No known ownership constraints. Assumed 2

Suitability:

Assumed 2. Greenfield and sloping but developable

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="2315"/>	Field east of Community Centre Back Lane Heaton
SMDC Ref. No.:	<input type="text" value="HE005"/>	
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="Slightly sloping pasture, screened with thick foliage"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="0.35"/> ha. gross	<input type="text" value="0.340"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 395276 N 362543"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

Enclosed pasture, slightly sloping. Perimeter foliage is thick, mature. Sits adjacent to the Community Centre/Well Cottage

Available Access:

Relies on existing public right of way which runs east off Back Lane to Community Centre. Not known if adopted. Further housing may require adoption.

Additional Comments:

Ownership unclear. Public RoW runs up access track, and east-west along northern boundary of site.

Strengths/ Opportunities:

Highly screened. Adjacent to main housing area in village. Existing access may be acceptable.

Weaknesses/ Constraints:

Greenfield. Not as 'central' as other sites. Access issues?

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Assumed 2

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="2317"/>	Land east of Top Building Back Lane Heaton
SMDC Ref. No.:	<input type="text" value="HE007"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text" value="SM"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	Wedge-shaped part of established field, which abuts 'Top Building' property			
Comments:	Map shows notional site area, since site not fully delineated. Area could be extended behind 'Top Building' (or even further west than this)			
Area:	<input type="text" value="0.2"/> ha. gross	<input type="text" value="0.200"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 395133 N 362625"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

Relatively flat, attractive field enclosed by established hedging, and low stone walls. Surrounds 'Top Building' curtilage to west. Some attractive long views across field to west. Housing also to south and east.

Available Access:

Field access immediately at north east corner.

Additional Comments:

Map shows notional site area, since site not fully naturally delineated. Area could be extended to cover entire field, which is 0.51ha. (Part of this is behind building). Note Public RoW runs east-west along northern boundary.

Strengths/ Opportunities:

Central to village, opposite housing. Logical extension as would enclose northern end of village around the Back Lane/Smithy "triangle". Could be extended, as discussed above.

Weaknesses/ Constraints:

Greenfield. Site as shown not fully delineated. Some loss of attractive views to west (although development of other parts of field instead would have a worst effect).

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Assumed 2. Existing access point.

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="2645"/>	Land Opposite The Mount Main Road Hollington
SMDC Ref. No.:	<input type="text" value="HO002"/>	
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="Agricultural field"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.25"/> ha. gross	<input type="text" value="0.250"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 405954 N 338897"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="OC"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
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:

Agricultural grassland. Hedgerow boundaries. Sloping site - road boundary at highest point.

Available Access:

Main Road.

Additional Comments:

Strengths/ Opportunities:

Adjacent to a residential property on southern boundary and opposite a residential property. Relatively well screened.

Weaknesses/ Constraints:

Open countryside.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

May be suitable if a site of this size is required as relatively well screened and relatively well related to other residential properties.

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"/>	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 the east of
The Star
Main Road
Hollington

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:

Agricultural field currently unused/ vacant. Suggestions form states foundation of old building.

Available Access:

Suggestions form states that access could be created at either end of the plot, giving good sightlines.

Additional Comments:

Form states mains water, drainage and electrics in road and surrounding properties.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside, large open field beyond house. Although opposite the public house not well related to the built up area of Hollington (area close to church).

Deliverability Assessment

Availability:

Suggestions form received.

Suitability:

May be suitable for limited 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="640"/>	Land off Hulme Road (south) Hulme
SMDC Ref. No.:	<input type="text" value="HU002"/>	
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="Agricultural field and barn"/>			
Comments:	<input type="text" value="Agricultural field and barn. ."/>			
Area:	<input type="text" value="0.29"/> ha. gross	<input type="text" value="0.290"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 393376 N 345712"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text"/>	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:

Agricultural field and barn (grassland). Relatively flat, green belt land, no settlement boundary although site would relate well to existing settlement.

Available Access:

Access from Hulme Road possible

Additional Comments:

Strengths/ Opportunities:

Although greenbelt development of the site would relate well to existing settlement. Western part of are would relate better therefore only this part is included.

Weaknesses/ Constraints:

Green belt. Only facilities currently in the settlement is a public house.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

May be suitable for an affordable housing scheme to meet local need.

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"/>	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="331"/>	Land adj to Hawes Farm High Street Ipstones
SMDC Ref. No.:	<input type="text" value="IP008"/>	
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="Paddock to east of Hawes Farm"/>						
Comments:	<input type="text" value="Within development boundary, within conservation area boundary and adjacent to Listed Building. Dwelling refused 1998 because of impact on listed building and conservation area."/>						
Area:	<input type="text" value="0.17"/> ha. gross	<input type="text" value="0.170"/> ha. net	Policy:	<input type="text" value="1/5"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 402260 N 350165"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Attractive paddock area and open views across fields. Separated by hedgerow to the west and fence to the east. Contributes to the character of the Conservation Area.

Available Access:

Off High Street.

Additional Comments:

SM98/00224 refused detached dwelling due to impact on the Conservation Area and adjacent Listed Building.

Strengths/ Opportunities:

Within development boundary and backs onto IP029.

Weaknesses/ Constraints:

Within Conservation Area and adjacent to Listed Building. In agricultural use.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Unlikely to be a suitable site due to location within Conservation Area - see previous application.

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"/>	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="349"/>	Land north of Church Meadow Ipstones
SMDC Ref. No.:	<input type="text" value="IP011"/>	
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="Open paddock fronting Church Lane"/>			
Comments:	<input type="text" value="Greenfield site adjacent to village development boundary."/>			
Area:	<input type="text" value="0.47"/> ha. gross	<input type="text" value="0.470"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401934 N 350168"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
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:

Sloping open meadow on slightly higher level than the road. Mainly stone wall boundaries with hedgerow adjacent to the vicarage. No other trees present on the site. Well used footpath running along edge. Newer development to the south east.

Available Access:

Site fronts Church Lane.

Additional Comments:

No planning history

Strengths/ Opportunities:

Well related to the rest of the village and fills gap between newer housing development and the vicarage. Area to the north is also available. Not considered to be important to the setting of the village and not within the Conservation Area.

Weaknesses/ Constraints:

Greenfield site outside the development boundary. Public footpath runs across site.

Deliverability Assessment

Availability:

SHLAA form submitted.

Suitability:

Site has potential for new housing.

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"/>	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="1183"/>	Land adj to The Vicarage Church Lane Ipstones
SMDC Ref. No.:	<input type="text" value="IP012a"/>	
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="Agricultural land adj to The Vicarage and The Mount"/>			
Comments:	<input type="text" value="Greenfield site outside village development boundary."/>			
Area:	<input type="text" value="0.6"/> ha. gross	<input type="text" value="0.600"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401997 N 350254"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
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:

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"/>	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 surrounding the Mount

Church Meadow
Ipstones

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:

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: 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="2154"/>	Land north of the Mount Church Meadow Ipstones
SMDC Ref. No.:	<input type="text" value="IP012c"/>	
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 in agricultural use to the north of The Mount"/>			
Comments:	<input type="text" value="Greenfield site outside village development boundary."/>			
Area:	<input type="text" value="1.58"/> ha. gross	<input type="text" value="1.580"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 402040 N 350414"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
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:

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="2166"/>	Land to the north of Belmont Road Ipstones
SMDC Ref. No.:	<input type="text" value="IP014a"/>	
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="Fields north of Belmont road adjacent to the recreation ground"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="1.18"/> ha. gross	<input type="text" value="1.180"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401772 N 349823"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
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:

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="2706"/>	Land to the north of Belmont Road Ipstones
SMDC Ref. No.:	<input type="text" value="IP014b"/>	
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 agricultural use"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="0.8"/> ha. gross	<input type="text" value="0.800"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401686 N 349803"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
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:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Deliverability Assessment

Availability:

SHLAA form and correspondence from agent states that land is available.

Suitability:

Site extends into the open countryside and is not well related to the settlement.

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="623"/>	Land south of The Fire Station Froghall Road Ipstones
SMDC Ref. No.:	<input type="text" value="IP015"/>	
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="Agricultural land south of the fire station"/>			
Comments:	<input type="text" value="Greenfield site outside village development boundary."/>			
Area:	<input type="text" value="0.7"/> ha. gross	<input type="text" value="0.700"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 402050 N 349407"/>		Commitment: <input type="text"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text"/>

Site Assessment

Site Features:

Flat field between fire station and farm. Views to open countryside. Site is well screened to north and south and has a short street frontage. Public footpath crosses site.

Available Access:

Off Froghall Road.

Additional Comments:

82/11063 refused for a dwelling.

Strengths/ Opportunities:

Relatively well related to the village and fills the gap between the fire station and New House Farm.

Weaknesses/ Constraints:

New House Farm to the south is listed. Footpath crosses site. Impact on landscape - northern part of site is considered to be important to the character of the settlement L&SCA. Outside the village development boundary and open countryside.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Greenfield site outside the village development boundary but relatively well related to the village.

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"/>	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="625"/>	Land south of the existing Employment Site Froghall Road Ipstones
SMDC Ref. No.:	<input type="text" value="IP016"/>	
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="Agricultural land south of employment site"/>			
Comments:	<input type="text" value="Greenfield site outside village development boundary."/>			
Area:	<input type="text" value="1"/> ha. gross	<input type="text" value="1.000"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 402180 N 349227"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

Between the edge of the village and Paddock Farm. Eastern half of land slopes, although remainder is flat. Views into the site from north and south.

Available Access:

Off Froghall Road.

Additional Comments:

Strengths/ Opportunities:

On edge of existing village.

Weaknesses/ Constraints:

Outside development boundary & open countryside. Site is considered to be important to the character of the settlement in Landscape and Settlement Character Assessment.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Greenfield site outside the village development boundary but relatively well related to the village.

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"/>	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="1084"/>	Land at Froghall Road Ipstones
SMDC Ref. No.:	<input type="text" value="IP017"/>	
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="Agricultural land"/>			
Comments:	<input type="text" value="Open greenfield site in countryside"/>			
Area:	<input type="text" value="12"/> ha. gross	<input type="text" value="12.000"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 402214 N 348490"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text"/>	Location: <input type="text" value="R"/>
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:

Sloping fields in agricultural use adjacent to the B5053. Extensive hedges and mature trees around field boundaries. Slopes down to rear of site and adjacent to Moseymoor Wood SSSI.

Available Access:

B5053 directly serves the site.

Additional Comments:

No relevant planning history.

Strengths/ Opportunities:

Available and developable.

Weaknesses/ Constraints:

An isolated greenfield site between the settlements of Froghall and Ipstones. Listed structure and nature conservation site opposite. SSSI to rear of site (woodland).

Deliverability Assessment

Availability:

Letter received promoting site.

Suitability:

Isolated location of site would make it unsuitable for residential use. Limited potential for employment use because of isolated location and landscape and nature conservation qualities.

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"/>	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 the recreation ground

Church Lane
Ipstones

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Gently sloping field in agricultural use adjacent to the cemetery and the recreation ground. Boundary mix of stone walls in poor condition and post and rail fence.

Available Access:

Access could be an issue as wider area of land fronting Church Lane is not available.

Additional Comments:

No planning history.

Strengths/ Opportunities:

Well related to the development boundary and close to the centre of the village. Well screened by TPO woodland running along the north of the recreation ground.

Weaknesses/ Constraints:

Identified as being important to the setting of Ipstones in the Landscape & Settlement Character Assessment. TPO woodland along boundary with recreation ground.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Considered that this site has potential. Although it lies outside the development boundary it is surrounded by development on three sides. Landscaping would lessen impact. Could be access issues.

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="2157"/>	Land south of Sunridge Froghall Road Ipstones
SMDC Ref. No.:	<input type="text" value="IP020"/>	
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 agricultural use"/>			
Comments:	<input type="text" value="Greenfield site in agricultural use. Identified as being important to the setting of Ipstones and existing strong edge."/>			
Area:	<input type="text" value="1.4"/> ha. gross	<input type="text" value="1.400"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401943 N 349697"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

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="2159"/>	Land west of Froghall Road Ipstones
SMDC Ref. No.:	<input type="text" value="IP023"/>	
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="Fields in agricultural use"/>			
Comments:	<input type="text" value="Greenfield site in agricultural use. Identified as being important to the setting of Ipstones and existing strong edge."/>			
Area:	<input type="text" value="1.5"/> ha. gross	<input type="text" value="1.500"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401962 N 349566"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

Mainly open fields in agricultural use sloping to the sw. Surrounded by stone walls and mature hedgerows. ROW runs across northern edge of site. Small paddock area behind houses on Froghall Road which look like used by adjacent housing.

Available Access:

No obvious access.

Additional Comments:

No planning history.

Strengths/ Opportunities:

Adjacent to the settlement boundary.

Weaknesses/ Constraints:

Greenfield site and not well related to the settlement boundary. Significant intrusion into the open countryside. Identified as being an existing strong edge to settlement and important to the setting of Ipstones in the L&SCA.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

No available access and development in this location would have a significant visual impact, particularly on this strong edge to 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:	<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="2160"/>	Land south east of High Street Ipstones
SMDC Ref. No.:	<input type="text" value="IP024"/>	
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="Greenfield site on the edge of the settlement."/>		
Comments:	<input type="text" value="In agricultural use with a small area of garden to north."/>		
Area:	<input type="text" value="0.87"/> ha. gross	<input type="text" value="0.870"/> ha. net	Policy: <input type="text" value="3"/>
Grid Ref.:	<input type="text" value="E 402320 N 350068"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="N"/>	Conversion: <input type="text" value="NB"/>	Use: <input type="text" value="8"/>
Flooding:	<input type="text" value="N"/>	Location: <input type="text" value="R"/>	Replacement Dwg: <input type="text" value="N"/>
		Owner: <input type="text" value="4"/>	

Site Assessment

Site Features:

Mainly sloping field in agricultural use with a small area used as garden to the north. Stone wall boundaries with occasional tree.

Available Access:

No direct access.

Additional Comments:

No planning history.

Strengths/ Opportunities:

Adjacent to development boundary.

Weaknesses/ Constraints:

Does not front a main road. Greenfield site outside the development boundary. Identified as being important to the setting of the village in the L&SCA.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

No available access and development in this location would have a significant visual impact particularly from the south.

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="2167"/>	Land to the north of Stones Farm Belmont Lane Ipstones
SMDC Ref. No.:	<input type="text" value="IP025"/>	
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="Fields in agricultural use"/>						
Comments:	<input type="text" value="In agricultural use."/>						
Area:	<input type="text" value="1.6"/> ha. gross	<input type="text" value="1.600"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 141778 N 349705"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Eastern part of the site is occupied by paddock area with some sheds and hedgerow boundaries. Western part of site is in agricultural use.

Available Access:

An access could be achieved directly off Belmont Road.

Additional Comments:

82/11491 application for farmworkers dwelling refused on eastern part of the site.

Strengths/ Opportunities:

Adjacent to the settlement boundary and access could be achieved off Belmont Road.

Weaknesses/ Constraints:

Not well related to the existing village. Identified as being important to the setting of the village in the L&SCA.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Would have a significant visual impact particularly from the south and not particularly well related to the existing settlement compared to other sites.

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="2168"/>	Land south of New House Farm Froghall Road Ipstones
SMDC Ref. No.:	<input type="text" value="IP026"/>	
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 south of farm"/>			
Comments:	<input type="text" value="In agricultural use."/>			
Area:	<input type="text" value="0.8"/> ha. gross	<input type="text" value="0.800"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 402027 N 349269"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

Field directly south of New House Farm surrounded by mature hedgerows and occasional tree. Site quite well screened by mature hedgerow along Froghall Road (May 2010).

Available Access:

Directly off Froghall Road.

Additional Comments:

No planning history.

Strengths/ Opportunities:

Not identified as being important to the setting of the village and access could be achieved off Froghall Road.

Weaknesses/ Constraints:

Isolated location on southern edge of village separated by New House Farm and agricultural fields. Some distance between existing facilities and services. New House Farm and adjacent building is listed.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Not considered suitable because of its isolated location in the open countryside and not well related to existing facilities and services compared to other sites. Also potential impact on the adjacent listed buildings.

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="2169"/>	Land to the north east of Daisy Avenue Ipstones
SMDC Ref. No.:	<input type="text" value="IP027"/>	
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="Paddock off High Street within Conservation Area"/>			
Comments:	<input type="text" value="In agricultural use."/>			
Area:	<input type="text" value="0.6"/> ha. gross	<input type="text" value="0.600"/> ha. net	Policy: <input type="text" value="3,5"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 402143 N 350066"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

Paddock adjacent to existing settlement boundary with stone boundary walls. Wraps around existing residential properties.

Available Access:

Small area of site fronts High Street although access from this location would be constrained by location of bungalows 37/39 extending into site.

Additional Comments:

Eastern part of site 82/11491 farmworkers dwelling refused.

Strengths/ Opportunities:

Well related to the existing settlement boundary and close to the centre of the village. Not identified as being important to the setting or character of the village in the L&SCA.

Weaknesses/ Constraints:

The Ipstones Conservation Area Appraisal states that this area has been specifically included in the Conservation Area because of the historic boundaries consisting of dry-stone walls. Greenfield site and access to site is also constrained.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Although well related to the settlement boundary the site makes an important contribution to the Conservation Area and development of the site is also constrained by access. There are other sites that would have less impact on historic character.

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="2170"/>	Land rear of Church Meadow Ipstones
SMDC Ref. No.:	<input type="text" value="IP028"/>	
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="Sloping field adjacent to settlement boundary"/>			
Comments:	<input type="text" value="In agricultural use."/>			
Area:	<input type="text" value="1.7"/> ha. gross	<input type="text" value="1.700"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 402095 N 350229"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text"/>

Site Assessment

Site Features:

Large sloping field rising significantly to the north east. Boundaries are a combination of stone walls and hedgerows. ROW runs along north eastern boundary.

Available Access:

Access could be gained from Church Meadow cul-de-sac although no other direct available access into the site.

Additional Comments:

No planning history.

Strengths/ Opportunities:

Adjacent to existing settlement boundary. Not identified as being important to the setting or character of the village in the L&SCA and partly screened by hedgerow along south eastern boundary of site.

Weaknesses/ Constraints:

The north eastern part of the site would be particularly visible from the Conservation Area and High Street. Greenfield site and access to site is also constrained.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Isolated from the village and very visible site. Access could be a problem.

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 adj to Conservation Area and

Church Meadow
Ipstones

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:

Large sloping field rising significantly to the north east. Boundaries are a combination of stone walls and hedgerows. ROW runs along north eastern boundary.

Available Access:

Access could be gained from Church Meadow cul-de-sac although no other direct available access into the site.

Additional Comments:

No planning history.

Strengths/ Opportunities:

Adjacent to existing settlement boundary. Not identified as being important to the setting or character of the village in the L&SCA.

Weaknesses/ Constraints:

Adjacent to Conservation Area and would be particularly visible from High Street. Greenfield site and access to site is also constrained.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Not well related to existing development and would have a significant impact particularly because of location adjacent to Conservation Area. Access to the site could also be a problem.

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

Land to the west of
Daisy Bank Farm
High Street
Ipstones

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:

Very open gently sloping paddock fronting High Street adjacent to Daisy Bank Farm. Views across to the north. Stone wall boundaries. Two derelict brick barns to the rear of the site are not regarded to have potential for conversion.

Available Access:

Directly off High Street.

Additional Comments:

Western part of site 82/11491 farmworkers dwelling refused.

Strengths/ Opportunities:

Well related to the existing settlement boundary and close to the centre of the village. Not identified as being important to the setting or character of the village in the L&SCA.

Weaknesses/ Constraints:

The Ipstones Conservation Area Appraisal states that this area has been specifically included in the Conservation Area because of the historic boundaries consisting of dry-stone walls.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Although well related to the settlement boundary the site makes an important contribution to Conservation Area. There are other sites which would have less impact on the historic character.

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="2173"/>	Land to the rear of Well Cottage Brookfields Road Ipstones
SMDC Ref. No.:	<input type="text" value="IP031"/>	
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="Sloping site in agricultural use"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.5"/> ha. gross	<input type="text" value="1.500"/> ha. net	Policy:	<input type="text" value="3,6"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 402288 N 349439"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Field sloping down to the brook with some allotment type use (06/10). Woodland along eastern and southern boundary.

Available Access:

Could be gained from Brookfields Road or possibly from former sewage works.

Additional Comments:

No planning history.

Strengths/ Opportunities:

Relatively well related to the settlement boundary.

Weaknesses/ Constraints:

The Conservation Area Appraisal and the L&CSA identifies this area as being important to the setting of the village. The part adjacent to the brook is identified as a nature conservation site. The site is located outside the settlement boundary.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Although the site is relatively well related to the settlement boundary it is located in a sensitive location important to the setting of the village and CA. Also adj to nature conservation site and brook. Access could be difficult to achieve.

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="2174"/>	Land to the rear of Brook House High Street Ipstones
SMDC Ref. No.:	<input type="text" value="IP032"/>	
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="Sloping field within Conservation Area"/>			
Comments:	<input type="text" value="In agricultural use."/>			
Area:	<input type="text" value="0.57"/> ha. gross	<input type="text" value="0.570"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 402257 N 349998"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

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

Remainder of allocation at

Brookfields Road
Ipstones

Site Details

Description:

Comments:

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

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

Date Last Updated:

Date Form Printed:

SITE ASSESSMENT FORM

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

Far Lane Industrial Estate
Froghall Road
Ipstones

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:

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

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 between
Barnfields Bungalow and AshLea
Barnfields Lane
Kingsley

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:

Scrubland. Access gate located to the AshLea Bungalow end of field. Long frontage on Barnfields Road. Site slopes down to north west. South western and western parts of site are at a higher level.

Available Access:

Barnfields Lane

Additional Comments:

L&SCA does not identify the area as forming important setting to the settlement.

Strengths/ Opportunities:

Not identified in the L&SCA as forming important setting to settlement. May be suitable to extend the settlement boundary to include this site and Barnfields Bungalow.

Weaknesses/ Constraints:

Outside the settlement boundary, in the green belt and special landscape area. The part of field along Barnfields Lane is at the highest level and falls away to the north west.

Deliverability Assessment

Availability:

SHLAA form received stating site available within five years.

Suitability:

Development of the site for housing may be suitable although would be an extension of the linear development along Barnfields Lane. May be potential to develop alongside KG031 and KG001.

Achievability:

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.:

SMDC Ref. No.:

NLUD Ref. No.:

PA Ref. No.:

LDF Ref. No.:

Depot Site (Hallcroft Garage)
High Street
Kingsley

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:

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:

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="422"/>	Land off Cheadle Road Kingsley
SMDC Ref. No.:	<input type="text" value="KG015"/>	
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="Scrubland"/>						
Comments:	<input type="text" value="Scrubland on the edge of settlement bound by hedgerows and trees with a stream running through the middle of the field (slopes to stream). Net area excludes stream."/>						
Area:	<input type="text" value="0.46"/> ha. gross	<input type="text" value="0.300"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400913 N 346831"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Sloping site, scrub land, stream runs through the middle of site. Site slopes down to the stream from garage block and from south west of site down to stream. There are sheds in north eastern corner of site close to no.s 17 & 30.

Available Access:

Cheadle Road although road narrows to a track. Access could possibly be provided from Johnson Crescent which is currently a garage block and parking area. Access gate adjacent number 31 Johnson Crescent.

Additional Comments:

The net area takes account of the constraints to development (sloping nature of site and stream running through it). SCC highways raise access issues.

Strengths/ Opportunities:

Within development boundary. Some of the boundaries are relatively well defined by hedgerow/ mature trees.

Weaknesses/ Constraints:

Stream runs through middle of site therefore may be localised flooding issues and site slopes down to stream, north western part of site is quite steeply sloping, access could potentially be provided through Johnson Crescent rather than Cheadle Road.

Deliverability Assessment

Availability:

Phone call from owner saying it would not be available (22/9/14) but have not received written confirmation requested.

Suitability:

Potentially suitable but serious flooding constraints -stream running through site, sloping nature of site and access issues Cheadle Road. Preference for access off Johnson Crescent. ST Foul sewer crosses site.

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"/>	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="428"/>	Land off Haste Hill Avenue Kingsley
SMDC Ref. No.:	<input type="text" value="KG019"/>	
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="Agricultural fields"/>			
Comments:	<input type="text" value="Agricultural fields used for grazing. 0.15ha closest to Haste Hill Avenue put forward as a SHLAA rep (KG019A) could accommodate 4 to 5 dwellings."/>			
Area:	<input type="text" value="1.2"/> ha. gross	<input type="text" value="1.200"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401500 N 346761"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="6/8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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:

Agricultural land (grazing), slopes in parts with the south western part of site being at the highest level and north eastern part being at lowest level.

Available Access:

Haste Hill Avenue currently a gate providing farm access into the field

Additional Comments:

Strengths/ Opportunities:

KG019A has potential for a small housing scheme with access off Haste Hill Ave. PROW currently links Dovedale Road and Holt Lane (runs through site) could provide green infrastructure. Proximity to school and bus stop.

Weaknesses/ Constraints:

Outside development boundary, public right of way, green belt and special landscape area. Visual intrusion into open countryside.

Deliverability Assessment

Availability:

Letters received.

Suitability:

Development would be visually intrusive/ impact on the character of the settlement however not identified in L&SCA as providing important setting to settlement. Potentially suitable for development if needed.

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"/>	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 rear of
War Memorial
Dovedale Road
Kingsley

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:

Fields bound by hedgrows, sloping site (steep in parts). Slopes down to the Churnet Valley in a north eastern direction.

Available Access:

Dovedale Road/ Hastehill Avenue

Additional Comments:

Excludes steeper parts of site. L&SCA does not identify the area as forming important landscape setting to the settlement.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Outside the development boundary, open countryside, green belt and special landscape area. High level of visual intrusion. Sloping site (steep in parts). PROW runs along the south western boundary.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable due to significant visual impact. Would extend village out to the east which would be undesirable due to the land falling away to Churnet Valley, there are other sites which relate better to the existing settlement.

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.:

SMDC Ref. No.:

NLUD Ref. No.:

PA Ref. No.:

LDF Ref. No.:

Land between
29 and 39
High Street
Kingsley

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:

Agricultural field, views of open countryside, acts as a break in the settlement. Sloping site. Not a strong field boundary to south - broken hedge. Mature trees and hedgerow on north western boundary. Fence along road frontage.

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Outside development boundary. Green belt and special landscape area. Steeply sloping in parts. Development of the site would be visually intrusive. L&SCA identifies the area as forming important landscape setting to the settlement.

Deliverability Assessment

Availability:

Suitability:

Development of the site would be highly visually intrusive due to the nature of the settlement. The land forms important landscape setting to the settlement.

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="1055"/>	Haulage Depot Hazles Cross Road Kingsley
SMDC Ref. No.:	<input type="text" value="KG024"/>	
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="Currently in employment use"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="0.56"/> ha. gross	<input type="text" value="0.400"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 400779 N 347128"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="2"/>
Type:	<input type="text" value="B"/>	Hierarchy: <input type="text" value="LV"/>	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:

Storage building - has been removed Large area in front is hardstanding, haulage vehicles parked, with metal fencing along the boundary. There are converted outbuildings in south west part - used as office?

Available Access:

Hazles Cross Road

Additional Comments:

and that development would facilitate relocation to Cheadle The loss of employment use would need to be justified/ reprovided. The Glebe House adjacent to the site is listed. Parts of site narrow/ difficult to develop excluded from calculation.

Strengths/ Opportunities:

Within development boundary. Sustainable location, would relate well to existing residential.

Weaknesses/ Constraints:

May be contamination issues. Currently in employment use - loss of employment site. Suggestions form states current use is inappropriate in a residential village setting causing problems for the operators and the neighbours.

Deliverability Assessment

Availability:

SHLAA form received states available within 5 years.

Suitability:

Issue of loss of employment site. Adjacent to listed building which may constrain development. Sustainable location, development would relate well to existing residential.

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"/>	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 off

Barnfields Lane
Kingsley

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Agricultural grazing land. Two fields, one adjacent to Barnfields is 0.3ha seperated by a hedgerow, other is much larger open field. Site slopes, south western part of the site is at a higher level.

Available Access:

Off Barnfields Lane

Additional Comments:

The area is not identified in the L&SCA as forming important landscape setting to the settlement.

Strengths/ Opportunities:

North/ north eastern part is adjacent to existing housing and relatively flat, this part relates relatively well to the existing settlement. Land off Barnfields also relates relatively well to existing residential.

Weaknesses/ Constraints:

Open countryside and Green Belt designated. Impact on farm operation - excluded Barnfields Farm and agricultural buildings. Mineral Consultation Area (Fire Clay)

Deliverability Assessment

Availability:

SHLAA form received which included the farm buildings. Form states available within 5 years.

Suitability:

May be suitable for housing. N/n east part relates relatively well to existing residential although slightly elevated from housing.

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="2604"/>	Land off Barnfields Lane Kingsley
SMDC Ref. No.:	<input type="text" value="KG026B"/>	
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="Agricultural land to south west of Kingsley"/>			
Comments:	<input type="text" value="Site excludes ag. buildings and farm house which were included in the SHLAA form."/>			
Area:	<input type="text" value="2.4"/> ha. gross	<input type="text" value="2.400"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 400673 N 346609"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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:

Agricultural grazing land. Two fields, one adjacent to Barnfields is 0.3ha seperated by a hedgerow, other is much larger open field. Site slopes, south western part of the site is at a higher level. PROW runs through the site.

Available Access:

Off Barnfields Lane

Additional Comments:

Extended site area to south west beyond that suggested taking it to hedgerow field boundary. The area is not identified in the L&SCA as forming important landscape setting to the settlement.

Strengths/ Opportunities:

North/ north eastern part is adjacent to existing housing and relatively flat, this part relates relatively well to the existing settlement. Land off Barnfields also relates relatively well to existing residential.

Weaknesses/ Constraints:

Open countryside and Green Belt designated. Impact on farm operation - excluded Barnfields Farm and agricultural buildings.

Deliverability Assessment

Availability:

SHLAA form received which included the farm buildings. Form states available within 5 years. Extended the site out to the south west beyond that suggested to take it to field boundary (hedgerow).

Suitability:

May be suitable for housing if site of this size is required. North/north eastern part relates relatively well to existing residential although slightly elevated from housing. KGO26a - reduced site size and capacity - 30.

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"/>	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 Rear of
Windy Hollow and Hay Barton
Hazles Cross Road
Kingsley

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:

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: 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="1979"/>	Land to west of Barnfields Lane Kingsley
SMDC Ref. No.:	<input type="text" value="KG030A"/>	
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="Agricultural land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="3.146"/> ha. gross	<input type="text" value="0.820"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400503 N 346768"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Stream runs along the western/ northern boundary. PROW crosses the southern part of site. Agricultural grazing land with mature trees along the boundaries. Site slopes down to northern boundary. Net area relates to northern and eastern part of site.

Available Access:

Private access to farm may require widening. Potential for access to be provided through KG005.

Additional Comments:

L&SCA does not identify the area as forming important landscape setting to the settlement.

Strengths/ Opportunities:

L&SCA does not identify the area as forming important landscape setting to the settlement.

Weaknesses/ Constraints:

Open countryside, green belt and special landscape area. Watercourse along the western boundary may be localised flooding issues.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Overall site not well related to settlement and would be an intrusion into open countryside and green belt however if required KG030A may be suitable as relates better to existing residential than 30B, potential to develop alongside KG005, KG031and KG001.

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"/>	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 west of
Barnfields Lane
Kingsley

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:

Stream runs along western/ boundary. PROW crosses the southern part of the site. Agricultural grazing land with mature trees along the boundaries. Site slopes down to northern boundary.

Available Access:

Private access to farm may require widening. Potential for access to be provided through KG005.

Additional Comments:

L&SCA does not identify area as forming important landscape setting to the settlement.

Strengths/ Opportunities:

L&SCA does not identify the area as forming important landscape setting to the settlement.

Weaknesses/ Constraints:

Open countryside and green belt. Watercourse along the western boundary may be localised flooding issues.

Deliverability Assessment

Availability:

No known availability constraints

Suitability:

Not well related to the settlement KG030A considered more suitable than this site.

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.:

SMDC Ref. No.:

NLUD Ref. No.:

PA Ref. No.:

LDF Ref. No.:

Land to rear of

Ash Lea, Swallowcroft and Manderley

Barnfields Lane

Kingsley

Site Details

Description:

Comments: Use and ownership of the land is unclear - difficult to view due to the land being at a lower level than Barnfields Road and no road frontage.

Area: ha. gross ha. net

Policy:

Status:

Grid Ref.:

Commitment:

Use:

Type:

Hierarchy:

Conversion:

Location:

Greenbelt:

Flooding:

Replacement Dwg:

Owner:

Site Assessment

Site Features:

Stream outside of site to north west. Unable to view all appeared to be polytunnels adjacent KG001. Use unclear. Pond & structures.

Available Access:

Access through KG001 would be required for large scale development

Additional Comments:

L&SCA does not identify the area as forming important landscape setting to the settlement. Land slopes down to the north west therefore development would be less visually intrusive than other areas.

Strengths/ Opportunities:

Due to the sloping nature of the site and it being at a lower level than Barnfield Road development would be less visually intrusive than other areas.

Weaknesses/ Constraints:

Outside development boundary, green belt and special landscape area. Access may constrain development as KG001 may be in separate ownership. Watercourse runs adjacent to the north western boundary, potentially localised flooding issues.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

May be suitable for development however access may constrain development if could not be provided through KG001, KG005 and KG030A.

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

Land south of

 The Green

 Kingsley

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:

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: 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="1982"/>	Land to rear of 52 The Green Kingsley
SMDC Ref. No.:	<input type="text" value="KG033"/>	
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="Vacant grassland"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.476"/> ha. gross	<input type="text" value="0.476"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400726 N 347032"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Strong boundary to the south and west of site. No clear boundary to north / north west. Stream acts as a boundary along the north eastern/ eastern side of site. Mature tree in central part of field.

Available Access:

Direct access on to A52 - although could be issues. May be possible to provide access off Sunny side through gardens of existing properties.

Additional Comments:

L&SCA does not identify the area as forming important landscape setting to the settlement.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside, green belt and special landscape area. Does not relate well to existing residential.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable as does not relate well to existing residential & visual prominence. May be access issues.

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"/>	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="1983"/>	Land to north west of Sunnyside Kingsley
SMDC Ref. No.:	<input type="text" value="KG034"/>	
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="Vacant grassland"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.56"/> ha. gross	<input type="text" value="0.560"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400748 N 347090"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Vacant grassland. Sloping site. Hedgerows along boundaries. Stream adjacent to the eastern boundary and within south eastern boundary.

Available Access:

May be possible to provide access of Sunnyside through gardens of existing properties.

Additional Comments:

L&SCA does not identify the area as forming important landscape setting to the settlement.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside, green belt and special landscape area. Does not relate well to existing residential. Visual impact.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered to be suitable for development due to visual impact and does not relate well to existing residential. May be access issues.

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"/>	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 west of

Hazles Cross Road
Kingsley

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:

Eastern part of site along road frontage is at a higher level than western boundary. A hedgerow forms northern boundary.

Available Access:

Hazles Cross Road

Additional Comments:

There is a stream along part of the boundary, south western part. There is a fence forming field boundary between the field behind houses and the larger field. PROW. L&SCA does not identify the area as forming important landscape setting to the settlement.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Outside development boundary, green belt and special landscape area. PROWs. Stream. Minerals Consultation

Deliverability Assessment

Availability:

Not available.

Suitability:

The site is in the open countryside and designated green belt. Development would be an intrusion into open countryside. May be suitable.

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

Land to west of

Hazles Cross Road
Kingsley

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:

Eastern part of site along road frontage is at a higher level than western boundary. Mid section of the field is gently sloping. The land falls away towards western edge. There are mature trees along western boundary. A hedgerow forms northern boundary.

Available Access:

Hazles Cross Road

Additional Comments:

There is a stream along part of the boundary, south western part. There is a fence forming field boundary between the field behind houses and the larger field. PROW. L&SCA does not identify the area as forming important landscape setting to the settlement.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Outside development boundary, green belt and special landscape area. PROWs. Stream.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

The site is in the open countryside and designated green belt. Development would be an intrusion into open countryside.

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="2019"/>	Land to side and rear of Westlea Hazles Cross Road Kingsley
SMDC Ref. No.:	<input type="text" value="KG036"/>	
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="Grassland"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.013"/> ha. gross	<input type="text" value="1.013"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400883 N 347259"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Agicultural grassland . Mature trees and hedgerows along boundaries. Sloping site North western part of site at highest level.

Available Access:

Currently farm access off Hazles Cross Road. Existing access is single vehicular access.

Additional Comments:

Strengths/ Opportunities:

Weakneses/ Constraints:

L&SCA identifies the area as forming important landscape setting to the settlement. Open countryside, green belt and special landscape area.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Development of this part of the settlement would have a negative impact on the landscape setting of the settlement. The site is visually prominent from the south west due to its sloping nature.

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"/>	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 rear of
Hill Crest, Hazeldene, Lea Croft
Hazlecross Road
Kingsley

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:

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

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 east of
The Bungalow
Hazle Cross Road
Kingsley

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:

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

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

High Street
Kingsley

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:

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: 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="2025"/>	Land to rear of The Old Rectory Holt Lane Kingsley
SMDC Ref. No.:	<input type="text" value="KG042"/>	
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="Agricultural grazing land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.83"/> ha. gross	<input type="text" value="1.830"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401480 N 346526"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Agricultural grassland. Mature trees and hedgerows along the site boundaries. Majority of site is relatively flat. Fenced field boundary within site.

Available Access:

Holt Lane Currently a farm access gate of Holt Lane.

Additional Comments:

L&SCA identifies the north western part of the site as forming important landscape setting to the settlement.

Strengths/ Opportunities:

Close proximity to school and bus stop.

Weaknesses/ Constraints:

L&SCA identifies the north western part of the site as forming important landscape setting to the settlement however this part of site would not necessarily be required. Impact on setting of a Listed building needs to be considered.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Part of the site may be suitable for residential development if a site outside the settlement boundary is required. Close proximity to school and bus stop. However L&SCA identifies north western part of the site as being important to setting of settlement.

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"/>	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="2029"/>	Land to south east of 14 Holt Lane Kingsley
SMDC Ref. No.:	<input type="text" value="KG044"/>	
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="Rough grassland"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.627"/> ha. gross	<input type="text" value="0.627"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401221 N 346614"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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"/>	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="2030"/>	Land to rear of 6 to 12 Holt Lane Kingsley
SMDC Ref. No.:	<input type="text" value="KG045"/>	
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="Rough grassland"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.54"/> ha. gross	<input type="text" value="0.540"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401212 N 346694"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

North eastern part of site is at a higher level. Sloping site. Rough grassland. Some hedgerows and mature trees along boundaries.

Available Access:

Access issues. Not sure if there is potential for access through residential development at the former Plough Inn or there is a track between 12 and 14 Holt Lane however this is narrow.

Additional Comments:

Strengths/ Opportunities:

Close proximity to school and bus stop.

Weaknesses/ Constraints:

Green Belt and SLA. L&SCA identifies the area as forming important landscape setting to the settlement. Access constraints.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development due to landscape impact and access 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"/>	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 south west
Recreation Ground
High Street
Kingsley

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:

Agricultural grazing land. Stream runs through site close to the south western boundary. Site slopes down to the stream. Some mature trees along boundaries, in the south western part of site and adjacent to the stream. PROW runs through site.

Available Access:

Cheadle Road which becomes a farm access road - may need to be widened. Access could constrain development.

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

The site is in the open countryside, green belt and special landscape area. L&SCA identifies the area as forming important landscape setting to the settlement. The area is described as being an open area.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development due impact on the landscape and visual impact. Stream runs through site which could constrain development. There are other sites where development would have less visual and landscape impact.

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

Land off

Moreton Avenue
Kingsley

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:

Large open agricultural field used for grazing with two PROW running through site. Hedgerow along boundary with residential on Ainsworth Avenue. Site slopes from south down to north.

Available Access:

Potential to access site from Moreton Avenue or currently a farm access track that runs from Cheadle Road which may need to be widened.

Additional Comments:

The area is not identified in the L&SCA as forming important landscape setting to the settlement.

Strengths/ Opportunities:

Relates relatively well to existing modern residential development.

Weaknesses/ Constraints:

Outside development boundary, special landscape area and green belt.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Relates relatively well to existing modern residential development. May be suitable for residential development if required.

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

Land off

Moreton Avenue
Kingsley

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:

Large open agricultural field used for grazing with two PROW running along NW boundary. Site slopes from south down to north.

Available Access:

Potential to access site from Moreton Avenue or currently a farm access track that runs from Cheadle Road which may need to be widened.

Additional Comments:

The area is not identified in the L&SCA as forming important landscape setting to the settlement.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Outside development boundary, special landscape area and green belt.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered 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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land to east of

Hazles Cross Road
Kingsley

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 slopes down to the south west. The north eastern part of site is at a higher level. Mature trees and hedgrows along boundaries

Available Access:

Hazle Cross Road

Additional Comments:

Strengths/ Opportunities:

Weakneses/ Constraints:

Outside development, green belt, special landscape area and identified in the L&SCA as forming important landscape setting to settlement. The document also identifies the sites as being a small scale landscape.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

The site is unlikely to be suitable for development due to landscape impact. There are other sites available where development would have less impact on the landscape.

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="2024"/>	Land north east of Church Stile Farm Church Street Kingsley
SMDC Ref. No.:	<input type="text" value="KG053"/>	
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="Agricultural land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="2.5"/> ha. gross	<input type="text" value="2.500"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401422 N 347084"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Mature, high hedgerow along the A52 meant difficult to view site. Viewed from Church Farm entrance can see the land falls away to the Churnet Valley.

Available Access:

A52

Additional Comments:

L&SCA identifies the land to the north west of this area as being an open area with little vegetation retaining some original field boundaries.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Divorced from the settlement, green belt, special landscape area sloping site which falls away to the north east, to the Churnet Valley. Significant visual impact.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable due to site being divorced from the settlement and visual and landscape impact.

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"/>	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 south east of
Church Farm
Holt Lane
Kingsley

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:

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: 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="2028"/>	Land to south and south east of 22 Holt Lane Kingsley
SMDC Ref. No.:	<input type="text" value="KG056"/>	
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="Agricultural grazing land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.56"/> ha. gross	<input type="text" value="1.560"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401238 N 346526"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Agricultural grazing land. Some mature trees and hedgerows along field boundaries. PROW runs through site from north east to south west. Majority of the site is relatively flat.

Available Access:

Single access track between properties from Holt Lane.

Additional Comments:

L&SCA identifies the area as forming important landscape setting to the settlement.

Strengths/ Opportunities:

Close proximity to school and bus stop.

Weaknesses/ Constraints:

L&SCA identifies the area as forming important landscape setting to the settlement. The existing access is narrow. Close proximity to a marked sewage works although not sure if still in use. Potential access constraints.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development due to landscape impact. There are other sites which are more suitable for development and do not have the constraints which this site does.

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"/>	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 south west of
29
High Street
Kingsley

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:

Agricultural grazing land. Open area. Site slopes down to north west. Some mature trees along the north western, south western and north eastern. PROW run through site.

Available Access:

No direct vehicle access. Would need to be developed alongside KG022 to provide appropriate access. Farm access already exists between KG022 and KG057.

Additional Comments:

Strengths/ Opportunities:

Close proximity to school and bus stop.

Weaknesses/ Constraints:

L&SCA identifies the areas forming important landscape setting of the settlement. It identifies the area as being an open area. PROW

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Due to access and landscape considerations the site is not considered suitable for development. Development would have a significant visual impact due to the openness of the 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: 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="2065"/>	Land to north east of Parklands Holt Lane Kingsley
SMDC Ref. No.:	<input type="text" value="KG059"/>	
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="May be part of garden"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="0.21"/> ha. gross	<input type="text" value="0.210"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401381 N 346622"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="1/6"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Mature trees and foliage- fenced, site may be part of the garden of Parklands. Just outside the western site boundary is a parking area - part of Parklands curtilage. Adjacent to the south east of the site is the curtilage of High View Farm.

Available Access:

Holt Lane

Additional Comments:

Strengths/ Opportunities:

Within the development boundary, opposite St Westburgh's School. Sustainable location in close proximity to services and facilities.

Weaknesses/ Constraints:

Close proximity to working farm may be amenity issues. Impact on setting of a listed building (Church Farm). Loss of mature trees.

Deliverability Assessment

Availability:

No known availability constraints. Land not registered with Land Registry.

Suitability:

Appears potentially suitable for residential development although impact on setting of a listed building, amenity issues and mature trees could constrain 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:	<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.:	<input type="text" value="453"/>	Land off Holt Lane Kingsley Holt
SMDC Ref. No.:	<input type="text" value="KH003"/>	
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="Agricultural land"/>		
Comments:	<input type="text" value="Appears to be agricultural land, may be vacant, long grass with some mature trees"/>		
Area:	<input type="text" value="0.64"/> ha. gross	<input type="text" value="0.640"/> ha. net	Policy: <input type="text" value="2/3"/>
Grid Ref.:	<input type="text" value="E 401885 N 346122"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="Y"/>	Conversion: <input type="text" value="NB"/>	Use: <input type="text" value="8"/>
Flooding:	<input type="text" value="N"/>	Location:	<input type="text" value="R"/>
		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"/>	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 off

Churnet Valley Road
Kingsley Holt

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:

Appears to be vacant grassland part may be garden land, eastern part appears to be greenfield land. The site is well screened with trees and hedgerows to the eastern boundary. Undulating in parts. Public right of way runs adjacent to southern boundary.

Available Access:

Shawe Park Road

Additional Comments:

From the road views to open countryside are obscured by hedges/trees. Brick wall along road frontage with double gates.

Strengths/ Opportunities:

The site is well screened with trees and hedgerows to the eastern boundary therefore would act as screening .

Weaknesses/ Constraints:

Open countryside. Acts as a visual break in the linear development along Shawe Park Road.

Deliverability Assessment

Availability:

Owner is minded to release land for development.

Suitability:

This site has potential for residential development although outside the existing settlement boundary. Development of the western part of site may be more appropriate than developing the whole site however would increase the amount of ribbon 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:

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="2118"/>	108 Churnet Valley Road Kingsley Holt
SMDC Ref. No.:	<input type="text" value="KH018"/>	
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="House and garden with potential for redevelopment"/>		
Comments:	<input type="text" value="Net site area excludes electricity sub station"/>		
Area:	<input type="text" value="0.279"/> ha. gross	<input type="text" value="0.260"/> ha. net	Policy: <input type="text" value="1"/>
Grid Ref.:	<input type="text" value="E 402160 N 346478"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G/B"/>	Hierarchy: <input type="text" value="SV"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="N"/>	Conversion: <input type="text" value="NB"/>	Use: <input type="text" value="1"/>
Flooding:	<input type="text" value="N"/>	Location: <input type="text" value="U"/>	Replacement Dwg: <input type="text" value="N"/>
		Owner: <input type="text" value="3"/>	

Site Assessment

Site Features:

There is a bungalow and a large garage with car port on site. Mature trees. Low level brick wall along road frontage with double gate. Electricity sub station in north western part of site which is excluded from the net site area.

Available Access:

Churnet Valley Road

Additional Comments:

Strengths/ Opportunities:

Within the development boundary. Redevelopment opportunity with potential to intensify use.

Weaknesses/ Constraints:

Would involve the loss of an existing dwelling. Electricity sub station could constrain development however excluded from the net site area. Mature trees.

Deliverability Assessment

Availability:

No known availability constraints. However would involve the loss of existing dwelling which could constrain development. All land except sub-station unregistered so availability unknown.

Suitability:

Potential to redevelop the site. It is in a sustainable location, within the existing development boundary. However would involve the loss of existing dwelling which could constrain development.

Achievability:

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.:	<input type="text" value="2128"/>	Land to west of Churnet Valley Road Kingsley Holt
SMDC Ref. No.:	<input type="text" value="KH020"/>	
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="Agricultural land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.399"/> ha. gross	<input type="text" value="0.399"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 402123 N 346585"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	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:

Agricultural land. Slopes down towards road. Access gate in south eastern corner of site. Hedgerow and some mature trees along road frontage. Western boundary is post and fence. Southern boundary is hedgerow. PROW along northern boundary

Available Access:

Churnet Valley Road - access gate in south eastern corner of site.

Additional Comments:

There is a more suitable site available within the development boundary.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Greenfield site designated as Green Belt. Would continue the linear development along Churnet Valley Road.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Greenfield site which lies outside existing settlement which is unlikely to be suitable for development due to its Green Belt status & more suitable sites within or on edge being available, would result in undesirable linear development along the A521.

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="1128"/>	Land at 15-16 Railway Cottages Leekbrook
SMDC Ref. No.:	<input type="text" value="LB001"/>	
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="Land surrounding 15-16 Railway Cottages, west of railway line"/>		
Comments:	<input type="text" value="Majority of the site (beyond access tail) is green belt. Partial tree cover. Nearby woodland TPO. Abuts FZ2 to west. Reduced net area reflects this."/>		
Area:	<input type="text" value="0.8"/> ha. gross	<input type="text" value="0.230"/> ha. net	Policy: <input type="text" value="1/2/3"/>
Grid Ref.:	<input type="text" value="E 398084 N 353606"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="Y"/>	Floding: <input type="text" value="N"/>	Use: <input type="text" value="1/8"/>
		Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R/U"/>
		Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weakneses/ Constraints:

Deliverability Assessment

Availability:

Suitability:

Achievability:

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 Leekbrook Industrial Estate

Cheadle Road

Leekbrook

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:

Whole triangle of land now appears heavily wooded. Bordered on all 3 sides by railway lin/former railway lines, now tracks.

Available Access:

Access to the northern part of site is restricted due to bridge with height restrictions. Note 2015 application shows potential access from this road through industrial curtilage to Unit 8(?) Leekbrook Way.

Additional Comments:

Related to railway line. Note operating Sewage Works to immediate west. Yield based on SMD/2015/0083 application.

Strengths/ Opportunities:

Site abuts village SDB.

Weaknesses/ Constraints:

Notwithstanding historic use of land, now very heavily wooded, of greenfield appearance. FZ2 affects SW half of site. Sewage Works may raise amenity concerns - would need to be fully investigated. Access concerns.

Deliverability Assessment

Availability:

No known ownership constraints - 2014&2015 applications indicate landowner willingness for residential development.

Suitability:

Given weaknesses/constraints, 3

Achievability:

Development may 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:

SITE ASSESSMENT FORM

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

Land at Leekbrook Industrial Estate
Cheadle Road
Leekbrook

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 was part of Joshua Wardles curtilage (implying brownfield status in 2003), however premises cleared, and substantial tree recolonisation since then (cleared to bare ground in 2013) may suggest greenfield reversion? Virtually all site is FZ3 (2).

Available Access:

Application SMD/2014/0544 shows access tail crossing brook at southern site boundary onto Primrose Close inbetween apartment blocks. Application area (net area) does not extend as far east as Leekbrook Way.

Additional Comments:

Would wish to keep employment use on the site. Note gross area relates to industrial element of original J Wardles approval, but net area reflects that covered by application SMD/2014/0544. Yield based on application details.

Strengths/ Opportunities:

Within development boundary.

Weaknesses/ Constraints:

Loss of industrial commitment. Site heavily affected by FZ3(2). Arguably greenfield site. Potential loss of southern perimeter foliage for access bridge? Industrial units to E - potential amenity issues?Sewage works 60+m to NW also.Possible contamination?

Deliverability Assessment

Availability:

Extant permission for industrial uses. 2014 application from owner for residential, therefore, '1'.

Suitability:

Loss of employment use. Given other weaknesses/constraints, '3'.

Achievability:

Development may 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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Rectangular field to the rear (Southeast) of
Spicerstone Estate
Spicerstone Estate Road
Leekbrook

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:

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

Date Last Updated:

Date Form Printed:

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="2566"/>	Open Farmland North East of Spicers Stone Farm Leek Road Leekbrook
SMDC Ref. No.:	<input type="text" value="LB011"/>	
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="Notional area of roadside farmland (flat, excluding rising land)"/>			
Comments:	<input type="text" value="Site not naturally delineated -area notional. Site relatively flat, roadside land. Land slopes more steeply to north and east. Small western portion now falls within FZ2 (correct as of June 2015)."/>			
Area:	<input type="text" value="0.21"/> ha. gross	<input type="text" value="0.210"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 398324 N 353689"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="Y"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

Relatively flat, roadside agricultural field (excludes higher slopes). Highly visible from road - only low level fencing to road (sporadic hedging, trees). Spicers Stone farm buildings to southwest.

Available Access:

Existing gated access at bus stop.

Additional Comments:

Site area is notional - no natural site boundary. [Site could be expanded subject to topography issues]. Updated floodrisk mapping now shows about 0.06ha western portion in FZ2.

Strengths/ Opportunities:

Adjacent to built up area (SDB), and opposite Wardles estate. Relatively close to village 'centre'. Abuts main 'A' road. Frequent bus services along this. Site represents, flatter, less elevated farmland, so would be less visible than more elevated parts

Weaknesses/ Constraints:

Greenfield. Small area is FZ2 - may behave layout/SuDS mitigation measures?

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Notwithstanding constraints, because of 'Strengths' comments, considered '2' overall.

Achievability:

Assumed 2

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="2567"/>	Land south west of Travellers' Rest Pub Leek Road Leekbrook
SMDC Ref. No.:	<input type="text" value="LB012"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text" value="SM"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	Relatively flat, open farmland adjacent to Leek Road			
Comments:	Site area notional-not naturally delineated. Site is 'deeper' than its width- visual impacts of new development may be minimised through abutting pub/Spicers Stone built up area. In any case, notional area could be expanded. FZ2 affects northern parts			
Area:	<input type="text" value="0.26"/> ha. gross	<input type="text" value="0.260"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 398230 N 353563"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="Y"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

Relatively flat, regular, roadside arable field. Very small roadside dwarf wall - highly visible from road. Abuts access track to Spicers Estate at east. Field raises up much further back at southeast.

Available Access:

Existing gate onto this access track at north east corner.

Additional Comments:

Notional site is 'deeper' than wide, ie visual impacts of new development may be minimised through abutting pub/Spicers Stone built up area. May be preferable to eg roadside ribbon. Note approx 0.05ha northern frontage now in FZ2.

Strengths/ Opportunities:

Flat. Abuts SDB. Abuts main 'A' Road with regular bus services.

Weaknesses/ Constraints:

Greenfield. No natural delineation of site as illustrated. Small northern portion is FZ2 - may behave layout/SuDS mitigation measures?

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Based on analysis, assumed 2

Achievability:

Assumed 2

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="1178"/>	Land at Sutherland Road Longsdon
SMDC Ref. No.:	<input type="text" value="LO002"/>	
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="Greenfield site south of Memorial Hall"/>						
Comments:	<input type="text" value="Initial SHLAA Rep owner 02/04/09 promoting 0.21ha roadside 'half' of square site [see also 08/1667] indicating immediate availability for housing; subsequent letter from owner indicating wider 'square'(0.4275ha) available for same."/>						
Area:	<input type="text" value="0.428"/> ha. gross	<input type="text" value="0.428"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 396163 N 354603"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	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:

Greenfield site in agricultural use. Overgrown appearance with peripheral hedges and trees, some internal foliage.

Available Access:

None noted.

Additional Comments:

Could link with adjacent sites LO005/LO006/LO021? Site has been subject of 2008 planning refusal.

Strengths/ Opportunities:

Relatively flat; almost surrounded by housing on 3sides; quite central to Longsdon settlement area. Access here appears achievable.

Weaknesses/ Constraints:

Greenfield, Greenbelt.

Deliverability Assessment

Availability:

SHLAA Rep. indicates immediate availability.

Suitability:

Relates well to exsiting settlement. Has potential for limited infill 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:	<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.:

Field in between
Whitehaven / Wyn Dene
Leek Road
Longsdon

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:

Relatively flat rectangular field. Abuts housing on 2 sides. Very thick mature perimeter foliage at time of site visit.

Available Access:

Existing gated access at NE corner.

Additional Comments:

Could in theory extend to adjacent field to SE (lying west of LO002); or site LO008 at Wyn Dene?

Strengths/ Opportunities:

Appears well screened; arguably a 1x or 2x dwelling 'infill plot'. Close to village 'centre'. Large (and extendable) site. Existing access.

Weaknesses/ Constraints:

Greenfield. Development may mean minor foliage loss.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Suitable site, but greenfield.

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

Land and buildings at
Hawthorne Cottage/Wood Merchants
Leek Road
Longsdon

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:

Relatively flat, roadside 'side' garden; attractive 20th Century dwelling; and rear utilitarian structures (wood merchants) and hardstanded curtilage. Thick peripheral hedging/trees in places - not visible from all aspects.

Available Access:

Via existing serving house/wood merchants

Additional Comments:

Front curtilage initially suggested following Officer site visit; but wider site including wood merchants suggested by SHLAA Rep 10/12/10 (this implies total redevelopment rather than retention of house).

Strengths/ Opportunities:

Majority of site brownfield - ie house and rear factory premises. Thick screening means lesser visual impact of redevelopment. Environmental health benefits of removing Merchants? Within suburban 'ribbon' and housing opposite.

Weaknesses/ Constraints:

Greenbelt. Loss of some greenfield/attractive house; western side may raise overshadowing design issues. Loss of longstanding B-use conflicts with other policy imperatives.

Deliverability Assessment

Availability:

Presumed 1 given SHLAA rep.

Suitability:

Given constraints, especially loss of B use premises, '3'.

Achievability:

Generally viable, although commercial legacy may have remediation implications, especially on smaller housing 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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Part of field east of / south of
The Hut / number 67
Mollatt's Wood Road / Ladderedge
Leek/Longsdon

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:

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:

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="2441"/>	Land southwest /southeast of Cross Trees /The New Inn Leek Road Longsdon
SMDC Ref. No.:	<input type="text" value="LO018"/>	
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="Flat sloping open farmland south of Leek Road"/>			
Comments:	<input type="text" value="The area of this site along with OC059 and OC066 was suggested by agent for housing, although ownership of these areas was not explained."/>			
Area:	<input type="text" value="2.52"/> ha. gross	<input type="text" value="2.370"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 395872 N 354420"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	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="4"/>

Site Assessment

Site Features:

Relatively flat, regular fields which slope down slightly from Leek Road. Some internal foliage (established lines of hedges/trees). Foliaged area in SE corner has been excluded from 'net' developable area.

Available Access:

Gated access off Leek Road, and gated access off Denford Road.

Additional Comments:

Whilst agent proposes combined area (with OC059+OC066), given low housing requirement for Longsdon, fields could be considered individually.

Strengths/ Opportunities:

Logical in the sense that housing exists to the east and north (and New Inn to west). Relatively flat; good access points; presumed that A53 could absorb traffic.

Weaknesses/ Constraints:

G.belt/g.field. Site very visible from some aspects(low foliage).SMDC LCA defines as very sensitive to change behaving landscape maintenance. Large scale implies high housing yield. No obvious roadside delineation of rectangular fields.Loss of open

Deliverability Assessment

Availability:

Revised Submission Core Strategy representation from agent dated February 2012 which promotes this site for housing, implies ownership, but this not clear.

Suitability:

Given distance from Sutherland Road crossroads not considered 'central' to this [currently undefined] village. Given field sizes (even when considering individual fields) the scale of housing yield would be inappropriate given greenbelt/greenfield setting

Achievability:

Since this is 'major' scale it would attract planning requirements eg affordable housing, etc. Therefore 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" 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="2461"/>	Land surrounding Hilwyn Farm School Lane Longsdon
SMDC Ref. No.:	<input type="text" value="LO019"/>	
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="Two agricultural fields to immediate north and south of Hilwyn Farmhouse curtilage"/>						
Comments:	<input type="text" value="Site suggested by owner of this Farm in SHLAA rep 16/10/12."/>						
Area:	<input type="text" value="1.44"/> ha. gross	<input type="text" value="1.440"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 396159 N 354906"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	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:

Site considered as 3xfields: all are quite flat but slight slope up to east. Established roadside hedge and intermittent foliage but still very visible from School Lane. Attractive dry stone walls separate these fields. Site 140-300m from 'central' Longsdon

Available Access:

Existing vehicular access serving farm onto School Lane is currently the only access point.

Additional Comments:

Would result in additional traffic using existing crossroads onto main A53.

Strengths/ Opportunities:

Site is flat, easily developable. Existing vehicular access point. SHLAA rep indicates presence of utilities.

Weaknesses/ Constraints:

Greenbelt, greenfield. Combined site (all fields) is larger than required. Site would be visible from road. Not the most logical site for Longsdon given distance from centre (and intermediate farmland).

Deliverability Assessment

Availability:

SHLAA rep received 16/10/12 indicates immediate availability for housing.

Suitability:

Owing to size of combined site, its greenbelt and greenfield status; and given site is not as close to centre of Longsdon as other sites, site is not generally considered suitable.

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 South of / West of
Whitehaven, High View / Boscobel, Cullentra
Leek Road / Sutherland Road
Longsdon

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:

Relatively flat regular fields, overgrown feel. Established peripheral foliage in places. Some adjacent housing as described in address; also abuts other fields.

Available Access:

Assumed none for LO021 site itself ('landlocked') - however site is co-owned with LO007 which does have vehicular access onto Leek Road [see LO007 Site Assessment].

Additional Comments:

SHLAA Rep suggests land encompassed in both LO021+LO007 be developed together.

Strengths/ Opportunities:

Flat, regular fields, without internal foliage. Also v central to Longsdon 'centre'. Fields appear well hidden from Leek Rd owing to housing/foliage; could be screened from Sutherland Road. Also made up of two smaller fields-could be developed as required

Weaknesses/ Constraints:

In greenbelt; greenfield fields. LO021 probably reliant on LO007 for access/co-development.

Deliverability Assessment

Availability:

SHLAA Rep 24/01/13 indicate immediate availability.

Suitability:

This greenfield site in centre of village is logical site for future Longsdon housing, although relies on LO007 for vehicular access

Achievability:

2. Potentially viable development could be made economically viable through reduced planning obligations

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.:

SMDC Ref. No.:

NLUD Ref. No.:

PA Ref. No.:

LDF Ref. No.:

Land junction of

Uttoxeter Rd & Heath House Lane

Lower Tean

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:

Predominantly grassed field, gently sloping northwards with open frontage bounded by hedgerows and few mature trees.

Available Access:

Direct access available from Uttoxeter Road or from Heath House Lane.

Additional Comments:

Strengths/ Opportunities:

Logical extension of settlement - bordered by housing to south and properties to northwest and opposite.

Weaknesses/ Constraints:

Visually significant open frontage to Uttoxeter Road. Good views across site from Heath House Lane to Heybridge Farm. No firm northern boundary - danger of further encroachment.

Deliverability Assessment

Availability:

SHLAA form submitted and owners state that the site is available for development immediately.

Suitability:

Although could form logical western extension to village, any significant development would impact on open views across the site. May be scope for limited frontage development only.

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

Land North of
The Firs
Uttoxeter Road
Lower Tean

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:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weakneses/ Constraints:

Deliverability Assessment

Availability:

Suitability:

Achievability:

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.:

SMDC Ref. No.:

NLUD Ref. No.:

PA Ref. No.:

LDF Ref. No.:

Heybridge farm
Uttoxeter Road
Lower Tean

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:

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:

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="594"/>	Land West of Leigh Lane Lower Tean
SMDC Ref. No.:	<input type="text" value="LT008"/>	
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="Agricultural Land"/>						
Comments:	<input type="text" value="Agricultural land"/>						
Area:	<input type="text" value="0.8"/> ha. gross	<input type="text" value="0.370"/> ha. net	Policy:	<input type="text" value="3/8"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401676 N 338464"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	Conversion:	<input type="text"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text"/>	Flooding:	<input type="text"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Large grassed field. No significant features within site - some groups of mature trees on boundaries.

Available Access:

From Leigh Lane

Additional Comments:

Net area reduced because of flood risk constraints on southern part of site.

Strengths/ Opportunities:

Edge of settlement, adjoins existing residential area

Weaknesses/ Constraints:

Open field with good views across to Heybridge Farm and river valley. Lower parts are within flood zone 3.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unsuitable for development across whole of site because of flood risk, scale of site and impact on views.

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"/>	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="1068"/>	Land West of Teahurst Road Lower Tean
SMDC Ref. No.:	<input type="text" value="LT009"/>	
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="Agricultural Land"/>			
Comments:	<input type="text" value="Agricultural field"/>			
Area:	<input type="text" value="1"/> ha. gross	<input type="text" value="1.000"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 402071 N 338572"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text"/>	Flooding: <input type="text"/>	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"/>	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.:

Agricultural land in between
Site ME001 / Post Cottage/Abbey Green Road
Meerbrook

Site Details

Description:

Comments:

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

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

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 and south of

Churnet View Road (West of Squirrels Leap)
Oakamoor

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:

Gated off private land. Difficult to see. Flat. Eastern extreme appears ungrassed land (used as resi curtilage?). The remainder appears an ungrassed track and low level foliage to either side hemmed in by thicker tree cover (hence arbitrary site extent).

Available Access:

Churnet View Road is a public highway but ends at no. 9 Woodside Cottages resi curt (gated off). Squirrels Leap appears therefore to be 'landlocked' by the garden to no.9. Therefore it is not clear how site could be accessed (new access arrangement?).

Additional Comments:

Note that there does not appear any other public (vehicular) access point to this land. Current outline application SMD/2015/0161 for 6x dwellings on slightly larger site area, accessed off Churnet View Road. Applicant appears to be landowner.

Strengths/ Opportunities:

Large, flat. Within devt boundary. Note that development area could include 'track' as this does not appear to have a public function.

Weaknesses/ Constraints:

Appears unsurfaced. Extensive foliage/tree areas. Backland/landlocked site (requires access across 2 private gardens, unless exg resi curt arrangements can be re-aligned?). C V/Rd is very narrow/on-street parked cars. Possible flood risk

Deliverability Assessment

Availability:

Current outline application SMD/2015/0161 for 6x dwellings. Applicant appears to be landowner.

Suitability:

May be access issues. In other respects the site albeit of rural character would allow for limited residential extension to Churnet View Road.

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

Land north and east of /south of
Tree Tops/ Springfield
Carr Bank
Oakamoor

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:

Large meadow in valley. Peripheral thick trees. Slopes heavily down to east away from Carr Bank. Difficult to see from most aspects at time of site visit. Presently grazed.

Available Access:

Only one gated access noted, at NW corner onto Carr Bank.

Additional Comments:

Southern panhandle excls. what appear residential curtilages/garages at SW. Parts of wider site may be undevelopable due to topography/tree cover - net area reflects this. NE corner abuts Cotton Dell Regional Nature Reserve.Unadopted footpath.

Strengths/ Opportunities:

Undeveloped. Adjacent to SDB. Generally not visually prominent because hidden by tree cover at time of site visit, and at lower level than surrounding land.

Weaknesses/ Constraints:

Topography. Tree cover. Difficult to see how could be developed. Unclear if there are separate ownerships to south (allotments)?

Deliverability Assessment

Availability:

Landowner communication confirms interest in residential development (although clarification needed over precise extent of southern ownership).

Suitability:

Topography and access are constraints, but logical site adjacent to SDB, and appears well screened from most aspects.

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:

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="1024"/>	Field opposite Springfield Off Carr Bank Oakamoor
SMDC Ref. No.:	<input type="text" value="OA017"/>	
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="Undulating open field with established perimeter hedging"/>			
Comments:	<input type="text" value="Nominal site area has been based on field as far north as farm house and opposite Alcove Cottage curtilage, and bounded by P/ROW to west. Site area could be extended northwards beyond this."/>			
Area:	<input type="text" value="0.62"/> ha. gross	<input type="text" value="0.620"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 405473 N 345262"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

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"/>	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.:

Meadow north of /east of

Rose Bank Crescent/ Cotton Dell

Oakamoor

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:

Some attractive open views from site but heavy woodland/foliage in many directions screens longer views. Site is 'tummocky' in places - not all the site is visible at the same time. Peripheral trees/woodland. Some dumping of waste. Overshading in areas.

Available Access:

Access point onto Rosebank Crescent. None others noted. Note entry OA025 (over this access point) deleted and rolled into this entry.

Additional Comments:

Adj TPOs/ NC Sites. Biodiversity a reason for 06/271/out refusal. Any devt would have to respect Cotton Dell RNR to N (biodiversity/fauna). Yield estimated based on site area. Net area includes connection to Rose Bank Crescent but excls overshadowed

Strengths/ Opportunities:

Large, developable in places. In some respects a logical extension to the SDB. Some nice open views into/out of site, although generally the site appears heavily screened which would reduce the impact of devt anyway. Good access point into suburban estate.

Weaknesses/ Constraints:

Topography. Some loss of views. Adjacent tree/nature conservation assets require consideration to avoid negative impacts.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Logical extension to SDB. Could accommodate significant 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:

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="1034"/>	Field east of / north of Cotton Dell Wood / Star Bank Star Bank Oakamoor
SMDC Ref. No.:	<input type="text" value="OA027"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	Large slightly undulating field, peripheral trees. Part of Cotton Dell Regional Nature Reserve						
Comments:	Net area has a nominal boundary ending at NE field boundary . Note it excludes the thick screen of trees to the S perimeter and avoids protected trees to N+W. Public RoW runs north-south through site.						
Area:	<input type="text" value="2.58"/> ha. gross	<input type="text" value="2.580"/> ha. net	Policy:	<input type="text" value="3/6"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 405707 N 345087"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Large undulating, but slight slope up to road to East. Thick tree/foilage boundaries, and internal 'sporadic' individual trees. P/RoW runs up through east part. Traditional field appearance. Some attractive views, but screening prevents much of this.

Available Access:

None note either from E or W. Fence/trees boundary with site OA026. New access from B5417 does not appear feasible at all (site at lower level, and thick foliage).

Additional Comments:

Strengths/ Opportunities:

Relativley flat in places, large. SW corner almost abuts SDB.

Weakneses/ Constraints:

Access problems (unless this could be achieved via site OA026?). Does not abut SDB.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Development on this site is possible but not an obvious choice because of access problems, and location generally. Not considered a priority for either residential or commercial devt.

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"/>	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 east of / south of
Railstones & The Laurels / Star Bank
Star Bank
Oakamoor

Site Details

Description:

Comments:

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

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: 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="1038"/>	Land south of Threeways Off Farley Road Oakamoor
SMDC Ref. No.:	<input type="text" value="OA031"/>	
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="Attractive overgrown meadow"/>		
Comments:	<input type="text" value="Net area is nominal portion of larger field, that rounds off the existing boundary. Could be extended. Email received from owners, confirming interest in residential allocation."/>		
Area:	<input type="text" value="0.66"/> ha. gross	<input type="text" value="0.660"/> ha. net	Policy: <input type="text" value="3"/>
Grid Ref.:	<input type="text" value="E 405618 N 344780"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="N"/>	Conversion: <input type="text" value="NB"/>	Use: <input type="text" value="8"/>
Flooding:	<input type="text" value="N"/>	Location: <input type="text" value="R"/>	Replacement Dwg: <input type="text" value="N"/>
		Owner: <input type="text" value="3"/>	

Site Assessment

Site Features:

Relatively flat sloping meadow, sloping up to east. Attractive foliage and stone boundaries. Very rural feel.

Available Access:

None noted

Additional Comments:

Could be linked with site OA030

Strengths/ Opportunities:

Any new development would generally only be visible from southern aspect with partial screening along W at time of site visit. Flat.

Weaknesses/ Constraints:

P/RoW crosses site further south. Narrow country lane

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Good potential for residential development if access can be identified. Commercial development would be more problematic given narrow lane.

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"/>	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.:

Bolton Copperworks
A52

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:

A major rural developed site, identified within the emerging Core Strategy as a major regeneration opportunity. Within high quality natural environment. River Churnet & the Churnet Valley Railway run through the site, Caldon Canal runs along NW boundary.

Available Access:

Directly off the main A52. Also frontage along the B5053. Approach roads very steep - issue for larger vehicles.

Additional Comments:

Site has been subject to draft Masterplan by Taylor Young funded through HCA. Site included in Churnet Valley Masterplan including a concept plan and concept statement for the site.

Strengths/ Opportunities:

Canal is major asset. Potential for creating improved gateway and improving retained buildings. Attractive long distance views in and out of the site and potential for riverside views and setting for some development plots.

Weaknesses/ Constraints:

Parts of site within protected floodplain. Significant contamination issues. Existing employment use potential source of noise pollution. Topography along site's northern boundary. Adjacent to Caldon Canal Conservation Area and SSSI.

Deliverability Assessment

Availability:

Existing businesses currently occupy some parts of the site - this may affect availability of some areas. Other cleared areas are immediately available subject to remediation of the site. Whole site in single ownership.

Suitability:

Masterplan Report identifies potential for residential development within the site as well as a range of tourism and employment related uses. Around 50 high quality units identified in CVMP but a need for flexibility identified.

Achievability:

Development could be made economically viable through reduced planning obligations but significant constraints may render development of parts of site unviable.

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

Land off

Winterfield Lane
Hulme

Site Details

Description:

Comments:

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

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

Date Last Updated:

Date Form Printed:

SITE ASSESSMENT FORM

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

Gravel Bank Farm
Caverswall Common
Stoke on Trent

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:

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

Date Last Updated:

Date Form Printed:

SITE ASSESSMENT FORM

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

Former
Anzio Camp
Buxton Road
Blackshaw Moor

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:

Rises quite significantly from Buxton Road, very prominent for road leading out of Thorncliffe village to Morridge despite perimeter foliage in places. Buildings from former use remain on site. Trees on site. SBI at NE corner (open land).

Available Access:

Access available from Buxton Road

Additional Comments:

As site is 2+km from edge of Leek SDB and having no services in close proximity it is unsuitable for market housing but potential for extra care: Pol SS6C specifically identifies this site as major developed area in countryside for emp/e-c housing/tourism

Strengths/ Opportunities:

Brownfield site. Buildings may be suitable for reuse. Identified in Core Strategy as redevelopment site suitable for mixed uses including employment, extra care housing and tourists accommodation. Redevelopment may provide physical/visual

Weaknesses/ Constraints:

Due to location outside of Leek there are sustainability issues and close proximity to the Peak District National Park further constrains the type of development which would be appropriate for the site.

Deliverability Assessment

Availability:

Pre-app enquiry. Planning applications for variety of uses since 2006. Has been promoted through adopted LDF Policy as explained above.

Suitability:

Unsuitable for C3 residential due to remote location. Possibility of some C3 as part of extra care housing scheme only.

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

Land off Sugar Street, opposite Royal Oak pub

Sugar Street
Rushton Spencer

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:

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: 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="277"/>	Land south and east of Dane Hurst Macclesfield Road Rushton Spencer
SMDC Ref. No.:	<input type="text" value="RS006"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	Overgrown grazing field with peripheral hedging. Group TPO along E boundary						
Comments:	NOTE THAT LETTER RECEIVED ON LOCAL PLAN FILE FOR THIS SITE. App for 2 dwellings refused 86/0737.						
Area:	<input type="text" value="0.79"/> ha. gross	<input type="text" value="0.790"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 393491 N 362665"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	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="4"/>

Site Assessment

Site Features:

overgrown grazing field. Some foliage. Not clear if in current agr use. Abuts group TPO and a Public RoW along SE perimeter.

Available Access:

Existing via Dane Hurst

Additional Comments:

Strengths/ Opportunities:

Flat. Fronts main road

Weaknesses/ Constraints:

Access from field required. Note that app 06/0744/FUL (new vehic access) was refused on highway safety grounds. Remote from SDB. Presence of TPO and P/RoW may also act as constraints.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Potential for residential or commercial development. However may not be considered as a priority site given remoteness from SDB, and presence of less remote alternatives.

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"/>	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="212"/>	Land adjacent to Marsh Villa East of Macclesfield Road Rushton Spencer
SMDC Ref. No.:	<input type="text" value="RS007"/>	
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="Overgrown flat pasture"/>						
Comments:	<input type="text" value="Correspondence from owner's agent 24/10/14 advising owner is supportive of residential allocation. Not known if in present agricultural use. Note site area now excludes that part of site granted consent for Marsh Villa development under 09/00643/FUL."/>						
Area:	<input type="text" value="0.84"/> ha. gross	<input type="text" value="0.840"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 393840 N 362547"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
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 overgrown paddock north of Macclesfield Road. Established perimeter and roadside hedging screened site from many viewpoints at time of site visit. 'Conduit' canal runs along eastern boundary.

Available Access:

Yes existing vehicular access opposite Smithy Fold dwellings.

Additional Comments:

Because of conduit site falls within British Waterways consultation zone [but NOT within a FZ]. Site area now excludes portion corresponding to Marsh Villa approval 09/00643/FUL. Note Public RoWs run along eastern (canal) boundaries.

Strengths/ Opportunities:

Flat, large, abuts main road. Could 'link up' existing settlement boundary to Station Lane built up area. Well screened from main road at time of site visit.

Weaknesses/ Constraints:

Abuts canal - environmental implications for future development? Attractive, and some internal foliage. Understood may be internal issues regarding positioning of septic tanks etc - layout considerations.

Deliverability Assessment

Availability:

SHLAA Rep and subsequent owner correspondence indicates available within 5 years. Permission 09/643 has completed.

Suitability:

Very good potential

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"/>	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.:

Field in between
Greenacre and Orchard End
Southwest of Macclesfield Road
Rushton Spencer

Site Details

Description:

Comments:

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

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

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 rear of
Marsh Lea / Hammerton House
West of Macclesfield Road
Rushton Spencer

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:

Flat agricultural field off main road. Established peripheral hedging/trees especially along W boundary. Attractive, historic character. Visible from certain aspects eg opposite Marsh Cottages. Rural feel.

Available Access:

None noted

Additional Comments:

Owner has advised that they also own RS034 (and this is also available for residential use).

Strengths/ Opportunities:

Flat. Close SDB. Off main road.

Weaknesses/ Constraints:

Greenfield. Sizeable, attractive field in greenbelt.

Deliverability Assessment

Availability:

Discussion with owner 16/10/14, who confirmed support for residential allocation.

Suitability:

Potential for residential/business

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

Field southwest of
Glen Le Side
Macclesfield Road
Rushton Spencer

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:

Remote, outside SDB. Attractive undulating pasture. Slopes up towards west. Lower elevation than main road (so very visible). Public RoW runs along southern boundary.

Available Access:

Does not appear to have access onto a public highway.

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Does not appear to have access onto a public highway (waterway to west). Remoteness/unsustainability. Topography. Greenfield.Greenbelt.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Unsuitable site.

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="231"/>	Land rear of Glenroy Garage Macclesfield Road Rushton Spencer
SMDC Ref. No.:	<input type="text" value="RS015"/>	
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="Paddock rear (east) of car sales premises (in operation)"/>			
Comments:	<input type="text" value="Status of site uncertain (appears same ownership as roadside garage). Net area excludes access tail to NW. Garage premises excluded as modern, in use and thus deemed to have little redevelopment potential. In B/W ways consultation area. PRow along NE"/>			
Area:	<input type="text" value="0.45"/> ha. gross	<input type="text" value="0.410"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 393757 N 362650"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
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:

Large flat fenced paddock behind operating car sales firm. Not clear if forms part of premises curtilage or vacant? Paddock only visible from main road from N approach as heavy established hedging along eastern and southern boundaries at time of site visit

Available Access:

Only really viable access is via Macclesfield Road, not Tan House Lane. Therefore reliant on access through north of car sales premises. Also paddock has side entrance onto Tan House Lane.

Additional Comments:

Public RoWs run along Northern boundary, and along Tan House Lane.

Strengths/ Opportunities:

Flat paddock is highly developable.

Weaknesses/ Constraints:

Canal to rear of paddock (development may have environmental implications). SuDS may therefore be required to be incorporated into layout. Presumed greenfield.

Deliverability Assessment

Availability:

Assumed 2.

Suitability:

Highly developable plot. But may be greenfield.

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"/>	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="268"/>	Field at Sandbank West of Macclesfield Road Rushton Spencer
SMDC Ref. No.:	<input type="text" value="RS022"/>	
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="Flat triangular paddock with peripheral hedging"/>		
Comments:	<input type="text" value="NOTE THAT LETTER RECEIVED ON LOCAL PLAN FILE FOR THIS SITE. Abuts Rudyard railway line which is SBI"/>		
Area:	<input type="text" value="0.46"/> ha. gross	<input type="text" value="0.460"/> ha. net	Policy: <input type="text" value="2/3"/>
Grid Ref.:	<input type="text" value="E 393859 N 361836"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="Y"/>	Conversion: <input type="text" value="NB"/>	Use: <input type="text" value="8"/>
Flooding:	<input type="text" value="N"/>	Location: <input type="text" value="R"/>	Replacement Dwg: <input type="text" value="N"/>
		Owner: <input type="text" value="4"/>	

Site Assessment

Site Features:

Flat triangular paddock adj to what appears to be a smallholding. Peripheral hedging/fencing. Abuts A523 but sits at lower level (3-4m) therefore very visible from road. Abuts Rudyard railway line which is an SBI.

Available Access:

Existing access via smallholding.

Additional Comments:

Strengths/ Opportunities:

Flat.

Weaknesses/ Constraints:

Remoteness from SDB/unsustainability. Would require new access up slope (highway safety?). Greenfield in greenbelt. Does not abut SDB

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Unsuitable site.

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"/>	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 and buildings at
Mill House Garage premises
Macclesfield Road
Rushton Spencer

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:

Utilitarian-looking modern industrial premises; mostly hardstanded. One large central brick/iron roof 'hangar' building, and smaller prefab; also external storage of paraphernalia (& vehicle parking). Some perimeter foliage. Site slopes down to railway SBI

Available Access:

Presently feeds onto Macclesfield Road.

Additional Comments:

Site is on very NW edge of Rushton village, although is over 600m outside settlement development boundary, and about 400m from Station Lane junction. Development in this area is more sporadic, with significant gaps in frontage.

Strengths/ Opportunities:

Brownfield site; SHLAA rep- owner expression of interest. Site is utilitarian appearance of no character. Easy highway access.

Weaknesses/ Constraints:

Greenbelt. Remote from Rushton Spencer proper, even allowing for minor alterations to development boundary. Previous commercial/B-uses may mean residential redevelopment conflicts with other adopted Policies.

Deliverability Assessment

Availability:

Although 2011 SHLAA rep, understand site has new owner (SMD/2014/0665 applicant?). Availability for housing unknown

Suitability:

Greenbelt. Remote from Rushton Spencer 'smaller village'. Commercial/B-use loss.

Achievability:

Assumed '1' given SHLAA rep.

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

Wooded triangle of land west / north of
Glenroy Garage / RS010
Macclesfield Road
Rushton Spencer

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:

Flat triangle of land very heavily wooded, adjacent to properties around Station Lane to the south (and RS010); opposite Glenroy Garage across road.

Available Access:

No visible access points.

Additional Comments:

Could be combined with RS010? NB letter rep on that site refers to this area as containing a 'pond' [ie "carr"], and therefore potential newts/biodiversity implications

Strengths/ Opportunities:

Flat. Abuts Macclesfield Road. Group of houses to south. Given heavy screening any internal development would presumably not be externally visible.

Weaknesses/ Constraints:

Greenbelt/greenfield. No access point. Although no recorded conservation assets, site appears unsuitable given heavy woodland/alleged wildlife pond on site. Trees would there require removal.

Deliverability Assessment

Availability:

Assumed 2.

Suitability:

Given above 'weaknesses' this is clearly unsuitable.

Achievability:

In the event of conservation assets subsequently being identified on this site (eg trees, pondlife) - the extent of mitigation/compensation measures required may make new development unviable.

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

Field North of
Marshside Farm
off Tanhouse Lane
Rushton Spencer

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:

Appears large, relatively flat agricultural field. Established mature peripheral foliage in most places - can't really be seen from Tanhouse Lane or Macc Road/Sugar St. Abuts canal at SW; heavily wooded public path runs between main field and 9976.

Available Access:

Unclear - although access track (to 'The Anthony') runs along west boundary, with bridge over canal.

Additional Comments:

net area effectively excludes field 9976 given public path (and tree shading) - although path could in theory be diverted to east allowing some development here. Marshside farm buildings about 40m away are listed.

Strengths/ Opportunities:

Relatively close to Tanhouse Lane junction with Macclesfield Road. Flat, well screened.

Weaknesses/ Constraints:

Not a logical extension to village; narrow Tanhouse Lane (and narrower access track beyond). Greenfield. Large field size.

Deliverability Assessment

Availability:

Site suggested by owner 27/08/14.

Suitability:

Overall, considered '3' given constraints - site not as well related to village as other SHLAA options; access concerns. Also large site given overall requirements of village.

Achievability:

Assumed '2'

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

Field immediately to North of
Marchside Farm
off Tanhouse Lane
Rushton Spencer

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:

Appear relatively flat; mature peripheral foliage esp along N and W. Abuts canal to W. Does not appear visible from Tanhouse Lane/Macc Rd/Sugar St. Note abuts Listed farm complex to S. Appears to be stream along N boundary with RS029

Available Access:

Unclear - presumably via Tanhouse Lane to Macclesfield Rd via Farm access?

Additional Comments:

Could be linked with development at sites RS029+RS031? Same owner

Strengths/ Opportunities:

Relatively close to Tanhouse Lane junction with Macclesfield Road. Flat, well screened.

Weaknesses/ Constraints:

Not a logical extension to village; narrow Tanhouse Lane (and narrower access track beyond). Proximity to Listed farmhouse setting - future development would need to be acceptable against heritage asset policy. Greenfield.

Deliverability Assessment

Availability:

Site suggested by owner 27/08/14.

Suitability:

Overall, considered '3' given constraints - site not as well related to village as other SHLAA options; access concerns.

Achievability:

Assumed '2'

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

Fields at
Marchside Farm
off Tanhouse Lane
Rushton Spencer

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:

Appears to be relatively flat although Sugar St at higher level. Peripheral hedging; small triangular field 9761 heavily wooded. Mature trees to SE; abuts Listed farm complex. Does not appear visible from Tanhouse Lane/Macclesfield Rd/Sugar Street

Available Access:

Unclear - presumably via Tanhouse Lane to Macclesfield Rd via Farm access?

Additional Comments:

Abuts Listed farm complex. Could be linked with development at sites RS029+RS030? (Same owner)

Strengths/ Opportunities:

Does not appear visible from public roads. Some screening.

Weaknesses/ Constraints:

Not a logical extension to village; narrow Tanhouse Lane (and narrower access track beyond). Proximity to Listed farmhouse setting - future development would need to be acceptable against heritage asset policy. Greenfield.

Deliverability Assessment

Availability:

Site suggested by owner 27/08/14.

Suitability:

Overall, considered '3' given constraints - site not as well related to village as other SHLAA options; access and heritage impact concerns.

Achievability:

Assumed '2'.

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

Field south of / east of
RS009 / The Old Vicarage
Macclesfield Road
Rushton Spencer

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:

Relatively flat triangular field with thick perimeter foliage to south, to the west of Macclesfield Road. Site narrows in width to south. Heavily wooded watercourse to east, screens site from east. Only really visible from opposite Royal Oak pub, or from W

Available Access:

Gated access at NE opposite pub noted.

Additional Comments:

Abuts RS009 (same ownership). Unadopted public footpath running east-west bisects site.

Strengths/ Opportunities:

Flat, developable, gated access already. Northern end close to pub etc. Heavy screening to east.

Weaknesses/ Constraints:

Awkward bend in road/opposite Sugar St etc junctions (road safety?). Extends further away from settlement to south, therefore not most logical site. Has very rural appearance. Large field - no obvious sub-division - high yield.

Deliverability Assessment

Availability:

Site suggested by owner of RS009 on 16/10/14 as (alongside RS009) available for residential development.

Suitability:

Given constraints, '3'

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="528"/>	Land south of / east of Hotel Rudyard / Silvian House Lake Road Rudyard
SMDC Ref. No.:	<input type="text" value="RU016"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	Part of landlocked open meadow in between watercourse and Lake Road properties			
Comments:	Overgrown meadow. 2xseparate SHLAA Reps 18/06/12 from same individual for wider meadow south to 'The Drive'. However site subsequently revised to smaller area following Land Registry search revealed wider site in multiple ownerships. Close to FZ2/3			
Area:	<input type="text" value="0.53"/> ha. gross	<input type="text" value="0.530"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 395212 N 358075"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="5/8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	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:

Meadow slopes down slightly to canal (east). Appears well screened on all sides by trees or housing. Close to but outside flood zone 2/3 (to east).

Available Access:

As site no longer extends to 'The Drive' is now landlocked by roadside properties/Hotel Rudyard grounds.

Additional Comments:

Site relies on backland access options through either Hotel Rudyard grounds (inc. RU015), or to west to Lake Road properties. Site within British waterways consultation zone (canal).

Strengths/ Opportunities:

If vehicular access can be achieved ideal site for large residential development; possibly commercial development. Abuts built up area of (central) Rudyard. Appears to have well screened perimeters.

Weaknesses/ Constraints:

Currently landlocked. Attractive meadow. Greenfield. Greenbelt.

Deliverability Assessment

Availability:

2XSHLAA Reps 18/06/12 for wider site up to 'The Drive' indicate availability for housing. However subsequent Land Registry search reveal would be impractical owing to separate 3rd party o/ships around 'The Drive'. But current site alone appears deliverable

Suitability:

Excellent potential provided vehicular access can be achieved, eg through RU009/RU015.

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"/>	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 east of

The New Galleon (former public house)

Rudyard Road

Rudyard

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:

The site has areas of tarmac, which due to time has grass regrowing. The remainder is grassed. Thick perimeter foliage all around.

Available Access:

Not of its own. Reliant on adjacent New Galleon car park access onto roundabout.

Additional Comments:

Could be linked with RU021? Parts of site may be deemed to have reverted from pub curtilage (b/field) to g/field. Former bowling green at south may be g/field. Could site be extended further west into hotel car park? Yield based on agent illustrative plan.

Strengths/ Opportunities:

Disused partially brownfield site, near village centre. Well screened from NE at time of site visit. Logical extension/infill to village.

Weaknesses/ Constraints:

General visual impacts from some aspects, or if screening removed. Arguably partially greenfield. In greenbelt.

Deliverability Assessment

Availability:

Following owner's agents' correspondence in February 2015, confirming support for residential use of site, '1'.

Suitability:

Development benefits need to be weighed against any impacts on openness. But good potential 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="2262"/>	Land on west side of Willfield Lane Stockton Brook
SMDC Ref. No.:	<input type="text" value="SB014"/>	
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="Garden Site"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.35"/> ha. gross	<input type="text" value="0.350"/> ha. net	Policy:	<input type="text" value="2"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 391373 N 352432"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="1"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	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:

Large garden site and outbuildings/storage sheds. Slopes slightly. Large plot. Number of trees on the site.

Available Access:

Access issues would need resolving - declassified one way road.

Additional Comments:

SCC has no significant flooding concerns.

Strengths/ Opportunities:

Large plot, residential area.

Weaknesses/ Constraints:

Greenfield, green belt, number of trees on site likely to affect capacity.

Deliverability Assessment

Availability:

No known availability constraints. Land Registry search has revealed that this land is not registered so ownership is unknown.

Suitability:

Potential for residential use.

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="2554"/>	Land to east Stanley Road Stockton Brook
SMDC Ref. No.:	<input type="text" value="SB016"/>	
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="Fields"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="0.66"/> ha. gross	<input type="text" value="0.660"/> ha. net	Policy: <input type="text" value="2,3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 391956 N 351995"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="OC"/>	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="402"/>	Land at Stanley Bank Stanley
SMDC Ref. No.:	<input type="text" value="ST001"/>	
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="greenfield land in the greenbelt"/>						
Comments:	<input type="text" value="Field in the Green Belt to north of Stanley village with development interest."/>						
Area:	<input type="text" value="2.21"/> ha. gross	<input type="text" value="2.210"/> ha. net	Policy:	<input type="text" value="2/5"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 393305 N 352443"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	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:

Large sloping field (south to north), appears undeveloped but has apparently been quarried in the past. Difficult to view the whole site. SHLAA form states no ecological or landscape features.

Available Access:

Access on to Stanley Bank but this is narrow and highways problems surrounding the capacity of this road are anticipated should the site ever be developed. SHLAA form states this was a previously agreed access for a golf course and club house.

Additional Comments:

FRA needed. Watercourse along eastern boundary. Consult EA and SCC.

Strengths/ Opportunities:

Utilities are available according to SHLAA form which states that the site has no physical constraints and forms part of an area previously granted permission for a golf course. Adjoins built up area of Stanley.

Weaknesses/ Constraints:

Green field, Green Belt, does not relate well to village in terms of access by foot. Topography of neighbouring land presents a physical boundary to village. Part of land in Conservation Area, visual impact, lack of village facilities. FRA.

Deliverability Assessment

Availability:

Available immediately according to SHLAA form (180).

Suitability:

Unsuitable - g'field, g'belt, does not relate well to village in terms of access by foot, topography of neighbouring land presents a physical boundary to village, visual impact, only a smaller village in hierarchy so this level of development not required

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"/>	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="10"/>	Land rear of 6 Draycott Road Upper Tean
SMDC Ref. No.:	<input type="text" value="UT007"/>	
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="Grazing Land and Garden"/>		
Comments:	<input type="text" value="Area of grazing land and garden on fringe of settlement"/>		
Area:	<input type="text" value="0.32"/> ha. gross	<input type="text" value="0.320"/> ha. net	Policy: <input type="text" value="1/3"/>
Grid Ref.:	<input type="text" value="E 400728 N 339667"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="B/G"/>	Hierarchy: <input type="text" value="LV"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="Y"/>	Use: <input type="text" value="1/8"/>
		Replacement Dwg: <input type="text" value="N"/>	Location: <input type="text" value="R"/>
		Owner: <input type="text" value="3"/>	

Site Assessment

Site Features:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weakneses/ Constraints:

Deliverability Assessment

Availability:

Suitability:

Achievability:

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.:	<input type="text" value="24"/>	Land adjoining and to rear of 11-35 Cheadle Road Upper Tean
SMDC Ref. No.:	<input type="text" value="UT009"/>	
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="Grazing and Vacant Land"/>						
Comments:	<input type="text" value="Field between properties on Cheadle Road and River Tean."/>						
Area:	<input type="text" value="0.63"/> ha. gross	<input type="text" value="0.300"/> ha. net	Policy:	<input type="text" value="3/8"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400845 N 339787"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Generally level site along road frontage with few features within it. Belt of trees along river and large hedgerow along frontage to road. Slopes down significantly to valley.

Available Access:

Direct access available from Cheadle Road.

Additional Comments:

Net area reduced to exclude area within flood risk zone. Possibility of including public house if surplus. Loss of frontage gap

Strengths/ Opportunities:

Extension to existing residential development along Cheadle Road. Near to village centre.

Weaknesses/ Constraints:

Intrusion into countryside. Extensive area along river within floodplain in floodzone 3.

Deliverability Assessment

Availability:

No known availability constraints

Suitability:

Unsuitable in the main for development due to impact on countryside and flood risk constraints. May be scope for limited infill development along Cheadle Road if settlement boundary extended but would result in loss of open gap.

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"/>	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="25"/>	Land to rear of 57-77 Cheadle Road Upper Tean
SMDC Ref. No.:	<input type="text" value="UT010"/>	
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="Agricultural Land"/>						
Comments:	<input type="text" value="Extensive area of agricultural land between properties along Cheadle Road and River Tean."/>						
Area:	<input type="text" value="1.3"/> ha. gross	<input type="text" value="0.700"/> ha. net	Policy:	<input type="text" value="3/8"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400739 N 339936"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	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"/>	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.:

Croft Mill
Cheadle Road
Upper Tean

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:

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: 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="27"/>	Land North of 49 Cheadle Road Upper Tean
SMDC Ref. No.:	<input type="text" value="UT012"/>	
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="Agricultural Land"/>						
Comments:	<input type="text" value="Extensive area of open countryside to north west of village between Cheadle Road and River Tean"/>						
Area:	<input type="text" value="1.8"/> ha. gross	<input type="text" value="1.600"/> ha. net	Policy:	<input type="text" value="1/3/8"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400661 N 340327"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Extensive area of grassed fields and woodland area around River Tean. Some hedgerows along road frontage. Site slopes westward down to River Tean.

Available Access:

Direct access off Cheadle Road available.

Additional Comments:

Net area reduced to exclude area within flood risk zone.

Strengths/ Opportunities:

Adjoins existing residential development to south with residential opposite side of Cheadle Road. Extent of site would give opportunity to provide other facilities.

Weaknesses/ Constraints:

Significant intrusion into countryside, particularly alongside River Tean. Extensive areas of woodland along river and half of site within floodplain in floodzone 3.

Deliverability Assessment

Availability:

SHLAA request submitted by consultant

Suitability:

Logical northern development of settlement but would have a significant impact on character of this part of village whilst floodplain and landscape constraints would limit extent of possible 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:	<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.:

Croft
Cheadle Road
Upper Tean

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:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weakneses/ Constraints:

Deliverability Assessment

Availability:

Suitability:

Achievability:

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="11"/>	Land rear of 2 Draycott Road Upper Tean
SMDC Ref. No.:	<input type="text" value="UT015"/>	
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="Garden and Allotments"/>						
Comments:	<input type="text" value="Urban fringe site currently used as allotments and garden area."/>						
Area:	<input type="text" value="0.36"/> ha. gross	<input type="text" value="0.150"/> ha. net	Policy:	<input type="text" value="3/8"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400787 N 339678"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="5"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Southern site grassed, northern site primarily occupied by sheds, pond and horticultural buildings. Trees along boundary between sites..

Available Access:

Only accessible along track from Draycott Road which is very narrow and has poor junction

Additional Comments:

Net area reduced to exclude area within flood risk zone.

Strengths/ Opportunities:

Adjoins existng residential development to south. Near to village centre.

Weakneses/ Constraints:

Most of site in open countryside. Would intensify development in the area. Much of site within floodplain also.

Deliverability Assessment

Availability:

No known availability constraints

Suitability:

Development of whole site would be undesirable and much of land would be unsuitable for housing. Poor access makes development difficult and UT007 is not available so site likely to be undeliverable.

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"/>	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

Draycott Road
Upper Tean

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:

Several fields separated by hedgerows and trees. Bordered by river to east and north. Slopes towards river.

Available Access:

No direct access available from Draycott Road, only minor narrow track with poor junction.

Additional Comments:

Net area reduced to exclude area within flood risk zone.

Strengths/ Opportunities:

Extension to existing residential development along Draycott Road. Near to village centre. Extent of site would give opportunity to provide other facilities.

Weaknesses/ Constraints:

Significant intrusion into countryside. Access limited. Areas along river within floodplain in floodzone 3.

Deliverability Assessment

Availability:

No known availability constraints

Suitability:

Development of site would impact considerably on character of this part of settlement. Poor access and flooding severely restricts opportunity for any significant 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="30"/>	Land at Junction of Tenford Lane & Gorsty Hill Road Upper Tean
SMDC Ref. No.:	<input type="text" value="UT018"/>	
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="Agricultural Land"/>						
Comments:	<input type="text" value="Triangular area of grazing/agricultural land bounded by roads and existing development"/>						
Area:	<input type="text" value="1"/> ha. gross	<input type="text" value="1.000"/> ha. net	Policy:	<input type="text" value="3/10"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401309 N 340270"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text"/>	Location:	<input type="text" value="R"/>
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:

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"/>	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.:

Haulage Depot
St Thomas's Road
Upper Tean

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:

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: Application Type: Approval Date:

Building Control Ref: Other Application: Approval Life:

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 at Junction of

Uttoxeter Road & Hollinscroft Court
Upper Tean

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:

Fairly level grassed field with no features within site. Hedgerows along road frontage and southern boundary.

Available Access:

Direct access possible from Uttoxeter Road but site is raised above level of road.

Additional Comments:

Site has been promoted for investment on internet through investorsinland.com

Strengths/ Opportunities:

Adjoins existing residential development to north. Enclosed on 3 sides by roads and development.

Weaknesses/ Constraints:

Further encroachment of development into countryside with no strong defensible boundary to south - could set a precedent for further development.

Deliverability Assessment

Availability:

No known availability constraints

Suitability:

Logical extension to settlement but the lack of a strong defensible boundary to the south could result in a significant long term change in character of this 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: 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="33"/>	Land South of 77 Uttoxeter Road Upper Tean
SMDC Ref. No.:	<input type="text" value="UT022"/>	
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="Agricultural Land"/>			
Comments:	<input type="text" value="Open field fronting Uttoxeter Road between No. 77 and farmstead."/>			
Area:	<input type="text" value="0.48"/> ha. gross	<input type="text" value="0.480"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401158 N 339261"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text"/>	Location: <input type="text" value="R"/>
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:

Level grassed field. No significant features within site - low hedgerow along road frontage.

Available Access:

Direct access off Uttoxeter Road possible - need to stagger junction with Hollinscroft Court.

Additional Comments:

Strengths/ Opportunities:

Adjoins existing residential development to north and development opposite.

Weaknesses/ Constraints:

Further encroachment of development into countryside with no strong defensible boundary to west - could set a precedent for further development. Would lead to loss of open frontage.

Deliverability Assessment

Availability:

No known availability constraints

Suitability:

Although well related to existing development, development of this site would impact adversely on this part of the settlement due to its openness and contribution to the rural character of the 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"/>	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 East of
45
Hollington Road
Upper Tean

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:

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: 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="7"/>	Land to South of 21 Wallfield Street Upper Tean
SMDC Ref. No.:	<input type="text" value="UT024"/>	
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="Agricultural Land"/>						
Comments:	<input type="text" value="Large single field in agricultural use."/>						
Area:	<input type="text" value="1.4"/> ha. gross	<input type="text" value="1.400"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400572 N 339497"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text"/>	Location:	<input type="text" value="R"/>
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:

Predominantly grassed field sloping slightly uphill to south. Boundaries defined by hedgerows and mature trees.

Available Access:

Access possible from Draycott Road via existng cul-de-sac on Wallfield Close but limited width may restrict number of dwellings which can be served.

Additional Comments:

Public right of way crosses site

Strengths/ Opportunities:

Extension to established residential area and settlement boundary. Near to village centre.

Weakneses/ Constraints:

Greenfield site with views across countryside. Access may limit scale of development. Public right of way along south eastern edge. Landscape identified in L&SCA as being important to setting of village.

Deliverability Assessment

Availability:

No known availability constraints

Suitability:

Although well related to existing development, potential for development of this site may be restricted by capacity of local estate road. Also may impact on landscape setting.

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"/>	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 South of

Hawthorne Close
Upper Tean

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:

Generally level area of predominantly grassed field. No significant features within site, hedgerows and mature trees along boundary.

Available Access:

No access to this site other than through adjacent site 21 (from Uttoxeter Road), or site 27 (from Honeysuckle Close)

Additional Comments:

Site has been promoted for investment on internet through investorsinland.com. Net area reduced slightly to exclude flood risk area.

Strengths/ Opportunities:

Adjoins residential area to north.

Weaknesses/ Constraints:

Does not relate well to existing settlement, no available access other than through other sites, likely to lead to significant cumulative encroachment into countryside. Extreme eastern edge at risk of flooding.

Deliverability Assessment

Availability:

No known availability constraints. Site has been promoted for investment on internet.

Suitability:

Unsuitable for development on its own. No direct access. Could only be developed as part of adjoining development which would cumulatively have significant impact on this edge of the settlement.

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="633"/>	Land to East of Honeysuckle Close Upper Tean
SMDC Ref. No.:	<input type="text" value="UT027"/>	
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="Agricultural Land"/>			
Comments:	<input type="text" value="Area of agricultural land forming part of larger parcel of land currently being 'sold' as plots on the internet"/>			
Area:	<input type="text" value="4"/> ha. gross	<input type="text" value="3.750"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401704 N 339204"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text"/>	Location: <input type="text" value="R"/>
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:

Steeply sloping, comprises of 2 fields predominantly grassed. No significant features within site, hedgerows and mature trees along boundaries of fields.

Available Access:

Access available off Honeysuckle Close but amount of development which could be accessed may be restricted.

Additional Comments:

Site has been promoted for investment on internet through investorsinland.com

Strengths/ Opportunities:

Adjoins residential area to west.

Weaknesses/ Constraints:

Does not relate well to existing settlement, likely to lead to significant cumulative encroachment into countryside with other fields which form part of area 'for sale'. Extreme western edge at risk of flooding. Visual impact due to topography.

Deliverability Assessment

Availability:

No known availability constraints. Site has been promoted for investment on internet.

Suitability:

Unsuitable for development due to topography of site and impact on character of area. Poor relationship to settlement and limited access.

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"/>	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="2380"/>	Land to North of 40 Draycott Road Upper Tean
SMDC Ref. No.:	<input type="text" value="UT039"/>	
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="Garden"/>			
Comments:	<input type="text" value="large area of garden land to rear of dwelling"/>			
Area:	<input type="text" value="0.35"/> ha. gross	<input type="text" value="0.350"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 400535 N 339792"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="1"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text"/>	Location: <input type="text" value="R"/>
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:

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="2399"/>	Land to North of Tenford Lane Upper Tean
SMDC Ref. No.:	<input type="text" value="UT041"/>	
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="Agricultural fields"/>			
Comments:	<input type="text" value="Comprises of 2 agricultural fields"/>			
Area:	<input type="text" value="5"/> ha. gross	<input type="text" value="5.000"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 400952 N 339870"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Large area of gently sloping open grassland. No significant features within site but bounded by large woodland area to north of site and hedgerows and trees along field boundaries.

Available Access:

Possible access directly from Tenford Lane.

Additional Comments:

Opportunity for significant community gain contributions from development and affordable housing.

Strengths/ Opportunities:

On edge of settlement. Uper Tean has good range of local services and facilities.

Weaknesses/ Constraints:

Large greenfield site at northernmost edge of settlement. Development of whole site would have significant impact on openness of this edge of the settlement and would considerably exceed local needs, but may be scope for more limited

Deliverability Assessment

Availability:

SHLAA submission indicates owners desire to develop site for mix of housing, employment and open space.

Suitability:

Unsuitable for development of whole site for housing because of excessive scale of development relative to needs of the settlement. However, potential for reduced scale of development with associated open space and other uses as suggested by owner.

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.:

WG Tankers Site
Leek Road
Waterhouses

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:

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: Application Type: Approval Date:

Building Control Ref Other Application: Approval Life:

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 adj to
Waterhouses Enterprise Centre
Leek Road
Waterhouses

Site Details

Description:

Comments:

Area:	<input type="text" value="1.2"/> ha. gross	<input type="text" value="1.200"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 407660 N 350567"/>		Commitment:	<input type="text" value="2"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Relatively flat very open agricultural field directly fronting Leek Road. Divided by a stone wall, no vegetation along stone wall boundaries. Cement works clearly visible when looking south.

Available Access:

Direct access onto Leek Road.

Additional Comments:

Site allocated as extension to existing employment. Current planning application May 2015.

Strengths/ Opportunities:

Allocated for employment use in 1998 Local Plan. Well related to existing development boundary.

Weaknesses/ Constraints:

Prominent greenfield site clearly projecting into the open countryside but landscaping could help assimilate into landscape. Identified within L&SCA as being important to the character of the settlement. Adjacent to Footpath.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Site has potential 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: <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="141"/>	Land north of Leek Road Waterhouses
SMDC Ref. No.:	<input type="text" value="WA005"/>	
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="Greenfield site adjacent to allocated employment site"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.3"/> ha. gross	<input type="text" value="1.300"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 407528 N 350606"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
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:

Fairly flat site - very open - adjacent to the unimplemented employment allocation site. Grassy meadow with low stone walls with combination of hedgerows / odd trees along the boundaries. No other particular features.

Available Access:

Access could be achieved directly off Leek Road.

Additional Comments:

No planning history.

Strengths/ Opportunities:

Undeveloped site which could be developed in conjunction with WA004.

Weaknesses/ Constraints:

Prominent greenfield site clearly projecting into the open countryside. Identified within L&SCA as being important to the character of the settlement.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Site has potential for employment or 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:	<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.:	<input type="text" value="1056"/>	Land west of Hamps Valley Road Waterhouses
SMDC Ref. No.:	<input type="text" value="WA006"/>	
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="Field in agricultural use"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.15"/> ha. gross	<input type="text" value="1.000"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 407665 N 350653"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Relatively flat open field west of development boundary and adjacent to play area.

Available Access:

No direct means of access to site.

Additional Comments:

No planning history.

Strengths/ Opportunities:

Relatively flat site adjacent to development boundary.

Weaknesses/ Constraints:

Adjacent to allocated employment site. Identified within L&SCA as being important to the character of the settlement.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Site has potential 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:	<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 off

Cross Lane
Waterhouses

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:

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

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 west of the playground off

Waterfall Lane
Waterhouses

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:

Allotments owned by the Parish Council.

Available Access:

No direct access to site. Existing track runs alongside play area and to the north of the site

Additional Comments:

01/00949 siting of portacabin to provide changing facilities approved.

Strengths/ Opportunities:

Site is located adjacent to the development boundary.

Weaknesses/ Constraints:

Allotments. Identified within L&SCA as being important to the character of the settlement.

Deliverability Assessment

Availability:

Site owned by the Parish Council.

Suitability:

Currently used as an allotment.

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="2178"/>	Land south of the recreation ground Waterfall Lane Waterhouses
SMDC Ref. No.:	<input type="text" value="WA011"/>	
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="Agricultural field adjacent to the recreation ground"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="1"/> ha. gross	<input type="text" value="1.000"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 407556 N 350759"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

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

Field located north of

Leek Road
Waterhouses

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:

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: 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="2180"/>	Land north of Crowtrees Farm Leek Road Waterhouses
SMDC Ref. No.:	<input type="text" value="WA013"/>	
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 directly fronting Leek Road"/>			
Comments:	<input type="text" value="Paddock grazed by horses."/>			
Area:	<input type="text" value="0.54"/> ha. gross	<input type="text" value="0.540"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 407889 N 350431"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

Western part consists of a paddock located to the south of the bus stop and is currently grazed by horses. Eastern part is separated by a post and rail fence and is overgrown.

Available Access:

Access could be achieved directly off Leek Road.

Additional Comments:

No planning history.

Strengths/ Opportunities:

Not identified as area which is important to the setting of Waterhouses. Immediately adjacent to the bus stop.

Weaknesses/ Constraints:

South of Leek Road which remains undeveloped and an open countryside setting. Adjacent to flood plain and is located directly north of Crowtrees Farm.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Not considered to be appropriate for development because of the impact on the landscape and Crowtrees farm. Leek Road forms an important break between the settlement and the open countryside.

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="2181"/>	Land south of Leek Road Waterhouses
SMDC Ref. No.:	<input type="text" value="WA014"/>	
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="Attractive open field south of Leek Road"/>			
Comments:	<input type="text" value="Adjacent to campsite."/>			
Area:	<input type="text" value="2.13"/> ha. gross	<input type="text" value="2.130"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 407711 N 350444"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

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

Land at
The Hawthorns
Earlsway
Waterhouses

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:

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: 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="142"/>	Land adjacent to Stonehouse Farm Ash Bank Road Werrington
SMDC Ref. No.:	<input type="text" value="WE003"/>	
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="Agricultural land"/>						
Comments:	<input type="text" value="Agricultural land"/>						
Area:	<input type="text" value="2.876"/> ha. gross	<input type="text" value="2.876"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 393861 N 347296"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Agricultural land. Land slopes down from north to south. Stone wall along eastern part of northern boundary, north western boundary is hedgerow. Mature trees & hedgerow separate the 2 fields.

Available Access:

Currently a track of Ash Bank Road (farm access gate)

Additional Comments:

Modern development to the south of site, Salters Close which is within the green belt (Werrington Clinic is on Salters Close). L&SCA identifies the southern boundary of site as forming a strong edge to settlement.

Strengths/ Opportunities:

Visual intrusion into open countryside would be limited as site is well screened to south by mature trees & hedgerows. Would relate relatively well to existing settlement & is in close proximity to services and facilities.

Weaknesses/ Constraints:

Open countryside and green belt .

Deliverability Assessment

Availability:

No known availability constraints. Owner known but LR contact details out of date as letter returned to Council.

Suitability:

May be suitable for residential development if a site of this size is required. Site is well screened by mature trees and hedgerows, relates relatively well to existing development and is in close proximity to services and facilities.

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"/>	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="2220"/>	Land to west of Little Ash Farm Ash Bank Road Werrington
SMDC Ref. No.:	<input type="text" value="WE013"/>	
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="Tennis courts and lawn area"/>						
Comments:	<input type="text" value="SHLAA rep received which extends the area 0.49"/>						
Area:	<input type="text" value="0.49"/> ha. gross	<input type="text" value="0.490"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 393047 N 347057"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Tennis court and grassed lawn area. Mature trees along north western, western and south western boundaries. SHLAA form received 27/11/2013 extended area.

Available Access:

Ash Bank Road. May need to be developed alongside WE027 in order to provide suitable access.

Additional Comments:

Strengths/ Opportunities:

Relatively close to services and facilities.

Weaknesses/ Constraints:

Open countryside and green belt designated. Stream outside of the site runs to the north west and west.

Deliverability Assessment

Availability:

No known availability constraints. SHLAA form received.

Suitability:

May be suitable for residential development as a small allocation. Relatively close to services and facilities. May need to be developed alongside WE027 in order to provide suitable access.

Achievability:

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.:

Scout and Guide Headquarters
Bridle Path
Werrington

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:

Scout building and grassed area to rear. Three trees with TPOS in front of the Scout building and another TPO on northern boundary.

Available Access:

Bridle Path

Additional Comments:

TPOS on site could constrain development and therefore capacity calculate as 8 dwellings.

Strengths/ Opportunities:

Within development boundary, close to services and facilities.

Weaknesses/ Constraints:

TPOS. Still appears to be in use. If became available would need to consider issue of loss of a community type use.

Deliverability Assessment

Availability:

Appears to be in use.

Suitability:

If became available may be suitable for development as is in a sustainable location, within the devel boundary & potential to relate well to existing residential however issue of loss of a community use. Several TPOS on site could constrain 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="1638"/>	Former Werrington Primary School Stonehouse Road Werrington
SMDC Ref. No.:	<input type="text" value="WE018"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text" value="SM05-0305"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	<input type="text" value="Vacant school previously had permission for residential development"/>			
Comments:	<input type="text" value="Expired planning permission for residential development granted at appeal. Planning application pending consideration for 31 dwellings SMD/2014/0764."/>			
Area:	<input type="text" value="0.81"/> ha. gross	<input type="text" value="0.810"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 393981 N 347578"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="9"/>
Type:	<input type="text" value="B/G"/>	Hierarchy: <input type="text" value="LV"/>	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:

Former school building, play area (grass and hardstanding) and green space. Some mature trees.

Available Access:

Stonehouse Road

Additional Comments:

Strengths/ Opportunities:

Part pdl site, in a sustainable location, development would relate well to existing area and improve the appearance of this currently vacant site.

Weaknesses/ Constraints:

Issue of loss of community type use

Deliverability Assessment

Availability:

No known availability constraints. Still being advertised by Staffordshire County Council as a development opportunity.

Suitability:

Has previously had outline permission for residential development. In a sustainable location, development would relate well to existing area and improve the appearance of this currently vacant site. Issue of loss of community type use.

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="SM05-0305"/>	Application Type:	<input type="text" value="O"/>	Approval Date:	<input type="text" value="12/13/2006"/>
Building Control Ref	<input type="text"/>	Other Application:	<input type="text"/>	Approval Life:	<input type="text" value="3"/>

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="223"/>	Land adjacent to Washerwall (Brookfield) Farm Werrington
SMDC Ref. No.:	<input type="text" value="WE019"/>	
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="Agricultural fields"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.6"/> ha. gross	<input type="text" value="1.600"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 393238 N 347824"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Agricultural fields (grassland) bound by trees, western boundary heavily tree lined, land relatively flat.

Available Access:

Track off Uplands Croft between properties 142 and 134

Additional Comments:

Strengths/ Opportunities:

Western boundary is heavily tree lined which would provide good screening for any residential scheme.

Weaknesses/ Constraints:

Outside the development boundary within Green Belt. HECZ identifies area as having heritage assets-squatter enclosure. Identified in L&SCA as forming important landscape setting to settlement however western boundary is well screened. NE part is

Deliverability Assessment

Availability:

Land owners have confirmed availability in writing but part of site is unregistered.

Suitability:

Development of the site would encroach on open countryside which is Green Belt & would be visually intrusive. Identified in L&SCA as forming important landscape setting to settlement however western boundary is well screened.

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"/>	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="233"/>	Land between 41 and 97 Ash Bank Road Werrington
SMDC Ref. No.:	<input type="text" value="WE020"/>	
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="Agricultural field"/>						
Comments:	<input type="text" value="Agricultural fields outside the development boundary in green belt"/>						
Area:	<input type="text" value="1.3"/> ha. gross	<input type="text" value="1.300"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 392188 N 347137"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Hedgerow runs the length of the Ash Bank Road boundary, stream runs along the northern part of field along with trees

Available Access:

Ash Bank Road

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Outside development boundary and green belt land. Development of the site would be visually intrusive although already screened from the road by a hedgerow. Stream runs through site (although nothing on GMS constraints)

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Appears unsuitable for development as would increase linear development along the Ash Bank Road, inappropriate development in the green belt close to Stoke. Also considerable distance from the existing settlement facilities (doctor surgery, pharmacy etc)

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"/>	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="236"/>	Land to east of Salters Lane Werrington
SMDC Ref. No.:	<input type="text" value="WE021"/>	
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="Agricultural land"/>						
Comments:	<input type="text" value="Agricultural fields adjacent to High Coppice Farm, outside the development boundary within the Green Belt"/>						
Area:	<input type="text" value="4.56"/> ha. gross	<input type="text" value="4.560"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 393855 N 347112"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Large agricultural fields. Hedgerow runs along the Salters Lane edge of the field, some trees between the two fields, views to open countryside.

Available Access:

There is currently a field entrance onto Salters Lane opposite the community car park

Additional Comments:

Strengths/ Opportunities:

Adjacent to Salters Close residential development (which is outside the development boundary). Close proximity to services and facilities.

Weaknesses/ Constraints:

Greenfield site, outside the development boundary and in the green belt. Intrusion into countryside. PROW runs along northern, eastern and southern boundary of smaller field and across this field from nw to se.

Deliverability Assessment

Availability:

No known availability constraints. No housing suggestion form received.

Suitability:

Mature trees/ hedgerows to north of site currently form strong edge to settlement. Development would significantly alter the settlement & cause a significant intrusion into open countryside/ Green Belt however the site is close to services & facilities.

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"/>	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 off

Kaydor Close, Philip Lane, Caroline Close And Ho
Werrington

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:

Scrubland mature trees, eastern part relatively flat

Available Access:

Kaydor Close most appropriate although adjacent to SSSI. Caroline Close, Philip Lane and Howard Close are narrow open ended cul de sacs that loop down to the site.

Additional Comments:

forming important setting to the settlement unlike the landscape to the north and west of the site. Due to adjacency to SSSI unlikely to be suitable for development.

Strengths/ Opportunities:

Due to nature of site (low level) & foliage/trees the eastern part of site accessed by Kaydor Close may have slightly more potential for development due to how it would relate to existing development. Not id as forming important setting to settlement.

Weaknesses/ Constraints:

Outside the development boundary within green belt & adjacent to SSSI. Its scrubland appearance suggests it may have nature conservation value.

Deliverability Assessment

Availability:

No housing suggestion form received. No known availability constraints.

Suitability:

Open countryside & Green Belt. Adjacency to SSSI may constrain development as it is likely that significant buffer would be required. Its scrubland appearance suggests it may have nature conservation value. Not identified in L&SCA as

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

Land off

Kingsley Road
Werrington

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:

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: 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="2192"/>	Land to rear of Heath Avenue Werrington
SMDC Ref. No.:	<input type="text" value="WE030"/>	
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="Agricultural grazing land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="17.9"/> ha. gross	<input type="text" value="17.900"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 395316 N 348040"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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"/>	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="1836"/>	Land south of A52 Cheadle Road Werrington
SMDC Ref. No.:	<input type="text" value="WE032"/>	
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="Agricultural fields"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.1"/> ha. gross	<input type="text" value="1.100"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 395817 N 347452"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Two agricultural fields bounded by hedgerows and some mature trees. Public footpath runs through the site from north eastern corner to south western corner. Larger of the two fields is at a higher level

Available Access:

Cheadle Road

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

L&SCA identifies the area as forming important landscape setting to settlement & being small scale landscape following many of original field boundaries. Larger of 2 fields is at a higher level than A520 & therefore development would be visually prominent

Deliverability Assessment

Availability:

Housing suggestions form received which states the site is immediately available.

Suitability:

Open countryside & Green Belt designated agricultural land which does not relate well to existing settlement. Undesirable due to distance from services & facilities & landscape impact. Identified in L&SCA as being important landscape setting to settlement

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 west of

 Leek Road

 Werrington

Site Details

Description

Comments:

Area:	<input type="text" value="1.94"/> ha. gross	<input type="text" value="1.940"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 395557 N 347986"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Agricultural land. Mature trees along northern boundary. Some trees/ hedgerow along the western boundary which is at a lower level than the Leek Rd (eastern boundary). Eastern edge of site is bounded by hedgerow. Slopes very slightly down to north west.

Available Access:

Leek Road (currently a farm access gate onto Leek Road)

Additional Comments:

L&SCA identifies the houses on Heath Avenue as forming a strong edge to settlement.

Strengths/ Opportunities:

Mature trees along northern boundary could form a strong boundary if site developed.

Weaknesses/ Constraints:

Remnant Parkland beyond the north eastern boundary of the site. Backs of houses on Heath Avenue currently form a strong boundary to settlement. Green Belt, open countryside. Far reaching views of site from Rownall Road due to being at a higher level.

Deliverability Assessment

Availability:

No known availability constraints. SHLAA form received.

Suitability:

Backs of properties on Heath Avenue currently form a strong boundary to settlement. Mature trees along northern boundary could form a strong boundary if site developed. Potentially suitable for development although encroachment into Green Belt.

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"/>	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="2035"/>	Land to east of Rownall Road Werrington
SMDC Ref. No.:	<input type="text" value="WE034"/>	
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="Agricultural land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="4.55"/> ha. gross	<input type="text" value="4.550"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 395036 N 348078"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Agricultural grazing land. Hedgerow along southern boundary, hedgerow along western boundary and fence along eastern boundary. Fields are divided by hedgerow. Pylon within site close southern boundary with overhead wires running across to Rownall

Available Access:

Rownall Road

Additional Comments:

The L&SCA identifies the properties adjacent to the southern boundary of the site as forming a strong edge to the settlement.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Properties adjacent to southern edge of site form strong edge to settlement. Development would be visually intrusive due to nature of land, open rolling hillside with far reaching views towards the north/north east from Rownall Road. Green B. Pylon

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development. Development would have a significant impact on the openness of the green belt. The properties to the southern boundary form a strong edge to the settlement. Not a strong defensible boundary to the north.

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 west of

Rownall Road
Werrington

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:

Agricultural grazing land. Two fields separated by fence with some mature trees along boundary. North western part of site at a higher level than south eastern. Site slopes in down in a south easterly direction. Stone wall along south eastern boundary.

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside, green belt. Pylon on north western boundary with overhead wires crossing the site from s.eastern corner of site to mid way along north western boundary. L&SCA identifies Armshead Rd & Rownall Rd as forming strong edge to settlement.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Considered unsuitable for development as Armshead Road and Rownall Road currently form strong edge to settlement. Development would have a significant impact on the openness of the green belt in this part of the settlement.

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="2037"/>	Land to west of Lordshire Farm Rownall Road Werrington
SMDC Ref. No.:	<input type="text" value="WE036"/>	
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="Agricultural grazing land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.317"/> ha. gross	<input type="text" value="1.317"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 394435 N 347881"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Agricultural grazing land, north eastern part of site at highest level. Slightly slopes down to south west. Some mature trees along north eastern and eastern boundaries and fence. Stone wall along Armshead Rd and some trees.

Available Access:

Armshead Road

Additional Comments:

Strengths/ Opportunities:

North eastern part of site is well screened by mature trees.

Weaknesses/ Constraints:

Open countryside, green belt designated. Armshead Rd currently forms a strong boundary to the settlement (L&SCA)

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Considered unsuitable for development as Armshead Road currently forms a strong boundary to settlement although north eastern part of site is better screened than other sites along Armshead Road.

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"/>	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="2038"/>	Land to north of Armshead Road Werrington
SMDC Ref. No.:	<input type="text" value="WE037"/>	
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="Agricultural grazing land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="2.2"/> ha. gross	<input type="text" value="2.200"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 394280 N 347934"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Grazing land used for horses. Mature trees & fencing along north eastern boundary. South eastern corner of site there is hard standing and stabling for approx. 5 horses. Stone wall along road frontage.

Available Access:

Armshead Road

Additional Comments:

Would need a strong boundary forming to the north east.

Strengths/ Opportunities:

Weaknesses/ Constraints:

L&SCA identifies the area as having views across open landscape and Armshead Rd forming a strong boundary to settlement.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development as Armshead Road currently forms a strong boundary to the settlement and development would have an adverse impact on the openness of the green belt.

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"/>	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 at

Armshead Road
Werrington

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:

Grazing land used for horses. Relatively flat. Fencing used to divide the site into smaller fields. Some mature trees along boundaries. Stone wall and telegraph pole along Armshead Road boundary.

Available Access:

Armshead Road

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

L&SCA identifies Armshead Rd as forming a strong edge to settlement and there being views across open landscape in this part of settlement.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development. Armshead Road currently forms a strong edge to settlement. Development would have an adverse impact on the openness of the green belt.

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

Land opposite the junction of

Drawell Lane and Armshead Road
Werrington

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:

Agricultural grazing land. Used for horses. Hedgerow along Armshead Road boundary. Mature trees to north/north east boundary. Part of site is steeply sloping. South western part of site is at highest level with land falling away to the north ne and nw

Available Access:

Armshead Road

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside, Green Belt designated. Steeply sloping in part.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development due to impact on the landscape and would extend development further along Armshead Road. Topography may constrain 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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land adjacent to
Croft Farm
Washerwall Lane
Werrington

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:

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: 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="2042"/>	Land to east of Washerwall Lane Werrington
SMDC Ref. No.:	<input type="text" value="WE041"/>	
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="Agricultural grazing land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.73"/> ha. gross	<input type="text" value="0.730"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 39377 N 347886"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Deliverability Assessment

Availability:

No known availability constraints. Owners letter sent but no response.

Suitability:

May be suitable for residential development as relates relatively well to the existing development however landscape and heritage considerations may constrain 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:	<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

Tregaron Court
Werrington

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:

Vacant grassland. Well screened by woodland (TPOS) beyond the north western boundary. Row of TPOS running from north west to south east behind Weston Close.

Available Access:

Bridle Path. Access off Tregaron Court unlikely to be suitable for a major scheme as relatively narrow open ended cul-de-sac

Additional Comments:

PROW adjacent to south western boundary.

Strengths/ Opportunities:

Well screened by woodland (TPOs) beyond the north western boundary.

Weaknesses/ Constraints:

Open countryside, green belt. Would require loss of mature trees (TPOS) to form an access to the site from Bridle Path. Identified in the L&SCA as forming important landscape setting.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development due to landscape and access 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: 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="2044"/>	Land off Langton Court Werrington
SMDC Ref. No.:	<input type="text" value="WE043"/>	
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="Vacant grassland"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.56"/> ha. gross	<input type="text" value="1.560"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 393159 N 347636"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Vacant grassland. Steeply sloping site. Well screened by woodland (TPOS) beyond the north western boundary.

Available Access:

No obvious suitable access to serve site as Langton Court is a relatively narrow open ended cul-de-sac.

Additional Comments:

Strengths/ Opportunities:

Well screened by woodland (TPOs) beyond the north western boundary.

Weaknesses/ Constraints:

Open countryside and green belt. Identified in the L&SCA as forming important landscape setting.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development due to landscape and access 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"/>	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="2045"/>	Land to north of Ash Bank Road Werrington
SMDC Ref. No.:	<input type="text" value="WE044"/>	
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="Agricultural land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="8.7"/> ha. gross	<input type="text" value="8.700"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 392691 N 347309"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Agricultural land. Stream to north west of site. Difficult to view - caught glimpses of site through gardens of residential properties on Ash Bank Road

Available Access:

No obvious access. PROW runs along north eastern boundary off Bridle Path.

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside and green belt designated. Identified in the L&SCA as being remnant parkland. Impact on setting of a listed building (Ash Hall). Would require loss of mature trees (TPOS) to form an access to the site from Bridle Path.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unlikely to be suitable for development due to landscape impact, access issues and impact on the setting of a listed building (Ash Hall).

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"/>	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="2225"/>	Land off Fieldway Werrington
SMDC Ref. No.:	<input type="text" value="WE046"/>	
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="Agricultural land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="5.6"/> ha. gross	<input type="text" value="5.600"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 392962 N 346957"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Agricultural grazing land divided into several fields by fencing. Stream along the northern boundary of site and mature trees. Sloping site which falls away markedly close to the stream. PROW runs adjacent to the northern boundary.

Available Access:

Fieldway is an open ended cul de sac unlikely to be able to serve large scale development.

Additional Comments:

Forms part of a larger area identified in the L&SCA as forming important landscape setting to the settlement.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside and green belt designated. Proximity to the district boundary and Bentilee.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unlikely to be suitable for large scale development due to impact on the landscape, encroachment into open countryside designated as green belt. Forms part of a larger area identified in the L&SCA as forming important landscape setting to the settlement.

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="2224"/>	Land off New Road Werrington
SMDC Ref. No.:	<input type="text" value="WE047"/>	
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="Agricultural land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="3.577"/> ha. gross	<input type="text" value="3.577"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 392749 N 346899"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

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"/>	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="2219"/>	Land to west of Clough Lane Werrington
SMDC Ref. No.:	<input type="text" value="WE048"/>	
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="Agricultural grazing land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="2.1"/> ha. gross	<input type="text" value="2.100"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 393187 N 346839"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Agricultural grazing land. Site slopes heavily down in north westerly direction. Clough Road frontage is at the highest level. Mature trees and stream along northern boundary. PROW runs along western boundary. Mature trees along boundaries.

Available Access:

Clough Lane

Additional Comments:

Not identified in the L&SCA as being important to setting of settlement although adjacent field to north/ north west of site is.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Poor relationship to existing linear residential development along Clough Lane. Site slopes heavily down in a north westerly direction. Green Belt.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Due to topography and relationship to existing settlement this site is considered unsuitable for 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:	<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.:	<input type="text" value="2218"/>	Land off Shugborough Close Werrington
SMDC Ref. No.:	<input type="text" value="WE049"/>	
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="Agricultural field"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="2.47"/> ha. gross	<input type="text" value="2.470"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 393358 N 346804"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Agricultural grazing land. Mature trees and hedgerows along boundaries. Stream runs along northern edge of site

Available Access:

Hulme Lane. Also Shugborough Close is an open ended cul-de-sac

Additional Comments:

encroachment into open countryside.

Strengths/ Opportunities:

Hulme Lane could form a strong edge to settlement. If developed alongside other sites to the north of Hulme Lane were developed then the Lane could form a strong edge to settlement

Weaknesses/ Constraints:

L&SCA identifies the existing residential development as forming a strong edge to settlement. Stream runs along the northern edge of site. If WE050 & WE051 were developed alongside this would be significant encroachment into open countryside (245 dwellings)

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

The existing residential development forms a strong edge to settlement. Would not be appropriate to develop in isolation. Other sites to the north of Hulme Lane were developed then the Lane could form a strong edge to settlement but would be a significant

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"/>	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="2217"/>	Land off Moreton Close Werrington
SMDC Ref. No.:	<input type="text" value="WE050"/>	
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="Agricultural field"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="4.06"/> ha. gross	<input type="text" value="4.060"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 393556 N 346888"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Agricultural grazing land. Sloping site northern part of site at lowest level with Hulme Lane at higher level.

Available Access:

Hulme Lane. Open ended cul-de-sacs of Haden Close, Moreton Close, Blithfield

Additional Comments:

encroachment into open countryside.

Strengths/ Opportunities:

Hulme Lane could form a strong edge to settlement.

Weaknesses/ Constraints:

L&SCA identifies the existing properties as forming a strong edge to settlement. Open countryside and Green Belt designated. If WE049 & WE051 developed alongside this site would be significant encroachment into open countryside (245 dwellings)

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

The existing residential development forms a strong edge to settlement. Would not be appropriate to develop in isolation. Other sites to the north of Hulme Lane were developed then the Lane could form a strong edge to settlement but would be a significant

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"/>	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="2216"/>	Land to west of Salters Lane Werrington
SMDC Ref. No.:	<input type="text" value="WE051"/>	
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="Agricultural land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.9"/> ha. gross	<input type="text" value="1.900"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 393759 N 346987"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

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"/>	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
HM Young Offenders Institute
Ash Bank Road
Werrington

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:

Grassed area to north of HM Young Offenders Institute. Stone wall forms the northern boundary. High perimeter fence around Young Offenders Institute to south of site. PROW runs adjacent to eastern boundary.

Available Access:

Ash Bank Road

Additional Comments:

The L&SCA identifies this part of the settlement as being the original linear scattered settlement centred around windmill.

Strengths/ Opportunities:

Relates relatively well to existing development along Ash Bank Road. Close proximity to services and facilities. Not designated as public open space.

Weaknesses/ Constraints:

Open countryside and green belt designated. Proximity to Young Offenders Institute.

Deliverability Assessment

Availability:

No known availability constraints. Land Registry record identifies owner but address details out of date so trying to trace owner.

Suitability:

May be suitable for development as it relates relatively well to existing development along Ash Bank Road. Close proximity to services and facilities. Proximity to HM Young Offenders Institute may constrain 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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land to north west of
Sunnyside Farm
Ash Bank Road
Werrington

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:

Agricultural field. Bounded by stone wall along Ash Bank Road frontage. Site slopes down from north west to south east. South east at lowest level. Mature trees to south.

Available Access:

Ash Bank Road - access track to Sunnyside Farm

Additional Comments:

The L&SCA identifies this part of the settlement as being the original linear scattered settlement centred around windmill.

Strengths/ Opportunities:

Close to services and facilities. Row of shops on Johnstone Avenue. Southern part of site is well screened by Sunnyside and mature trees. Development to either side of site along Ashbank Road.

Weaknesses/ Constraints:

Open countryside and green belt designated. Prominent site - particularly the area fronting Ash Bank Rd which is at highest level.

Deliverability Assessment

Availability:

No known availability constraints. Owners are unsure but have not given an outright no. Some are thinking about it.

Suitability:

Potentially suitable as in a sustainable location in close proximity to services & facilities and there are properties either side of the site on Ash Bank Road. Low capacity due to landscape impact.

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

Land south of
Red Cow Inn
Ash Bank Road
Werrington

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:

Scrubland with some mature trees. Stone wall along western boundary. PROW runs along southern part of site and through the site (north east) to Ash Bank Road. Steeply sloping site, land falls in a south eastern direction.

Available Access:

Current access is farm track serving Square Meadow Farm from Ash Bank Road Track between 506 Ash Bank Road and Greenacres, Ash Bank Road. Both are narrow.

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside and green belt designated. Steeply sloping in parts. PROW runs through the site. Development of the site would be undesirable due to topography. Access may constrain development.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development due to landscape, visual impact and access 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: 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="2056"/>	Land to west and south west of Withy Stakes Farm Ash Bank Road Werrington
SMDC Ref. No.:	<input type="text" value="WE056"/>	
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="Agricultural field"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="2.36"/> ha. gross	<input type="text" value="2.360"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 394815 N 347645"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Agricultural field. Pylon within site, overhead wires cross from north west to south east.

Available Access:

Ash Bank Road

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside and green belt designated. Ash Bank Road is identified in L&SCA as forming a strong edge to settlement.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Development of this site is not considered suitable as Ash Bank Road forms a strong edge to the settlement.

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"/>	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 south and east of
Withy Stakes Farm
Ash Bank Road
Werrington

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:

Hedgerows and some mature trees. Stone wall along part of site. Fencing separates internal fields some mature trees/ hedgerow along boundaries. Pylon within site with overhead wires crossing north to south.

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside and green belt designated. The L&SCA identifies the area as having significant views to the south. Ash Bank Road is identified as forming a strong edge to settlement.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development as would have a significant visual impact. This part of the A52 forms a strong edge to the settlement.

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

Land opposite
Moorside High School
Cellarhead Road
Werrington

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:

Low lying land with the land beyond site rising to the south/ south east. Agricultural grazing land. Hedgerow and stone wall along Cellarhead Rd.

Available Access:

Cellarhead Road - currently a farm access gate.

Additional Comments:

The L&SCA identifies the Cellarhead Road as forming a strong edge to the settlement.

Strengths/ Opportunities:

Close to school. On main road and bus route.

Weaknesses/ Constraints:

Green belt, open countryside. The L&SCA identifies the Cellarhead Road as forming a strong edge to the settlement. Visual impact due to topography of site and surrounding area.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unlikely to be suitable for large scale development due to visual impact. Cellarhead Road currently forms a strong edge to settlement.

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

Land to south of

Cellarhead Road
Werrington

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:

Several agricultural fields grass land. One field horses grazing. Stone wall along A520 & Cellarhead Rd boundary. Mature trees along boundaries. Internal fields separated by fencing. Land slopes down from A520 in westerly direction.

Available Access:

Cellarhead Road or A530 Leek Road

Additional Comments:

The L&SCA identifies the Cellarhead Road as forming a strong edge to the settlement.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Green belt, open countryside. The L&SCA identifies the Cellarhead Road as forming a strong edge to the settlement. Significant visual impact particular from Cellarhead Road looking south/ south east.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable due to landscape impact. Cellarhead Road forms a strong edge to settlement and due to topography, development would have a significant visual impact.

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

Land beyond the
Bowling Green Public House Car Park
Leek Road
Werrington

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:

Vacant grass land. Mature trees and hedgerow along the northern, eastern, and southern boundary.

Available Access:

Kingsley Road

Additional Comments:

Strengths/ Opportunities:

Development would have less landscape impact than some other sites due to topography.

Weaknesses/ Constraints:

Vacant land in green belt . Leek Road currently acts as a boundary to settlement, development would be undesirable as it would expand the settlement out in an easterly direction away from services and facilities

Deliverability Assessment

Availability:

No known availability constraints. No housing suggestions form received.

Suitability:

Development would be undesirable as it would extend the settlement out in an easterly direction away from services and facilities.

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="2048"/>	Land to west of Shepherds Lodge Leek Road Werrington
SMDC Ref. No.:	<input type="text" value="WE064"/>	
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="Grassland"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.67"/> ha. gross	<input type="text" value="0.670"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 395779 N 347692"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Well screened, bounded by hedgerows. Relatively flat. Bus stop in close proximity.

Available Access:

Leek Road

Additional Comments:

Not identified in the L&SCA as forming important landscape setting to settlement. The L&SCA identifies the area around the cross road as being the original settlement centred around crossroads

Strengths/ Opportunities:

Close to bus stop.

Weaknesses/ Constraints:

Open countryside and green belt. Not well related to services and facilities.

Deliverability Assessment

Availability:

Owner interest.

Suitability:

Unlikely to be suitable for development. Residential properties to west of site on the other side of Leek Road currently form boundary to settlement. Not well related to services & facilities.

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="2047"/>	Land to east of Leek Road Werrington
SMDC Ref. No.:	<input type="text" value="WE065"/>	
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="Agricultural grazing land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.21"/> ha. gross	<input type="text" value="1.210"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 395800 N 347801"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Hedgerow screens the site from Leek Road. Mature trees and hedgerow along the eastern boundary. Northern boundary is fencing and some mature trees although there are some far reaching views through northern boundary. Site is relatively flat.

Available Access:

Leek Road

Additional Comments:

Not identified in L&SCA as forming important landscape setting to settlement. The L&SCA identifies to the north outside of the site boundary remnant parkland. Public footpath runs along northern boundary of site.

Strengths/ Opportunities:

On a bus route and close to bus stop.

Weaknesses/ Constraints:

Remnant parkland outside of site to the north. Visual intrusion. Open countryside and Green Belt. Not well related to services and facilities.

Deliverability Assessment

Availability:

No known availability constraints. No housing suggestions form received.

Suitability:

Not well related to services & facilities. Residential properties to west of site on other side of the Leek Road currently form boundary to settlement.

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"/>	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 east of

Kingsley Road
Werrington

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:

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

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 west of

Clough Lane
Werrington

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:

Agricultural land. Stream and PROW run along the western site boundary. Stream runs along southern boundary.

Available Access:

Adjacent to 44 Clough Lane?

Additional Comments:

L&SCA identifies the site as forming important landscape setting to the settlement.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside and green belt designated. L&SCA identifies the site as forming important landscape setting to the settlement.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unlikely to be suitable for development due to landscape impact, proximity to Stoke conurbation and poor relationship to existing 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="2060"/>	Land to north east of Square Meadow Farm Ash Bank Road Werrington
SMDC Ref. No.:	<input type="text" value="WE069"/>	
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="Scrubland"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.21"/> ha. gross	<input type="text" value="0.210"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 394416 N 347500"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

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"/>	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="2222"/>	Land to south of 148 Ash Bank Road Werrington
SMDC Ref. No.:	<input type="text" value="WE070"/>	
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="Agricultural land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.464"/> ha. gross	<input type="text" value="0.464"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 392594 N 346995"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Agricultural field with farm access track off Ash Bank Road. Site slopes down from the road. Hedgerow and trees along eastern boundary.

Available Access:

Ash Bank Road - currently a farm track.

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside and green belt designated. Part of a larger area identified in the L&SCA as forming important landscape setting to settlement.

Deliverability Assessment

Availability:

No known availability constraints. Land not registered.

Suitability:

May be suitable for residential development however is close to the district boundary. Consideration needs to be had for impact on the landscape.

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"/>	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="2184"/>	Land to east of Leek Road Werrington
SMDC Ref. No.:	<input type="text" value="WE072"/>	
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="Agricultural land"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="3.56"/> ha. gross	<input type="text" value="3.560"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 395903 N 347974"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Large open agricultural land. Extensive views to the north east. Mature trees along the north western boundary. Bounded to the south east by hedgerow. Slopes down in a north easterly direction. Hedgerow along Leek Road boundary.

Available Access:

Leek Road

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside, green belt. Does not relate well to the existing built up area. Western part of site is identified in the L&SCA as remnant historic landscape.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development as does not relate well to the existing built up area. Large open field which slopes down in a north easterly direction. Western part of site is identified in the L&SCA as remnant historic landscape.

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"/>	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="2186"/>	Land to south of Rose Bungalow Washerwall Lane Werrington
SMDC Ref. No.:	<input type="text" value="WE074"/>	
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="Agricultural grazing land"/>						
Comments:	<input type="text" value="Part of the site identified in the Local plan as being a nature conservation site -eastern part however more recent data does not show it as currently being an SBI however the Wetley Moor SSSI is adjacent to the eastern boundary of the site."/>						
Area:	<input type="text" value="1.52"/> ha. gross	<input type="text" value="1.520"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 393440 N 347914"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Agricultural land. Not currently being grazed. Mature trees & some hedgerows along boundaries. Pole and wire fence along boundary with Washerwall Lane. Steel portal structure in site close to southern boundary.

Available Access:

Washerwall Lane

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside and green belt designated. Adjacent to SSSI (Wetley Moor). L&SCA identifies the site as forming important landscape setting to settlement.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable due to landscape and biodiversity constraints.

Achievability:

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 adjacent to
Methodist Chapel
Ashbourne Road
Whiston

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:

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:

Application Type:

Approval Date:

Building Control Ref:

Other Application:

Approval Life:

Date Last Updated:

Date Form Printed:

SITE ASSESSMENT FORM

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

Northern part of
Former Copper Smelting Works
Ashbourne Road
Whiston

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:

Steeply sloping in parts, some trees within site and foliage. Mature trees to boundaries. Signs of earth work, mound of soil and some rubble in small part of site. Rest of site is mature foliage.

Available Access:

Ashbourne Road - may be difficult though due to nature of site or through site which already has planning permission which has access from Black Lane

Additional Comments:

Adjoining area WH003 covering part of same smelting works as for WH002 in same ownership has benefit of permission for housing to facilitate affordable housing and remediation of site - work has commenced.

Strengths/ Opportunities:

The adjoining site already has planning permission. Potential remediation benefits from redevelopment.

Weaknesses/ Constraints:

Outside the development boundary. SHLAA form says land is contaminated. Mineral consultation area (silica sand).

Deliverability Assessment

Availability:

SHLAA form received in 2007 stating the site would be available within 5 years.

Suitability:

May be suitable for residential development. However access & steepness of site may constrain development. Would relate better to settlement than sites on otherside of A52. and assist in remediation of site

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="383"/>	Land at The Leys Ashbourne Road Whiston
SMDC Ref. No.:	<input type="text" value="WH004"/>	
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="Planning permission for a menage has been implemented"/>			
Comments:	<input type="text" value="Menage is complete - see photographs"/>			
Area:	<input type="text" value="0.4"/> ha. gross	<input type="text" value="0.400"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 403128 N 347251"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
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:

Menage now complete which is in the central part of the site, public right of way runs adjacent to eastern boundary.

Available Access:

Ashbourne Road

Additional Comments:

Strengths/ Opportunities:

Residential properties to the west and south of the site which form a somewhat separate hamlet from Whiston.

Weaknesses/ Constraints:

Outside the development boundary. Encroaching into countryside, visually intrusive. Poor pedestrian access from the site to the village hall.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Development of this site would be visually intrusive, encroach into open countryside and would not relate well to the existing settlement which is to the south east, on the southern side of the A52 and quite compact.

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"/>	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 the rear of
Sneyd Arms
Ashbourne Road
Whiston

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:

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

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 adjacent to
Hunters Barn
Ashbourne Road
Whiston

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:

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: 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="386"/>	Land to rear and side of Brow Hill and Bank House Ashbourne Road Whiston
SMDC Ref. No.:	<input type="text" value="WH007"/>	
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="Grassland part of site is designated as a nature conservation site"/>			
Comments:	<input type="text" value="Grassland part of site is designated as a nature conservation site"/>			
Area:	<input type="text" value="0.2"/> ha. gross	<input type="text" value="0.200"/> ha. net	Policy: <input type="text" value="3/6"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 403661 N 347165"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="9"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

Grassland, sloping site, some mature trees. Majority of the site is SBI designated, only eastern part is not

Available Access:

Ashbourne Road, already an existing track

Additional Comments:

0.04 hectares site area

Strengths/ Opportunities:

Weaknesses/ Constraints:

Outside development boundary, nature conservation area (SBI designated).

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Development of the site would be visually intrusive and there are sites on the other side of A52 which appear more suitable for development. Also, need for development would have to outweigh the harm to SBI.

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"/>	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 between
Wesley Bungalow and Topiary House
Ashbourne Road
Whiston

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:

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: 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="388"/>	Land to east of Eaves Lane Whiston
SMDC Ref. No.:	<input type="text" value="WH009a"/>	
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="Part agricultural land, part playing fields- net area excludes playing fields"/>			
Comments:	<input type="text" value="Part agricultural land, part playground outside the development boundary but adjacent to existing residential which is within the development boundary, sloping site. KG009A excludes open space."/>			
Area:	<input type="text" value="1.1"/> ha. gross	<input type="text" value="0.800"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 403806 N 346988"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="5/8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="1"/>

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"/>	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="394"/>	Land to west of Eaves Lane Whiston
SMDC Ref. No.:	<input type="text" value="WH010"/>	
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="Agricultural land"/>						
Comments:	<input type="text" value="Agricultural grassland, steeply sloping site outside the development boundary but close to residential which is in the development boundary"/>						
Area:	<input type="text" value="0.72"/> ha. gross	<input type="text" value="0.720"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 403737 N 346987"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

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"/>	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="391"/>	Land off Black Lane/ Ashbourne Road Whiston
SMDC Ref. No.:	<input type="text" value="WH012a"/>	
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="Vacant/ underused agricultural land"/>			
Comments:	<input type="text" value="Vacant/ underused agricultural land."/>			
Area:	<input type="text" value="0.66"/> ha. gross	<input type="text" value="0.660"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 403856 N 347196"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="6/8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
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:

Sloping site with the northern part of site falling steeply to the road (A52). Grass land. Adjacent major open space - parish council benches lawn and shrubs.

Available Access:

Road off Black Lane between number 29 and 3 - however area is currently used as parking area for Moorlands Housing residents. Or opposite Brook Hollow Cottage

Additional Comments:

Special Landscape Area - issue of visual intrusion although development of this site would be less visually intrusive than development of the other side of the A52 would be.

Strengths/ Opportunities:

Outside the development boundary but would relate well to existing settlement - close proximity to services including Village Hall.

Weaknesses/ Constraints:

Outside the development boundary, steeply sloping northern part of site. Access issues as potential access currently a parking area for Moorlands Housing Residents. Ownership unclear could constrain development

Deliverability Assessment

Availability:

No known availability constraints. Ownership is unclear may be in several ownerships.

Suitability:

Unlikely to be suitable for development due to the steeply sloping nature of the northern part of site and the visual prominence of the southern part of site. Development would significantly alter the character of the 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"/>	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="1094"/>	Land off Ross Road Whiston
SMDC Ref. No.:	<input type="text" value="WH015"/>	
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="Agricultural land although unclear as to whether still used for agricultural purposes"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="0.2"/> ha. gross	<input type="text" value="0.200"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 403534 N 347002"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="6"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
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:

Agricultural grassland. Southern & western boundary is dry stone wall with access gate on to Ross Road. PROW runs east to west close to southern boundary. Site is at a higher level than Ross Road although eastern part of site slopes down.

Available Access:

Ross Road

Additional Comments:

south easterly direction. Site is divided into two parcels of land by a post and rail fence. Hedgerow to northern boundary. Western boundary is post and rail fence.

Strengths/ Opportunities:

May be suitable for a small scale local needs affordable housing scheme.

Weaknesses/ Constraints:

Outside the development boundary, greenfield site. Intrusion into open countryside.

Deliverability Assessment

Availability:

No known availability constraints. SHLAA form received

Suitability:

Outside the development boundary, greenfield site may be potential for residential development although would be promoting linear development along Ross Road. Only likely to be suitable for allocation for housing.

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"/>	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="1102"/>	Land to rear of The Plain Black Lane Whiston
SMDC Ref. No.:	<input type="text" value="WH016"/>	
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="Land to the rear of The Plain"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.21"/> ha. gross	<input type="text" value="0.210"/> ha. net	Policy:	<input type="text" value="1/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401659 N 351443"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="1/6"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="SV"/>	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:

The land lies between Whiston Hall to the South and the Caldon Tramway to the north. According to the agent it lies outside the registered archaeological site. May be a well on site.

Available Access:

Via track between the new residential development (current commitment) and Whiston Golf Club. This could be improved according to the agent if the site is developed.

Additional Comments:

capacity originally considered may be too low therefore increased to 6 dwellings from 3.

Strengths/ Opportunities:

Part of the site lies within the development boundary. The agent states it is brownfield however my view is that it is greenfield garden land part of which is currently used for storage of building materials.

Weaknesses/ Constraints:

Majority of the site is open countryside.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

May be suitable for residential development through inclusion in an infill boundary. However may not be appropriate for inclusion in infill boundary as could be viewed to be allowing peripheral expansion. May be suitable for consideration as a site.

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"/>	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 west of

Eaves Lane
Whiston

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:

Agricultural land. Part of a larger field therefore no natural boundary to west and south of site. Adjacent land (WH010) steeply sloping site.

Available Access:

Eaves Lane

Additional Comments:

Site has previously been considered during the production of the Local Plan and Local Plan Review Option C. Identified limited potential for residential development of around 5/ 6 houses

Strengths/ Opportunities:

Relatively flat. Continuation of the linear development along Eaves Lane.

Weaknesses/ Constraints:

Open countryside designated. Land beyond the site slopes away. Visual intrusion.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

May be some limited potential for residential development along the frontage of Eaves Lane.

Achievability:

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="2268"/>	Whiston Hall Golf Club Black Lane Whiston
SMDC Ref. No.:	<input type="text" value="WH026"/>	
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="Planning permission recently expired for conversion of outbuilding to form 12 bedroom units (h"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="0.33"/> ha. gross	<input type="text" value="0.330"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 404182 N 347180"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="9"/>
Type:	<input type="text" value="C"/>	Hierarchy: <input type="text" value="SV"/>	Conversion: <input type="text" value="C"/>	Location: <input type="text" value="R"/>
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:

Outbuildings

Available Access:

Black Lane

Additional Comments:

Strengths/ Opportunities:

Conversion of existing outbuildings.

Weaknesses/ Constraints:

In the open countryside.

Deliverability Assessment

Availability:

No known availability constraints. Recent planning application pending consideration to extend time period.

Suitability:

Appears more suitable to be used in connection with Whiston Hall Golf Club.

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

South of
St Mildred's Church

Whiston

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:

Agricultural land. Sloping site - southern part of site at a lower level. No natural boundary to the southern edge of site. Some mature trees.

Available Access:

Difficult - no obvious appropriate access from Ross Road.

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside. Access issues. Impact on nearby church.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Development would be a visual intrusion into open countryside designated as special landscape area. Unlikely to be suitable for residential development due to access issues and impact on the nearby church.

Achievability:

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

Land N/W/S of Wetley Rocks Methodist Church

Leek Road
Wetley Rocks

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:

Overgrown fields. Relatively flat, slight slope upwards towards A520 (but lower level than A520). Forms an attractive open view west through gaps along the frontage.

Available Access:

One inb Oaklands Close and Hawthorn House; one appears to be S of 7 Main Rd (but may just be domestic curtilage?), and is public f/path.

Additional Comments:

Site is undeveloped land west of A520, within SDB. It lies in SDB owing to earlier bypass proposal now abandoned. Otherwise it has an entirely rural feel. Net area could be reduced to around 0.87ha to exclude 'gardens' rear of 7-21 Main Rd [ie 26 houses]

Strengths/ Opportunities:

Close to central W/R. As already resi devt along Mill Lane this might be viewed as a natural extension between these 2 roads. If areas behind 7-19 Main Rd 'phased' first, these would be better hidden. Visual impacts of infilling less obvious from Mill Lane

Weaknesses/ Constraints:

Attractive fields, established hedges/trees/stone walls+long views lost? Part of site west of 7-21 Leek Road is visually distinct from remainder (heavy peripheral foliage). Difficult to view. Also no clear boundary between church+7 Main Rd, or bypass route

Deliverability Assessment

Availability:

Applications (refused) as late as 2009 clearly indicate landowner interest. Multiple ownerships across this site - interest received from some owners for residential development.

Suitability:

Most of site only included in SDB because bypass allocation (apart from land inb no.7 and m/ church). Has a rural feel and clearly greenfield. Also contributes to open views out of village. Arguably devt behind Church-Oaklands CI better than WR015?

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="462"/>	Land South of Bluebell Cottage Cheadle Road Wetley Rocks
SMDC Ref. No.:	<input type="text" value="WR005"/>	
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="Large field/grazing land"/>						
Comments:	<input type="text" value="Flat large field, appears to be used as horse grazing. Open appearance, little foliage. Slopes gently down to west. Public RoW along south boundary. Confirmation from owner 20/10/14 that they would support residential use of site."/>						
Area:	<input type="text" value="0.57"/> ha. gross	<input type="text" value="0.570"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 396657 N 348765"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="LV"/>	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:

Large flat slightly sloping field to the south of Meadow Avenue 'spur', open aspect. Used for horse grazing. Attractive appearance. Caravan, access at fenced off northern end. This slopes more steeply.

Available Access:

To A522 (at caravan northern end)

Additional Comments:

Strengths/ Opportunities:

Bounded by housing on 2 sides. Could be considered logical 'rounding off'. Sizeable site. If caravan area access unavailable, could easily form access further S (slight loss of dwarf wall). Road quieter than A520.

Weaknesses/ Constraints:

Attractive field. Would still be slight loss of 'long views' to W owing to higher elevation than Meadow Avenue. Northern end, which abuts house, may be too steep in places to develop. Greenfield. Greenbelt.

Deliverability Assessment

Availability:

Communication from owners 20/10/14 confirming their interest in releasing for housing.

Suitability:

Attractive field but bounded on 2 sides by housing. Large and slight slope with access onto trunk road. Could be viewed as a natural extension to the village. Good potential.

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"/>	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 in between
Cheadle Road, Wetley View and Rock Cottage
Cheadle Road
Wetley Rocks

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:

Elevated banking above A522 for first 2/3s, but relatively flat to road after (note drumlin feature in centre?). Thick peripheral hedging. Has a rural feel despite facing housing. Natural barrier along North. Rural feel

Available Access:

Only access noted was adjacent to 'Rockfields' at south end.

Additional Comments:

Strengths/ Opportunities:

Opposite ribbon development (Meadow Ave) so would not be an illogical extension to SDB. If development occurred to E end, could be better screened (from road), although still elevated

Weaknesses/ Constraints:

However site is elevated above road. May be too steep in places. Loss of foliage. Existing access may be substandard for large development - new access required? Greenfield. Greenbelt.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Benefits of this large site feeding onto a trunk road would have to be weighed against any visual impacts, but potential.

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

Land at \ west of
 Far Fields Farm \ High Doors/Gold Place/ Goldcres
 East of Leek Road / West of Randles Lane
 Wetley Rocks

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:

Relatively open undulating pasture (horses?). Attractive field boundaries, of some character. Very rural feel. Slight slope up to East. Gold Place is relatively flat, with modern farm buildings. Public RoW abuts to north. Low perimeter stone walling.

Available Access:

Via Far fields Farm(A520) at west. Or, Gold Place. Rep suggests access could be achieved through existing tarmaced route between Gold Place and 'High Doors' - even though this forms part of the latter.

Additional Comments:

Major devt would have to be phased; should seek to retain exg walling and foliage/field boundaries as much as possible. Land appear to be grade 4(?). Would access through 'High Doors' need neighbour agreement? Unclear how GP farmblndngs currently

Strengths/ Opportunities:

Is open wedge into settlement with attractive views of countryside. However surrounded by housing on 2 sides (POS to north). Is close to centre so logical argument that future devt take place here. Much screening (trees) from south. GP flat & well screened

Weakneses/ Constraints:

Greenfield; greenbelt. Attractive land and boundaries. Some loss of open views? Depends on elevations. Gold Place access from east may be problematic - unlevelled, narrow road. Amenity problems? New access across countryside required? Multiple ownerships?

Deliverability Assessment

Availability:

Assumed 2 since only Gold Place was subject to application (and Rep), and that was refused.

Suitability:

Large, relatively flat and developable. Benefits as a development site must be weighed against constraints, but very good potential for residential or commercial.

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:

SITE ASSESSMENT FORM

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

Field south of /north of
 Far Fields Farm / Cornerstones
 Leek Road
 Wetley Rocks

Site Details

Description

Comments:

Area: <input type="text" value="0.51"/> ha. gross <input type="text" value="0.510"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.: <input type="text" value="E 396398 N 348852"/>	Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type: <input type="text" value="G"/> Hierarchy: <input type="text" value="LV"/>	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="4"/>

Site Assessment

Site Features:

Relatively flat, regular agricultural field. Slight slope up to east. Attractive dwarf stone walls to roadside. Regularly spaced mature trees along this frontage only partially obscure views into site/longer views to east, from road.

Available Access:

None noted directly accessing field (unless could be accessed via one of adjacent properties?)

Additional Comments:

Strengths/ Opportunities:

Logical site for residential growth within Wetley Rocks "V" - housing to N/S/ and to west opposite. Longer views to east reveal other housing.

Weaknesses/ Constraints:

Greenfield. Greenbelt. Development would be visible from road. Perhaps not as central to village as other sites.

Deliverability Assessment

Availability:

Not known. Assumed '2'

Suitability:

Overall, given strengths, '2'.

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="477"/>	Land South of Mill Lane Wetley Rocks
SMDC Ref. No.:	<input type="text" value="WR015"/>	
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="Vacant overgrown field"/>			
Comments:	<input type="text" value="Open overgrown field. Note that small eastern strip falls within SDB. Perimeter trees, foliage. Owner confirmed 16/10/14 that supports residential use of land."/>			
Area:	<input type="text" value="0.79"/> ha. gross	<input type="text" value="0.790"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 396437 N 349163"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="U/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:

Large flat very overgrown field. Forms an 'open' view to south. Views from S to N across it appear less open, owing to trees, at time of site visit.

Available Access:

Field access onto Mill Lane. Potentially also from Telephone Exchange but this could not be ascertained.

Additional Comments:

Mill Lane is narrow 2-way carriageway with speed bumps. Could this site (and therefore its access) link in with WR002? Arguably loss of 'long views' more noticeable from Northern aspect. May be Agricultural Land class 3?

Strengths/ Opportunities:

Flat, relatively central. Since there is sporadic development along Mill Lane this could be considered logical infilling from the centre of Wetley Rocks.

Weaknesses/ Constraints:

Loss of views. Any development would generate additional traffic along narrow Mill Lane and potentially, the busy Leek Road. Greenfield. Greenbelt.

Deliverability Assessment

Availability:

Given recent owner correspondence confirming support for residential use, 1.

Suitability:

Loss of views and traffic implications; however this site has good potential if future growth required.

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"/>	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 south of
Rockfields
Cheadle Road/ Consall Lane
Wetley Rocks

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:

Overgrown paddock, not known if in use. Appears to be in ownership of Rockfields. Slight slope down to road but otherwise flat. Attractive peripheral hedging provides good screening to road. Better screened from east

Available Access:

Yes existing access to Rockfield onto Consall Lane.

Additional Comments:

Strengths/ Opportunities:

Well screened so development would have less visual impact. Housing on 2 sides. This could be considered a logical infill plot up to Consall Lane. Roads quieter than A520.

Weaknesses/ Constraints:

Greenfield. Greenbelt. Away from centre of village. Does not abut SDB.

Deliverability Assessment

Availability:

Assumed 2

Suitability:

Some potential but given constraints, 3

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

In between
Playing field
Randles Lane/Leek Road
Wetley Rocks

Site Details

Description

Comments:

Area: <input type="text" value="0.84"/> ha. gross <input type="text" value="0.840"/> ha. net	Policy: <input type="text" value="2/3/10"/>	Status: <input type="text" value="NC"/>
Grid Ref.: <input type="text" value="E 396517 N 348920"/>	Commitment: <input type="text" value="5"/>	Use: <input type="text" value="5"/>
Type: <input type="text" value="G"/> Hierarchy: <input type="text" value="LV"/>	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:

Flat, grassed. Play equipment/goals at NE. Neat dwarf walls and hedging around perimeters. Some open views W-E / N-S. Slight slope down to W. Various individual TPOs along western and eastern boundaries

Available Access:

Only access from NE corner onto Randles Lane.

Additional Comments:

Note this site is identified in the PPG17 audit 2009.

Strengths/ Opportunities:

Flat, developable. Abuts SDB. Therefore could be considered logical village extension if POS can be replaced

Weaknesses/ Constraints:

POS. Greenfield, Greenbelt. Potential access problems (i - because Randles Lane is narrow, or ii - because A520 busy).

Deliverability Assessment

Availability:

"1" given there is SHLAA rep.

Suitability:

Not suitable owing to POS designation etc.

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"/>	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="1169"/>	Land at Southlow Cottage Leek Road Wetley Rocks
SMDC Ref. No.:	<input type="text" value="WR025"/>	
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="Residential curtilage and other land"/>			
Comments:	<input type="text" value="Land N of Werrington, W of Leek Road. Northern 'third' of site around dwelling, appears domestic curtilage. Remainder of site has more agricultural appearance. BC records for conversion of domestic garage to accommodation - but this appears ancillary."/>			
Area:	<input type="text" value="0.47"/> ha. gross	<input type="text" value="0.470"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 395758 N 348130"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8/1"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="LV"/>	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:

Site slightly higher than A520; slopes up to S. Tall perimeter hedging. Northern 'third' appears domestic curtilage. Apart from tarmaced roadside parking area, the rest (grass and trees) may be agricultural (or no use)

Available Access:

Existing onto A520

Additional Comments:

Suggested by HLAA representation. Public RoW along W boundary.

Strengths/ Opportunities:

Site only 200m from Werrington SDB. Established roadside screening (hedge).

Weaknesses/ Constraints:

In greenbelt, greenfield. Not abutting SDB. As slightly elevated, would still be visible from road.

Deliverability Assessment

Availability:

SHLAA rep therefore '1'

Suitability:

Owing to above 'weaknesses', not suitable.

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"/>	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.:

Field southwest/northeast of
 Darleyshire Farm/ Lower Southlowe Farm
 Leek Road
 Wetley Rocks

Site Details

Description
Comments:

Area:	<input type="text" value="2.52"/> ha. gross <input type="text" value="2.520"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 395843 N 348372"/>	Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>
Type:	<input type="text" value="G"/> Hierarchy: <input type="text" value="OC"/>	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="4"/>

Site Assessment

Site Features:

Flat, regular shaped field. Very visible from main road as only low-level perimeter foliage. Open views across site to west. Site abuts Darleyshire curtilage.

Available Access:

Existing gated access midway along eastern side.

Additional Comments:

SMD Landscape Character Assessment identifies it as "important landscape setting to settlement".

Strengths/ Opportunities:

Flat, open, developable; good access point onto an 'A' road (therefore road capacity presumed good). Abuts property to north.

Weaknesses/ Constraints:

Greenbelt, greenfield; open rural feel (only abuts one dwelling). Does not abut settlement [ie Werrington or Wetley Rocks] therefore not most logical site for settlement expansion. Loss of open views (including wider views from further east).

Deliverability Assessment

Availability:

Revised Submission Core Strategy representation dated February 2012 which promotes this site, implies ownership, but this not clear.

Suitability:

Since the site is open, greenfield, contributes to rural views, and does not abut a settlement boundary, it is generally not considered suitable. Also, given site size it could yield at least 34 dwellings (conservative est.), ie a major devt in greenbelt.

Achievability:

Since this is 'major' scale it would attract planning requirements eg affordable housing. Therefore 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" 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 North / South of
St John's Church / Powys Arms Pub
Cheadle Road
Wetley Rocks

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:

Flat, attractive, regular rectangular fields, which slope down from Cheadle Road to west. Perimeter and internal foliage/trees. Attractive stone wall to roadside frontage. Northern field has grassed roadside verge and trees along east.

Available Access:

Various farmgates along eastern perimeter [site would have to be accessed from east].

Additional Comments:

Not known whether WRO32 owned by 11/00069 applicant. Potentially both sites could share same southern access 'panhandle'.

Strengths/ Opportunities:

Site fairly central, abuts school&churtyard to south; the facing properties on opposite side of Cheadle Road is the current SDB. Flat, developable.

Weaknesses/ Constraints:

Greenbelt, greenfield. Attractive, open views to west. Fields scale mean major-scale devt even if 2 fields considered separately. Cheadle Rd in this area already busy at times."Important Landscape Setting" with "significant views" (2008 Lscape Study)

Deliverability Assessment

Availability:

Revised Submission Core Strategy representation dated February 2012 which promotes this site for housing, implies ownership, but this not clear.

Suitability:

Given scale of site; greenbelt status; loss of greenfield; importance of views in SMD Landscape Assessment; and possibly traffic generation issues - this is deemed a '3'.

Achievability:

Since this is 'major' scale it would attract planning requirements eg affordable housing. Therefore development could be made economically viable through reduced planning obligations.

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

Field at
Westwood Cottage buildings (entrance to Cicely H
Mill Lane
Wetley Rocks

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:

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

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

Triangular field South / East of
The Lodge / Old Fox Brewery
Mill Lane
Wetley Rocks

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:

Roughly triangular pastoral (equestrian?) land on Mill Lane bend southwards. Neat perimeter hedging/roadside fencing; and mature tree belt to west.

Available Access:

Existing gated access to eastern end.

Additional Comments:

Strengths/ Opportunities:

Flat, developable. Thickly screened from west and east. Faces housing ribbon to north

Weaknesses/ Constraints:

Not central to village. Greenbelt/greenfield. Highly visible from road. Site is "important landscape setting" to village according to SMD 2008 Landscape Character Assessment. Agricultural feel.

Deliverability Assessment

Availability:

Revised Submission Core Strategy representation dated February 2012 which promotes this site for housing, implies ownership, but this not clear.

Suitability:

Given remoteness of site from village centre; greenfield/greenbelt and agricultural character, not considered suitable.

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: