

Strategic Housing Land Availability Assessment (SHLAA)

Large Site Assessment Forms

Volume 1 – Towns

July 2015

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="39"/>	Gillow Heath Mill City Bank Biddulph
SMDC Ref. No.:	<input type="text" value="BD004"/>	
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="Former textile mill and other associated buildings"/>		
Comments:	<input type="text" value="Buildings appear to be in employment use - unable to determine whether this is a single business or several businesses."/>		
Area:	<input type="text" value="0.36"/> ha. gross	<input type="text" value="0.360"/> ha. net	Policy: <input type="text" value="1"/>
Grid Ref.:	<input type="text" value="E 388207 N 358837"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="B"/>	Hierarchy: <input type="text" value="T"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="N"/>	Floding: <input type="text" value="N"/>	Use: <input type="text" value="2"/>
		Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="U"/>
		Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Site occupied by several buildings and hard standing. Appears to be a house in centre of the site. May be underused. City Bank slopes upwards slightly but site looks relatively flat.

Available Access:

Direct access from City Bank on to Well Lane although both are narrow.

Additional Comments:

Employment activity appeared to be taking place when visiting an adjacent site on 30/08/2013.

Strengths/ Opportunities:

Adjoins established residential area and within settlement boundary. Previous interest shown in redeveloping site.

Weaknesses/ Constraints:

Currently in employment use. Potential loss of business and employment site which may be difficult to relocate.

Deliverability Assessment

Availability:

No known availability constraints. Part owner of site identified through Land Registry Search but other land unregistered. Unsuccessful in contacting owner so far.

Suitability:

Site appears to be successfully operating as an employment area. May become available as long term redevelopment site. Higher density assumed as City Bank is characterised by smaller dwellings.

Achievability:

Development could be made economically viable through reduced planning obligations.

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

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

Rear of
Meadowstile Caravan Park
Tower Hill Road
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

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 & buildings at
Beehive Farm 116
Tunstall Road
Biddulph

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:

House and a variety of agricultural buildings facing Tunstall Road, undeveloped land to west (adj bypass). Site slopes down from roundabout so not so visually prominent. Appears to be operating as a smallholding with ducks, chickens etc.

Available Access:

Yes.No tree issues.Opp to provide urban greening along TR frontage (eastern boundary) & buffer planting for visual and noise purposes along bypass.

Additional Comments:

Have assumed higher density as site is close to town centre. Noise reduction fencing to boundary with bypass.

Strengths/ Opportunities:

Within settlement boundary close to town centre.

Weaknesses/ Constraints:

Availability of site unknown as it is occupied. Undeveloped part of site to west identified in PPG17 audit. SW Floodplain on site - consult SCC.

Deliverability Assessment

Availability:

Site is currently occupied. Owner willing to release land for development.

Suitability:

Potentially suitable for residential development subject to suitable flood mitigation measures. High density assumed to reflect neighbouring development and central location.

Achievability:

Development would be economically viable taking 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.:

Amusement depot
Rear of Roebuck & Moorlands Court
Congleton Road
Biddulph

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.:

Adjacent to
Brocks Croft Gardens
Off Station Road
Biddulph

Site Details

Description:

Comments:

Area: ha. gross ha. net

Policy: Status:

Grid Ref.:

Commitment: Use:

Type: Hierarchy:

Conversion: Location:

Greenbelt: Flooding:

Replacement Dwg: Owner:

Site Assessment

Site Features:

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

Available Access:

Road frontage on to Brocks Croft Gardens.

Additional Comments:

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

Strengths/ Opportunities:

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

Weaknesses/ Constraints:

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

Deliverability Assessment

Availability:

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

Suitability:

Potentially suitable for residential development.

Achievability:

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

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:

Application Type:

Approval Date:

Building Control Ref:

Other Application:

Approval Life:

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

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

Land on east side of

Meadows Way
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

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="1926"/>	Land to rear of Tunstall Road Biddulph
SMDC Ref. No.:	<input type="text" value="BD050"/>	
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="Significant area of land separated into small parcels being used for gardens / garages."/>			
Comments:	<input type="text" value="In use for residential purposes."/>			
Area:	<input type="text" value="0.7"/> ha. gross	<input type="text" value="0.700"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 388216 N 357392"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="1"/>
Type:	<input type="text" value="B"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

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="110"/>	Site of former Meadows School Tunstall Road Biddulph
SMDC Ref. No.:	<input type="text" value="BD055"/>	
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="Former school now derelict"/>						
Comments:	<input type="text" value="Fire damaged part demolished school. Brown field part only. Appeal dismissed on density grounds. Development interest."/>						
Area:	<input type="text" value="0.66"/> ha. gross	<input type="text" value="0.660"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 388050 N 356960"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="9"/>	
Type:	<input type="text" value="B"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="1"/>

Site Assessment

Site Features:

Fire damaged part demolished single storey school with car park. Site is relatively flat where the buildings are and rises slightly up to Tunstall Road. Area identified includes some grass and trees between the buildings / car parking area and road.

Available Access:

Two one-way access points from Tunstall Road.

Additional Comments:

Strengths/ Opportunities:

A brown field site with good access relatively close to the town centre which is in need of tidying up.

Weaknesses/ Constraints:

8 TPOs on eastern part of site. Green frontage part of site has been excluded from site area as the inspector who determined the appeal considered that development of this area would cause visual harm. This has impacted on the capacity of the site.

Deliverability Assessment

Availability:

3 SHLAA forms submitted (2 by the County and 1 by another interest). Part of area submitted at road frontage not considered to be suitable for development. Rest of area on SHLAA form is part of record BD074.

Suitability:

Potentially suitable for residential development, including an extra care scheme.

Achievability:

Development could be made economically viable through reduced planning obligations.

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="1995"/>	Land off Wharf Road Biddulph
SMDC Ref. No.:	<input type="text" value="BD057"/>	
NLUD Ref. No.:	<input type="text" value="343800045"/>	
PA Ref. No.:	<input type="text" value="SM"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	<input type="text" value="Vacant industrial land - former highways depot"/>		
Comments:	<input type="text" value="Vacant NLUD land now with an employment allocation in the Biddulph AAP."/>		
Area:	<input type="text" value="0.58"/> ha. gross	<input type="text" value="0.580"/> ha. net	Policy: <input type="text" value="1"/>
Grid Ref.:	<input type="text" value="E 388020 N 357648"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="B"/>	Hierarchy: <input type="text" value="T"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="N"/>	Conversion: <input type="text" value="NB"/>	Use: <input type="text" value="7"/>
Flooding:	<input type="text" value="N"/>	Location: <input type="text" value="U"/>	Replacement Dwg: <input type="text" value="N"/>
		Owner: <input type="text" value="1"/>	

Site Assessment

Site Features:

Cleared site - brownfield, scrub. No specific flooding concerns. Flooding from SW sewer has occurred across road.

Available Access:

Can be accessed off the bypass.

Additional Comments:

Strengths/ Opportunities:

Brownfield, on the edge of the town centre.

Weaknesses/ Constraints:

Allocated for employment use in the Biddulph Town Centre AAP and still required for this purpose. Employment Land Study defines site as being suitable for employment use subject to further investigation.

Deliverability Assessment

Availability:

Currently in use for employment purposes and it is considered desirable to maintain this use on the site as there are limited alternative sites for this use in the town.

Suitability:

Potentially suitable for residential development but would result in loss of allocated employment site which is currently in use.

Achievability:

Development could be made economically viable through reduced planning obligations.

Classification:

Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:	<input type="text" 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.:

Joiners Yard at rear of
23
Shepherd Street
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

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

Available Access:

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

Additional Comments:

Strengths/ Opportunities:

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

Weaknesses/ Constraints:

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

Deliverability Assessment

Availability:

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

Suitability:

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

Achievability:

Development could be made economically viable through reduced planning obligations.

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.: <input style="width: 60px;" type="text" value="116"/>	<div style="border: 1px solid black; padding: 10px; margin-bottom: 5px;">Land off</div> <div style="border: 1px solid black; padding: 10px; margin-bottom: 5px;">Fold Lane</div> <div style="border: 1px solid black; padding: 10px;">Biddulph</div>
SMDC Ref. No.: <input style="width: 60px;" type="text" value="BD061"/>	
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="Field in green belt adjacent to settlement boundary"/>						
Comments:	<input style="width: 95%;" type="text" value="Undulating field with a stream and mature trees in the green belt."/>						
Area:	<input style="width: 40px;" type="text" value="2.84"/> ha. gross	<input style="width: 40px;" type="text" value="2.840"/> ha. net	Policy:	<input style="width: 60px;" type="text" value="2/8/10"/>	Status:	<input style="width: 40px;" type="text" value="NC"/>	
Grid Ref.:	<input style="width: 100%;" type="text" value="E 388996 N 359614"/>		Commitment:	<input style="width: 40px;" type="text" value="7"/>	Use:	<input style="width: 40px;" type="text" value="8"/>	
Type:	<input style="width: 40px;" type="text" value="G"/>	Hierarchy:	<input style="width: 40px;" type="text" value="T"/>	Conversion:	<input style="width: 40px;" type="text" value="NB"/>	Location:	<input style="width: 40px;" type="text" value="R"/>
Greenbelt:	<input style="width: 40px;" type="text" value="Y"/>	Flooding:	<input style="width: 40px;" type="text" value="Y"/>	Replacement Dwg:	<input style="width: 40px;" type="text" value="N"/>	Owner:	<input style="width: 40px;" type="text" value="3"/>

Site Assessment

Site Features:

Undulating land, mainly grass with mature trees dotted throughout, stream running through northern part of site. Bordered by residential to the south, Congleton Road (west), Fold Lane (north) and agricultural land (east). High hedgerow to road frontage.

Available Access:

Road frontage on to Fold Lane and Congleton Road but Fold Lane is narrow and there are mature trees at boundary with Congleton Road so access could prove problematic. Any development would be very visible.

Additional Comments:

Flooding issue - Works on watercourse will need Land Drainage Consent of SCC and/or EA. Consult EA on surface water (over 1ha). FRA needed.

Strengths/ Opportunities:

Adjacent to settlement boundary.

Weaknesses/ Constraints:

Attractive entrance to town, green field, green belt, elevated site, stream. Large blanket TPO adjacent to stream and 7 others dotted around site. Congleton Road immediately adjacent to site is part Flood Zone 2 and part 3.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not suitable for residential development due to elevated nature of land and subsequent visual impact / impact on character of town at this key entry point. Also flooding issue may deem development here 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 style="width: 100px;" type="text"/>	Application Type: <input style="width: 60px;" type="text"/>	Approval Date: <input style="width: 100px;" type="text"/>
Building Control Ref <input style="width: 100px;" type="text"/>	Other Application: <input style="width: 60px;" type="text"/>	Approval Life: <input style="width: 100px;" type="text"/>

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="117"/>	Land north of York Close / Essex Drive Biddulph
SMDC Ref. No.:	<input type="text" value="BD062"/>	
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="Undeveloped land in the green belt"/>						
Comments:	<input type="text" value="Undeveloped sloping grass land in the green belt."/>						
Area:	<input type="text" value="1.45"/> ha. gross	<input type="text" value="1.450"/> ha. net	Policy:	<input type="text" value="2/8"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 388567 N 358827"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="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:

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

Available Access:

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

Additional Comments:

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

Strengths/ Opportunities:

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

Weaknesses/ Constraints:

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

Deliverability Assessment

Availability:

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

Suitability:

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

Achievability:

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

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:	<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="118"/>	Land north of Newpool Road Biddulph
SMDC Ref. No.:	<input type="text" value="BD063"/>	
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="Very large expanse of agricultural land along rear of Newpool Road adjoining settlement boundary."/>						
Area:	<input type="text" value="25.7"/> ha. gross	<input type="text" value="25.700"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 387632 N 356849"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Large area of agricultural land stretching along Newpool Road and north to SOT boundary. Land is mainly grass with some hedgerow field boundaries.

Available Access:

Current access to land is a track between nos 58 & 60 Newpool Road. If this area were to be developed it is likely that major access improvements would be required to meet current highway standards. Access along Meadowside would need to be

Additional Comments:

Note - large parts of land not visible on site so aerial photography used. Public Right of Way through site to east. FRA needed. Not taken forward as a small urban extension - too big.

Strengths/ Opportunities:

Some of the land adjoins settlement boundary. Owner willing to release land for development. Relatively low landscape impact (compared with other areas around the town).

Weaknesses/ Constraints:

Land is green field, green belt and there are access issues which would need to be overcome. Not all of the land on the SHLAA form is needed. Northern part remote from settlement not suitable. Part of land appears to have been mined in past. FRA needed

Deliverability Assessment

Availability:

A SHLAA form has been submitted.

Suitability:

Parts of this area (to east - see separate record BD063A) and adjacent to the settlement boundary are potentially suitable for residential development. Site as a whole stretches too far into the open countryside, too big for a small urban extension.

Achievability:

Development would be economically viable taking 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="1955"/>	Land north of Newpool Road Biddulph
SMDC Ref. No.:	<input type="text" value="BD063A"/>	
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="Agricultural land most suitable for development (out of a larger area of land in a single ownership)."/>						
Area:	<input type="text" value="3.5"/> ha. gross	<input type="text" value="3.500"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 387614 N 356898"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Two agricultural fields used for grazing divided by access track which is a right of way - part of larger landholding. Relatively flat with residential development to south and east. Strong hedgerow field boundaries.

Available Access:

Access track from Newpool Road which could be widened. Possible secondary access off Meadowside. Access could cause problems depending on number of properties and whether access off Newpool Road could meet required standards.

Additional Comments:

Strengths/ Opportunities:

Adjoins settlement boundary, close to local school and town centre, well contained - residential on 2 sides. Owner willing to release land for development. Minimal landscape impact. Potential for local road improvements i.e. bridge over BVW.

Weaknesses/ Constraints:

Land is green field, green belt and there are access issues which would need to be overcome. FRA needed. Small area of SW flooding will need to be addressed.

Deliverability Assessment

Availability:

A SHLAA form has been submitted.

Suitability:

Potentially suitable for an urban extension if required subject to access (see strengths / opportunities).

Achievability:

Development would be economically viable taking 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
78
Mow Lane
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Relatively flat field in a residential area, bounded by a hedgerow. Excluded land at front as its used for garages / parking. Just included land on SHLAA form.

Available Access:

Yes - road frontage on to Mow Lane / Well Lane - although narrow lane could constrain the number of units.

Additional Comments:

Strengths/ Opportunities:

In a residential area adjoining the settlement boundary. Relates well to town - would constitute infill development. In single ownership. Could also be included as part of a larger development with neighbouring land.

Weaknesses/ Constraints:

Green field and in the green belt, access could restrict the number of units.

Deliverability Assessment

Availability:

SHLAA form submitted (163)

Suitability:

Potentially suitable for residential development if green field sites are required. The site has road frontage is well contained, relates well to the town and is within a residential area. Constitutes infill development or could be part of larger scheme.

Achievability:

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

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

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

Site Details

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

Site Assessment

Site Features:

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

Available Access:

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

Additional Comments:

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

Strengths/ Opportunities:

In the settlement boundary in a residential area.

Weaknesses/ Constraints:

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

Deliverability Assessment

Availability:

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

Suitability:

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

Achievability:

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

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

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

Land north of

Woodhouse Lane
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Extensive area of attractive undulating landscape currently in agricultural use. Bounded by Woodhouse Lane (south), Biddulph Country Park (north), a school (west) and open countryside (east). Land rises to east. Grass, hedgerows, trees.

Available Access:

Would have to be on to Woodhouse Lane - very problematic as this is narrow at eastern end with no footpath on one side. Very doubtful as to whether this large site could be fully developed without major highway implications.

Additional Comments:

4 large blanket TPOs at western end of site including road frontage. Adjoins Biddulph Grange Conservation Area and nature conservation sites to north. Development of this area would see the gap between the town and Biddulph Moor eroded.

Strengths/ Opportunities:

Adjoins settlement boundary, close to local schools, accessible.

Weaknesses/ Constraints:

Green field, green belt land. Possible impact on Biddulph Grange Gardens (depending on extent of development), potential highway issues due to Woodhouse Lane being narrow. Development would be highly visible from Biddulph Moor.TPOs.

Deliverability Assessment

Availability:

Previous interest in releasing the site but in 2001.

Suitability:

Historically significant site according to CA. Former parkland to Biddulph Grange. Not suitable 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: 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

Woodhouse Lane
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Undulating field between residential development and Woodhouse Middle School. If this land were developed it would need to be well contained.

Available Access:

Directly onto Woodhouse Lane. There is currently no footpath on the side of Woodhouse Lane which the site is located.

Additional Comments:

Blanket TPO along half of the site.

Strengths/ Opportunities:

Well related to the settlement, close to facilities.

Weaknesses/ Constraints:

Green field, Green Belt, Blanket TPO, possible impact on Biddulph Grange Gardens (depending on extent of development) EH - Could affect the setting of a Grade I RPG & CA.

Deliverability Assessment

Availability:

Correspondence received in 2001 in response to Local Plan consultation expressing interest in releasing land for development. Land is not registered with Land Registry so difficult to identify owner.

Suitability:

Smaller portion of BD066 but still historically significant site according to CA. Former parkland to Biddulph Grange. Not suitable even for a lower level of 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="2557"/>	Land off Firwood Road Biddulph
SMDC Ref. No.:	<input type="text" value="BD067a"/>	
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 residential area."/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="4.25"/> ha. gross	<input type="text" value="4.250"/> ha. net	Policy: <input type="text" value="2,3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 389628 N 358594"/>		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:

Flat field adjoining settlement boundary with views towards Biddulph Moor. Any development would have to be very well designed as it would be highly visible from Biddulph Moor.

Available Access:

Direct access available from Firwood Road (end of cul de sac). A public right of way crosses the site.

Additional Comments:

EA comment - non-main culvert crossing site. EH - Could affect the setting of a Grade I RPG & CA.

Strengths/ Opportunities:

Adjacent to settlement boundary and close to schools.

Weaknesses/ Constraints:

Greenfield, GB, FRA needed. It appears 3 ordinary watercourses cross the site with associated SW floodplains. Also deep flooding predicted in 2 areas. Consult SCC. Visual impact. Reducing gap between the town and Biddulph Moor.

Deliverability Assessment

Availability:

Owner interested in releasing land for development.

Suitability:

Suitability for housing not clear cut. Settlement boundary is well defined in this area, flooding issue. Developing this site would close the gap between Biddulph and Biddulph Moor. Effective screening would be 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" 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 east of

Pennine Way
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Site bounded by Pennine Way (west), agricultural fields in the Green Belt (south & east). Land is relatively flat, some trees, boggy in parts. Eastern part rises.

Available Access:

Access from Firwood Road (end of a cul-de-sac).

Additional Comments:

Views from dwellings on east side of Pennine Way. FRA needed. It appears 3 ordinary watercourses cross the site with associated SW floodplains. Also deep flooding predicted in 2 areas. Consult SCC. EH - Could affect the setting of a Grade I RPG & CA.

Strengths/ Opportunities:

Adjoins the settlement boundary, close to local schools, accessible. Site was previously BD067 along with BD067c but these were split as a single site was considered too large to be a small urban extension.

Weaknesses/ Constraints:

Green field, Green Belt, access, visual impact (area feels 'rural'). Development of this area would see the gap between the town and Biddulph Moor eroded. Visual impact from Biddulph Moor which is elevated.

Deliverability Assessment

Availability:

Owners agree that land can be considered for redevelopment at this stage.

Suitability:

Suitability for housing is debatable as the gap between Biddulph & Biddulph Moor would be reduced. Has to be assessed against other options. High quality screening would be 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 to south of

Woodhouse Lane
Biddulph

Site Details

Description

Comments:

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

Site Assessment

Site Features:

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

Portland Drive

Biddulph

Site Details

Description:

Comments:

Area: ha. gross ha. net
 Policy:
 Status:

Grid Ref.:
 Commitment:
 Use:

Type:
 Hierarchy:
 Conversion:
 Location:

Greenbelt:
 Flooding:
 Replacement Dwg:
 Owner:

Site Assessment

Site Features:

Site bounded by residential development to south and east, Biddulph Brook to west, Marsh Green Road to north. Has stone wall boundary with Marsh Green Road, grass/trees, slopes up from road. Heavily screened from neighbouring sewage works (west)

Available Access:

Evidence of County Highway support in principle provided by land owner for access from Marsh Green Road, though a total exceeding 40 dwellings may require junction improvement works. TA likely to be required if proposed with adjoining sites.

Additional Comments:

Flood zones adj. Issue of future residents amenity due to close proximity of sewage works - been brought up to European Closed Facility Standards - UU no objections. Owner considers mix of dwellings would be appropriate.

Strengths/ Opportunities:

In residential area, contained, adjoins settlement boundary, low impact on openness of the greenbelt. Would not extend development into open countryside. Low ecological impact according to land owner. UU no objections. Bridge improvement

Weaknesses/ Constraints:

Greenfield, green belt, access limitations may restrict numbers. Presence of sewage works adjacent though United Utilities have no objections to development. EA comment - marginal FZ. Needs SFRA4.

Deliverability Assessment

Availability:

SHLAA for (no. 225) received stating immediate availability. Works on watercourse will need Land Drainage Consent of EA. Excluded Flood Zone 3 area from site boundary in April 14 as dev not acceptable within zone.

Suitability:

Potential restriction on no. of houses due to access, close proximity of the sewage works may still be an issue. If constraints can be overcome is considered to be potentially suitable for development. Owner has provided further info re 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:

SITE ASSESSMENT FORM

Site Ref. No.:

SMDC Ref. No.:

NLUD Ref. No.:

PA Ref. No.:

LDF Ref. No.:

Former nursery adjacent to
Knypersley Hall
Orme Road
Biddulph

Site Details

Description:

Comments:

Area: ha. gross ha. net

Policy:

Status:

Grid Ref.:

Commitment:

Use:

Type:

Hierarchy:

Conversion:

Location:

Greenbelt:

Flooding:

Replacement Dwg:

Owner:

Site Assessment

Site Features:

Overgrown in parts, fenced off at road boundary. Grass/trees with a number of green houses / nursery buildings on site which are now derelict. Parts of the victorian wall associated with the hall still remain. Secluded from hall.

Available Access:

Off Orme Road which is an unmade track. Access could be created onto Conway Road fairly easily though.

Additional Comments:

Categorised as green field. Extended Phase 1 Habitat Survey Required. EH - Close to Knypersley Hall grade II*

Strengths/ Opportunities:

In a residential area adjoining the settlement boundary, close to local schools and facilities. Well contained by residential development, the grounds of Knypersley Hall and the school playing field. Opportunity to tidy up a derelict site and access.

Weaknesses/ Constraints:

Green belt, adjacent to a Listed Building (Knypersley Hall). Capacity may be constrained due to presence of historic features such as wall. Access would need improving. FRA needed but SCC has no specific concerns.

Deliverability Assessment

Availability:

Two SHLAA forms have been submitted.

Suitability:

Potentially suitable for development, well related to residential area including school, well contained, opportunity to tidy up a derelict site and unadopted access, but proximity of Listed Building is a constraint. FRA 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.:

Forge Colour Works

Congleton Road
Biddulph

Site Details

Description

Comments:

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

Site Assessment

Site Features:

Site bounded by Congleton Road (west), a stream (north), open countryside (east & south). Secluded from road with mature hedgerow / shrubs screening it, heavily wooded. Site has evidence of buildings but none there now, relatively flat, former dye works

Available Access:

Good access at southern end of site off Congleton Road. Land slightly elevated from road which would make any development visually prominent. Most of site cannot be seen from road.

Additional Comments:

Site heavily screened can only be seen from road at northern end where there is evidence of demolition and clearance of trees / shrubs. Clearing in centre of site. It is considered that site is rural in character and blends in with its surroundings.

Strengths/ Opportunities:

Is a relatively flat site with good access - its brownfield status is debatable. Note - boarded up building (workshop) next to site at north end not part of site in NLUD records - has planning history for a retail showroom but not implemented.

Weaknesses/ Constraints:

Site green belt and does not adjoin the settlement boundary, site and its surroundings have a rural character, development would be visually intrusive. TPO along south eastern boundary, 3 along SW boundary, Flood Zone 2 & 3 adj stream, contamination.

Deliverability Assessment

Availability:

No known availability constraints. SHLAA rep received (205).

Suitability:

Has recent planning consent.

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 on west side of

Meadows Way
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Undulating site between bypass and BVW. Consists of several fields in agricultural use, farm buildings, dwelling, field boundaries - trees / hedgerows, stream runs through part of site, some parts of site are at a considerably higher level than bypass.

Available Access:

Adjacent to bypass - a number of access options available - through soon to be developed retail park or independent access.

Additional Comments:

Significant views to countryside beyond - sensitive site. FRA needed. Watercourse and SW floodplain through site. EA (no comments) and SCC. EH - Site includes grade II lbs

Strengths/ Opportunities:

In a sustainable location close to the town centre, in the settlement boundary, has clear boundaries i.e. bypass and BVW, retail dev. Opportunity to satisfy Biddulph's housing requirements without encroaching into the green belt. Pedestrian links to BVW.

Weaknesses/ Constraints:

Is a green field site of rural character with extensive views to countryside beyond. Is designated as VOS in SMLP. Identified as important landscape setting to settlement in study and considered to be suitable to retain as VOS.

Deliverability Assessment

Availability:

No known availability constraints. Owner would like to release land. Reduced capacity to take acc of mine entries and design to mitigate visual impact.

Suitability:

Potentially suitable for residential development due to its sustainable location but assimilation into landscape is an issue. Careful design is required e.g. no 3 storey dwellings.

Achievability:

Development would be economically viable taking 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 on west side of

Meadows Way
Biddulph

Site Details

Description

Comments:

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

Site Assessment

Site Features:

Land directly abutting bypass used for grazing - has access point onto bypass.

Available Access:

Would be developed as part of BD071 and accessed off the bypass to the north or south nit through existing gate.

Additional Comments:

Previously part of BD071 until it was discovered that there were 2 separate owners.

Strengths/ Opportunities:

Sustainable location close to town centre can be developed as part of neighbouring BD071. Not Green Belt.

Weaknesses/ Constraints:

Visually sensitive site - possible flooding issues would need to check with County re watercourse. Important to setting of settlement. Recommended for VOS in L & SCA.

Deliverability Assessment

Availability:

Owner willing to release land for development. Reduced capacity to take acc of mine entries and design to mitigate visual impact.

Suitability:

Potentially suitable for residential development due to its sustainable location but assimilation into landscape is an issue. Careful design is required e.g. no 3 storey dwellings.

Achievability:

Development would be economically viable taking 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.:

Newpool Meadows
Tunstall Road
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

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
Meadows School
Tunstall Road
Biddulph

Site Details

Description

Comments:

Area: ha. gross ha. net

Policy: **Status:**

Grid Ref.:

Commitment: **Use:**

Type: **Hierarchy:**

Conversion: **Location:**

Greenbelt: **Flooding:**

Replacement Dwg: **Owner:**

Site Assessment

Site Features:

Site is grassed and relatively level - is the playing field to the disused Meadows School. Adjacent sports pitch is included and hard surface pitch (netball court) behind school.

Available Access:

2 access points on to Tunstall Road. FRA needed. Some SW in east. Consult EA and SCC.

Additional Comments:

Is fenced off and secured at present along with the rest of the school site so there is no public access. Tree lined boundary to north and west. Sports pitch is included as a 'sports ground' in SMDC Open Space Survey,

Strengths/ Opportunities:

In settlement boundary, close to town centre, good access. Opportunity to integrate these facilities with a housing scheme at the disused Meadows School and larger site to north.

Weaknesses/ Constraints:

Site is green field. Whole area is included in open space audit - such facilities will be needed to serve the adjacent planned residential development (shortage of such facilities) so it is considered appropriate to retain them.

Deliverability Assessment

Availability:

Part of the land was put forward on a SHLAA form (139) & 202. Land not now available for development. Has been gifted to James Bateman School.

Suitability:

Site is not considered suitable for residential development because there will be a need for playing fields and playing pitches for the adjacent planned residential development (BD106 & BD071).

Achievability:

Development would be economically viable taking 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.:

Albion Mill
Station Road
Biddulph

Site Details

Description:

Comments:

Area: ha. gross ha. net

Policy: Status:

Grid Ref.:

Commitment: Use:

Type: Hierarchy:

Conversion: Location:

Greenbelt: Flooding:

Replacement Dwg: Owner:

Site Assessment

Site Features:

3 storey mill, 2 storey chapel (both derelict) & a hall - not sure if in use. Former mill yard to rear has recently been developed for housing so mill is surrounded by residential development. Potentially suitable for conversion depends on viability.

Available Access:

Yes - road frontage but not much of a curtilage for any off road parking.

Additional Comments:

Unknown as to whether the building would be suitable for conversion or if the site needs clearing. Difficult to calculate how many dwellings site could yield. Last had planning permission for a gym but does not appear to be in use.

Strengths/ Opportunities:

In a sustainable residential location in the settlement boundary close to the town centre. Conservation Officer advises that the buildings are not listable so a conversion or new build would be possible. Employment use limited - resi amenity.

Weaknesses/ Constraints:

Buildings are probably in multiple ownership so assembling a site for new build could be problematic.

Deliverability Assessment

Availability:

Has planning permission for 9 town houses (Albion Mill) and 4 flats (Westlyan Chapel).

Suitability:

Has planning permission.

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.:	<input type="text" value="1940"/>	Land off Meadows Way Biddulph
SMDC Ref. No.:	<input type="text" value="BD076"/>	
NLUD Ref. No.:	<input type="text" value="343800044"/>	
PA Ref. No.:	<input type="text" value="SM"/>	
LDF Ref. No.:	<input type="text"/>	

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 land formerly allocated for employment use in the SMLP. Allocated for employment / retail / leisure use in the Biddulph Town Centre AAP.

Available Access:

Yes - on to Meadows Way.

Additional Comments:

In floodplain of Main River of watercourse which runs through and under site. Consult EA and SCC. Works on watercourse will need Land Drainage Consent of SCC. Consult EA on surface water (over 1ha). FRA needed.

Strengths/ Opportunities:

Close to town centre. Not now required to meet identified retail needs of Biddulph. 2013 Retail Study reveals smaller convenience allocation would be appropriate instead so this can be accommodated on part of site (see BD076a).

Weaknesses/ Constraints:

AAP allocation.

Deliverability Assessment

Availability:

Planning consent for retail use has now lapsed. Owner has indicated availability.

Suitability:

Suitable for employment use or residential use. Need for employment land close to TC takes precedence. Lack of other suitable sites. Resi on neighbouring land. Sustainable location. Mine entries will act as a constraint.

Achievability:

Development could be made economically viable through reduced planning obligations.

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:	<input type="text" 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 off

Meadows Way
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Vacant land formerly allocated for employment use in the SMLP. Allocated for employment / retail / leisure use in the Biddulph Town Centre AAP.

Available Access:

Yes - on to Meadows Way.

Additional Comments:

In floodplain of Main River of watercourse which runs through and under site. Consult EA and SCC. Works on watercourse will need Land Drainage Consent of SCC. Consult EA on surface water (over 1ha). FRA needed.

Strengths/ Opportunities:

Close to town centre.

Weaknesses/ Constraints:

Has current retail allocation, convenience provision needed for Biddulph and this is considered to be the only site which can deliver this without undermining v and v of town centre.

Deliverability Assessment

Availability:

Allocated in Biddulph AAP so available for development. Planning consent for retail use has now lapsed. Owner has indicated availability.

Suitability:

Although suitable for housing, considered to be more suitable to meet convenience retail needs set out in 2013 Retail Study as this has had a previous retail consent & is well related to the town centre and difficult to find another suitable retail site.

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.:

Victoria Business Park
Tunstall Road
Biddulph

Site Details

Description

Comments:

Area: ha. gross ha. net **Policy:** **Status:**

Grid Ref.: **Commitment:** **Use:**

Type: **Hierarchy:** **Conversion:** **Location:**

Greenbelt: **Flooding:** **Replacement Dwg:** **Owner:**

Site Assessment

Site Features:

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="152"/>	Land at Tunstall Road Biddulph
SMDC Ref. No.:	<input type="text" value="BD078"/>	
NLUD Ref. No.:	<input type="text" value="343800005"/>	
PA Ref. No.:	<input type="text"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	<input type="text" value="Vacant land - previously associated with minerals workings"/>			
Comments:	<input type="text" value="Land is in Green Belt on the border with Stoke on Trent and much of it appears to have reverted back to nature."/>			
Area:	<input type="text" value="0.96"/> ha. gross	<input type="text" value="0.960"/> ha. net	Policy: <input type="text" value="2"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 387924 N 354920"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="9"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

Former coal mining site, slopes down north-south, bounded by Tunstall Road and the District boundary, appears green in nature, evidence of recent planting, some public access to garden area at south of site, rural in character.

Available Access:

Currently one access point north of site but is on a dangerous bend. Most of site has road frontage on to Tunstall Road.

Additional Comments:

Considered to be greenfield land (has now reverted back to nature).

Strengths/ Opportunities:

No obvious strengths.

Weaknesses/ Constraints:

Land last used for coal mining, access difficulties, green field, green belt location on boundary with Stoke on Trent. FRA needed. Watercourse and floodplain run through site. Consult SCC.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

In a sensitive location on border with Stoke on Trent in Green Belt, remote from Biddulph town centre. Not considered to be suitable for any non-green belt development as this would undermine the purpose of the green belt i.e. separation of settlements.

Achievability:

Development could be made economically viable through reduced planning obligations.

Classification:

Full Capacity

5 Year Capacity

Density

Planning Application Details

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="1886"/>	Former SMDC Biddulph Depot Meadows Way Biddulph
SMDC Ref. No.:	<input type="text" value="BD079"/>	
NLUD Ref. No.:	<input type="text" value="343800068"/>	
PA Ref. No.:	<input type="text" value="SM"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	<input type="text" value="Former depot with planning permission for Sainsburys Petrol Station"/>		
Comments:	<input type="text" value="Vacant unimplemented brownfield site with planning permission."/>		
Area:	<input type="text" value="0.21"/> ha. gross	<input type="text" value="0.210"/> ha. net	Policy: <input type="text" value="1"/>
Grid Ref.:	<input type="text" value="E 388167 N 357814"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="B"/>	Hierarchy: <input type="text" value="T"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="N"/>	Floding: <input type="text" value="N"/>	Use: <input type="text" value="9"/>
		Replacement Dwg: <input type="text" value="N"/>	Location: <input type="text" value="U"/>
			Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

Relatively flat brown field site with evidence of buildings which have now been demolished. Hedgerows along some of the boundaries. Concrete fence contains site. Residential development and POS adjacent.

Available Access:

Good purpose built access on to bypass.

Additional Comments:

Suitable for employment or housing development due to good access. High residential density assumed as the site is close to the town centre.

Strengths/ Opportunities:

In settlement boundary, good road access, development would tidy site up.

Weakneses/ Constraints:

Has recently expired planning permission for industrial units and planning approval for a petrol filling station. Would need to check for any contamination on the site.

Deliverability Assessment

Availability:

Has expired planning permission for employment development. 11/00403/FUL - Approval for petrol filling station which has now been built so unavailable for housing.

Suitability:

Potentially suitable for residential development. Has residential development and open space adjacent.

Achievability:

Development could be made economically viable through reduced planning obligations.

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:	<input type="text" 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
Marshfield House
Marsh Green Road
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Site bounded by residential development to south and east, Biddulph Valley Way to west, Marsh Green Road to north. Has stone wall boundary with Marsh Green Road, grass/trees, slopes up from road, used for grazing, well contained, hedgerow boundaries.

Available Access:

Access would have to be on to Marsh Green Road, a narrow lane with awkward access on to Congleton Road. Query capacity to access dev on this site + BD068 and BD087.

Additional Comments:

Public footpath the southern boundary which rises steeply up to Marshfield House. Flood zones 2 & 3 adjacent to stream. Environmental Health are concerned about future residents amenity.

Strengths/ Opportunities:

Close to a residential area, adjoins settlement boundary, limited impact on openness of GB. Owner's agent considers that development here would round off the settlement and would have excellent links with s & f.

Weaknesses/ Constraints:

Greenfield, green belt, close proximity of sewage works, possible access limitations. Stream creates a flooding issue. Applicant's agent considers no infr problems. EA comment - marginal FZ. Needs SFRA3.

Deliverability Assessment

Availability:

SHLAA form received (59). Owner's agent states that the site is available. Excluded Flood Zone 3 area from site boundary in April 14 as dev not acceptable within zone.

Suitability:

Potentially suitable for some development if constraints can be overcome. Works on watercourse will need Land Drainage Consent of EA. SFRA3 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:
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 off

Beaumont Close
Biddulph

Site Details

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

Site Assessment

Site Features:

Bounded by stream, public footpath and houses fronting Congleton Road. Grass, some trees, sloping gently down to stream. Secluded - not visible from Congleton Rd and well contained.

Available Access:

SCC Highways advised landowner that access off Beaumont Close would require upgrading works. Possibility of access directly off Marsh Green Road with bridge over brook. A total exceeding 40 dwellings may require junction improvement works.

Additional Comments:

Owner considers site to be previously developed as it used to be a nursery with greenhouses. Works on watercourse will need Land Drainage Consent of EA.

Strengths/ Opportunities:

Close to residential development, adjoins settlement boundary, well contained. Low ecological impact according to land owner.

Weaknesses/ Constraints:

Green field, green belt, stream on western boundary has a Flood Zone 2 and 3 corridor - small part of site cannot be developed on. Number of houses could be restricted by highway requirements. EA say - marginal FZ. Needs SFRA2

Deliverability Assessment

Availability:

SHLAA form (no 147) received stating immediate availability of site. SHLAA form (no 226) received from owner stating immediate availability. Excluded Flood Zone 3 area from site boundary in April 14 as dev not acceptable within zone.

Suitability:

Site is well contained with clear boundaries and potentially suitable for development. It is within a residential area but constraints exist - gfield, g'belt, flooding, access if combined with neighbouring 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: 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
Thomas Street
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

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.:

Yarn Mill
Stringer Street
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

19th Century 2 storey building with 1960s extension. U shaped building with off-street parking area. Flat site. Underused - 2 emp uses occupy half building. Rest vacant. Building poor - demolition and rebuild to a similar size would seem appropriate.

Available Access:

On to Cross Street or Stringer Street. Good access. Building is visible from bypass. Identified in Employment Land Study 2006 as being part of an area defined as having a high suitability for employment use.

Additional Comments:

Planning consent for music studio very unlikely to be implemented - a more recent one submitted for Minster Mill. Could accommodate up to 20 apartments in a 3 storey re-build.

Strengths/ Opportunities:

Sustainable location in the town centre. Opportunity for a good quality residential scheme. Will improve the appearance of the area.

Weaknesses/ Constraints:

Is within Biddulph Town Centre AAP area - Policy DS4 'the overall quantities of land occupied by employment and residential uses should not alter significantly in this area.' This effectively restricts residential development. ELS 2006. Employment uses.

Deliverability Assessment

Availability:

No known availability constraints. Building appears to be currently marketed for rent. In deep surface water floodplain and reports of local sw flooding. Consult SCC. FRA needed. Owner unknown.

Suitability:

Potentially suitable for residential development. Capacity has been calculated with the assumption that the building will be replaced by a new apartment block. Density figure calculated assuming that new build apartment blocks have a higher density.

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.:

Minster Mill
Walley Street
Biddulph

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 2 storey 19th Century mill building with extensions. Flat site. Currently underused - small part in use as manufacture + retail (furniture) and employment. Would benefit from improvements. Prominent site highly visible from bypass.

Available Access:

On to Stringer Street and Walley Street. Good access. Identified in Employment Land Study 2006 as being part of an area defined as having a high suitability for employment use.

Additional Comments:

Proportion of floorspace which is in use 40%. surface water floodplain (Deep) and reports of SW flooding on Walley Street. Consult SCC. FRA needed.

Strengths/ Opportunities:

Sustainable location in the town centre. Opportunity for a residential scheme - probably new build apartments. Owner wishes to redevelop the site with a residential element (AAP rep).

Weaknesses/ Constraints:

Is within Biddulph Town Centre AAP area - Policy DS4 states that 'the overall quantities of land occupied by employment and residential uses should not alter significantly in this area.' Music studio would preclude resi. ELS 2006.

Deliverability Assessment

Availability:

Owner has indicated that he would be willing to release the land for residential development.

Suitability:

Potentially suitable for residential development. Capacity calculated with the assumption that the building will be replaced by a new apartment block. Density figure has been calculated assuming that new build apartment blocks have a higher density.

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

Meadows Way & Tunstall Road
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Elevated site in prominent location between bypass and Tunstall Road. Mainly grass with some recently planted trees. Slopes down (south to north). Used by a local school (James Bateman Junior High) (SCC) part of a land swap when bypass built.

Available Access:

Problematic - immediately adjacent to a roundabout but highway authority unlikely to allow another access in this location. Would have to be part of neighbouring BD016 site and be accessed off Tunstall Road if possible.

Additional Comments:

Have assumed density of 33dph to allow for a green strip of space to be retained close to roundabout for screening.

Strengths/ Opportunities:

In settlement boundary, sustainable location. Not identified in PPG17 audit.

Weaknesses/ Constraints:

Prominent site with access issues. Availability unknown. SW floodplain on site. Consult SCC.

Deliverability Assessment

Availability:

Believed to be owned by SCC - used by a local school so availability is unlikely.

Suitability:

Potentially suitable for some 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 between

Crabtree Avenue & bypass
Biddulph

Site Details

Description

Comments:

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

Site Assessment

Site Features:

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="683"/>	Land rear of Meadows School Tunstall Road Biddulph
SMDC Ref. No.:	<input type="text" value="BD106"/>	
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 settlement boundary"/>			
Comments:	<input type="text" value="Field in settlement boundary."/>			
Area:	<input type="text" value="1.078"/> ha. gross	<input type="text" value="1.078"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 387943 N 356911"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="9"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Field to rear of Meadows School. Close to bypass and adjacent to 2 suggested future housing sites. In a mixed area. Field is undulating and secluded so cannot be seen from public land. Has clear hedgerow boundary with some mature trees.

Available Access:

Field is accessed by a single track and has very limited development potential without neighbouring land.

Additional Comments:

Land not used for agricultural purposes according to owner. FRA needed. Deep SW floodplain along west boundary. Consult EA and SCC.

Strengths/ Opportunities:

In a sustainable location in the settlement boundary. Opportunity to develop an integrated scheme with neighbouring sites and meet a large part of Biddulph's housing needs. Not within SMLP VOS designation.

Weaknesses/ Constraints:

Would need to be developed as part of an integrated scheme with neighbouring sites. Recommended for inclusion as VOS in Landscape Study. Identified as being important landscape setting to settlement. FRA needed.

Deliverability Assessment

Availability:

Letter received in Feb 10 from owner - treated as SHLAA no. 148. Also SHLAA 203 received.

Suitability:

Potentially suitable for residential development. In a sustainable location in the settlement boundary. Opportunity to develop an integrated scheme with neighbouring sites and meet a large part of Biddulph's housing needs.

Achievability:

Development would be economically viable taking 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
Jacksons Nursery
Tunstall Road
Biddulph

Site Details

Description:

Comments:

Area: ha. gross ha. net Policy: Status:

Grid Ref.: Commitment: Use:

Type: Hierarchy: Conversion: Location:

Greenbelt: Flooding: Replacement Dwg: Owner:

Site Assessment

Site Features:

Dwelling at entrance to site (which may not be listed - investigate). Garage in middle of site may not be listed. Land is mainly scrub with derelict greenhouses and hard standing. Flat & well screened/secluded with hedgerow boundary.

Available Access:

There is an access directly on to Tunstall Road along a driveway but further highway investigations would be required to determine the number of dwellings which could be served by this.

Additional Comments:

Strengths/ Opportunities:

Brownfield site. Available immediately. In need of tidying up and in a sustainable location. Adjacent to much larger potential housing site.

Weaknesses/ Constraints:

Need to determine status of buildings on site - if not listed, listed building close by which could still affect capacity. Have assumed a low density to allow for this at this stage.

Deliverability Assessment

Availability:

Agent acting on behalf of landowner considers that the site is deliverable immediately. Core Strategy representations have been received. SHLAA form received (204).

Suitability:

Potentially suitable. Land is underused and untidy with derelict greenhouses and scrub. Site is well secluded so there would be a low visual impact and in a sustainable location close to the town centre and schools.

Achievability:

Development would be economically viable taking 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="1090"/>	Land adjacent to Plover Drive Biddulph
SMDC Ref. No.:	<input type="text" value="BD110"/>	
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 adjoining settlement boundary"/>						
Comments:	<input type="text" value="Agricultural land in the green belt adjoining the settlement boundary."/>						
Area:	<input type="text" value="1.7"/> ha. gross	<input type="text" value="1.700"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 389500 N 357813"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Deliverability Assessment

Availability:

Suitability:

Achievability:

Classification:

Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:	<input type="text"/>	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="1092"/>	Land at Church Road Biddulph
SMDC Ref. No.:	<input type="text" value="BD111"/>	
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="Small portion of open space - part of larger area"/>			
Comments:	<input type="text" value="Small scale development may be acceptable linked with enabling development hence net figure."/>			
Area:	<input type="text" value="3.8"/> ha. gross	<input type="text" value="0.460"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 388672 N 356998"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="5"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="1"/>

Site Assessment

Site Features:

As a whole, is mainly grassed with a sports pitch and other open space, site is elevated and sloping. Site is prominent in the area and provides valuable open space, though this parcel of land is located in a dip and is not particularly prominent.

Available Access:

Access to this parcel of land would be needed through the neighbouring pub car park.

Additional Comments:

Strengths/ Opportunities:

In a sustainable location in the settlement boundary. Opportunity for enabling development on a small part of site to fund improvements to rest of open space.

Weaknesses/ Constraints:

Is designated open space of which there is a shortage in this area and green field.

Deliverability Assessment

Availability:

SMDC owned.

Suitability:

This site is only suitable for development under exceptional circumstances as an enabling development due to its open space designation.

Achievability:

Development would be economically viable taking 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
Frogmeadow Farm
Meadowside
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Directly adjacent to BVW (on a similar level). Has not been mined (according to owner). Field - looks like its used for grazing. Relatively flat and visible from BVW.

Available Access:

The owner claims that road access is potentially good in view of a new road being built from the bypass towards the site (but is this viable? Need to cross BVW.) Also could be linked with the BVW to provide pedestrian access.

Additional Comments:

Strengths/ Opportunities:

Relatively close to the town centre. Linkages could be made with the BVW and through area 4 on the other side to the town centre. Land is available for development.

Weaknesses/ Constraints:

Green field, green belt, vehicular access - a major constraint, development on this side of the BVW intrudes into the countryside. BVW provides a strong edge to the settlement at this point.

Deliverability Assessment

Availability:

A SHLAA form has been submitted.

Suitability:

Not suitable. On the west side of the BVW (which provides strong boundary to settlement) - intrusion into the open countryside, access difficulties are 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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land west of
Biddulph Valley Way

Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Previously open cast land. Relatively flat with a gentle uphill slope. Land has little or no value as agricultural land. Independent tests have been carried out by owner to confirm this. Visible from BVW (on a similar level).

Available Access:

The owner claims that road access is potentially good in view of a new road being built from the bypass towards the sites (but is this viable? Need to cross BVW) Also the BVW could provide pedestrian access.

Additional Comments:

Hard to tell the land is previously open cast - appears to have reverted back to nature. Some limited areas of SW flooding shown on site. FRA should consider this risk.

Strengths/ Opportunities:

Relatively close to the town centre, a large capacity. Linkages could be made with the BVW and through area 4 on the other side to the town centre. Land is available for development.

Weaknesses/ Constraints:

Green field, green belt, vehicular access - a major constraint, development on this side of the BVW intrudes into the countryside. BVW provides a strong edge to the settlement at this point.

Deliverability Assessment

Availability:

A SHLAA form has been submitted.

Suitability:

Not suitable. On the west side of the BVW (which provides strong boundary to settlement) - intrusion into the open countryside, access difficulties are 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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land south of

Victoria Row
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Relatively flat field. Appears that some domestic planting has occurred to road frontage.

Available Access:

Advised by County Highways (Dave Plant 21 8 14) that an access created opposite VBP access onto Tunstall Rd would be most preferable but this may involve loss of dwellings fronting Tunstall Rd.

Additional Comments:

FRA needed but no specific flooding concerns.

Strengths/ Opportunities:

Road frontage onto residential street, good access, close to employment, limited landscape impacts.

Weaknesses/ Constraints:

Green field, green belt, remote from the town centre, spreads development closer to District boundary. Adjustments to g'belt boundary required as that side of Tunstall Road is all currently designated g'belt. FRA needed.

Deliverability Assessment

Availability:

SHLAA form received from owner (108) for part of land identified and recent letter stating availability. Officer opinion - considered to be more suitable for employment use than housing.

Suitability:

Less suitable for resi as it is remote from the town centre and would spread development closer to District boundary. More suitable for employment - good road connections, opposite VBP, limited landscape impacts.

Achievability:

Development would be economically viable taking 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="1160"/>	Land off Brook Street Biddulph
SMDC Ref. No.:	<input type="text" value="BD118"/>	
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="Greenbelt land with development interest for housing"/>			
Comments:	<input type="text" value="Neighbouring land has planning permission for 4 dwellings (see record BD114) and other adj. land has been put forward by another party for 6 dwellings (see record BD109). HLAA rep 105 would like to see 78 dwellings in total on the 3 sites."/>			
Area:	<input type="text" value="0.63"/> ha. gross	<input type="text" value="0.630"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 387438 N 356281"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="6"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="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:

Described by owner as scrub land. Relatively flat with hedgerow boundary. Appears to be mainly grassland though the owner contends that it is poor quality and not suitable for agricultural use. Residential development to south.

Available Access:

Would need to be off Towerhill Road through neighbouring land as Brook Street access is inadequate. Possible access through adjoining site BD109.

Additional Comments:

Strengths/ Opportunities:

In a residential area, land of no landscape value.

Weaknesses/ Constraints:

Green belt, 78 apartments as suggested is very intensive - have reduced capacity based on around 40 dph, potential visual and highway impacts. Close to boundary with Stoke on Trent City Council but limited impact.

Deliverability Assessment

Availability:

Have a SHLAA form for this land (number 105).

Suitability:

Potentially suitable if a suitable access is created through neighbouring land. Site is no closer to SOT boundary than existing residential development so the gap between the settlements is not reduced. Consider including adjoining site BD109.

Achievability:

Development would be economically viable taking 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="1997"/>	Old Coal Yard Mow Lane Biddulph
SMDC Ref. No.:	<input type="text" value="BD123"/>	
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="Former coal yard in green belt"/>			
Comments:	<input type="text" value="Not clear how the site is being used at present (if at all)."/>			
Area:	<input type="text" value="0.4"/> ha. gross	<input type="text" value="0.400"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 387719 N 358672"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="6"/>
Type:	<input type="text" value="B"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Red brick building to road frontage which appears to be in poor condition. Large gate adjacent which is padlocked so no access on to site or views into site. Well screened from road. Appears to be heavily wooded from aerial pic with hard standing.

Available Access:

Road frontage to Mow Lane.

Additional Comments:

Strengths/ Opportunities:

Appears to be brownfield.

Weaknesses/ Constraints:

In greenbelt some distance from development boundary, narrow winding lane, rural location, doesn't relate well to town. Possible contamination due to previous use.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unsuitable. In greenbelt some distance from development boundary, narrow winding lane, rural location, doesn't relate well to town. Possible contamination.

Achievability:

Development could be made economically viable through reduced planning obligations.

Classification:

Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:	<input type="text" 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 of

Mill Hayes Road
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

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

Available Access:

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

Additional Comments:

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

Strengths/ Opportunities:

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

Weaknesses/ Constraints:

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

Deliverability Assessment

Availability:

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

Suitability:

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

Achievability:

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

Classification: Full Capacity:

5 Year Capacity:

Density:

Planning Application Details

Planning Application: Application Type:
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="2559"/>	Land north of Mill Hayes Road Biddulph
SMDC Ref. No.:	<input type="text" value="BD131a"/>	
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 to south of town"/>						
Comments:	<input type="text" value="Formerly part of a larger area - BD131."/>						
Area:	<input type="text" value="1.28"/> ha. gross	<input type="text" value="1.280"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 388303 N 356188"/>		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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land off

Harlech Drive
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

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="1888"/>	Land East of Mill Hayes Road Biddulph
SMDC Ref. No.:	<input type="text" value="BD132"/>	
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="Agricultural land in greenbelt"/>			
Area:	<input type="text" value="13.3"/> ha. gross	<input type="text" value="13.300"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 389037 N 356290"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Deliverability Assessment

Availability:

Suitability:

Achievability:

Classification:

Full Capacity

5 Year Capacity

Density

Planning Application Details

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="1889"/>	Land to south east of Biddulph Biddulph
SMDC Ref. No.:	<input type="text" value="BD133"/>	
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 area of land to east of town important to setting of settlement."/>			
Comments:	<input type="text" value="Large area of land to east of town important to setting of settlement."/>			
Area:	<input type="text" value="74"/> ha. gross	<input type="text" value="74.000"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 389582 N 356879"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

A number of fields with at least 2 farmhouses and other dwellings. Land likely to be in multiple ownership. Rises up S to N to Biddulph Moor. Views.

Available Access:

Would need to create multiple accesses.

Additional Comments:

Not identified as a broad area due to landscape constraints. Development of this area would see the gap between the town and Biddulph Moor eroded.

Strengths/ Opportunities:

Weaknesses/ Constraints:

L & SS study identifies the whole area as being an important landscape setting to the settlement. Features such as ridgelines and rocky outcrops have been identified. Would create urban sprawl, visually prominent sloping land with views of town.

Deliverability Assessment

Availability:

Ownerships unknown.

Suitability:

Not suitable for landscape reasons set out. FRA needed. Extensive SW flooding and watercourses. Consult EA and SCC.

Achievability:

Development would be economically viable taking 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="1890"/>	Land west of Blackbird Way Biddulph
SMDC Ref. No.:	<input type="text" value="BD134"/>	
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 greenbelt adjacent to settlement boundary"/>			
Comments:	<input type="text" value="Agricultural land in greenbelt"/>			
Area:	<input type="text" value="1.29"/> ha. gross	<input type="text" value="1.290"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 389435 N 357686"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Deliverability Assessment

Availability:

Suitability:

Achievability:

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

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

Site Details

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

Site Assessment

Site Features:

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

Available Access:

Yes

Additional Comments:

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

Strengths/ Opportunities:

None.

Weaknesses/ Constraints:

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

Deliverability Assessment

Availability:

National Trust and SMDC land. Is in use.

Suitability:

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

Achievability:

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

Classification:

Full Capacity

5 Year Capacity

Density

Planning Application Details

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

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

Site Details

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

Site Assessment

Site Features:

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

Available Access:

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

Additional Comments:

Strengths/ Opportunities:

None.

Weaknesses/ Constraints:

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

Deliverability Assessment

Availability:

Owner unknown.

Suitability:

Unsuitable due to constraints.

Achievability:

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

Classification:

Full Capacity

5 Year Capacity

Density

Planning Application Details

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="1894"/>	Land to north of Marsh Green Road Biddulph
SMDC Ref. No.:	<input type="text" value="BD137"/>	
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 green belt land in north of town with constraints"/>			
Comments:	<input type="text" value="Undeveloped green belt land with constraints"/>			
Area:	<input type="text" value="18.7"/> ha. gross	<input type="text" value="18.700"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 388801 N 359331"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="Y"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

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

Available Access:

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

Additional Comments:

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

Strengths/ Opportunities:

None.

Weaknesses/ Constraints:

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

Deliverability Assessment

Availability:

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

Suitability:

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

Achievability:

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

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:	<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="2553"/>	Land to north of Marsh Green Road Biddulph
SMDC Ref. No.:	<input type="text" value="BD137a"/>	
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="Small undeveloped parcel of land in green belt."/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="1.02"/> ha. gross	<input type="text" value="1.020"/> ha. net	Policy:	<input type="text" value="2,3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 388801 N 359331"/>		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:

Field adjacent to Biddulph Valley Way, bounded by hedgerows, part of a larger area of open countryside.

Available Access:

No direct access.

Additional Comments:

Strengths/ Opportunities:

None.

Weaknesses/ Constraints:

Green belt. Considered to be beyond the defensible development boundary and part of the open countryside. Would have to be developed with neighbouring land as the site has no direct access.

Deliverability Assessment

Availability:

Potentially available. SHLAA form received (no 232)

Suitability:

Green belt. Considered to be beyond the defensible development boundary and part of the open countryside. Would have to be developed with neighbouring land as the site has no direct 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" 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="1895"/>	Land off Mow Lane Biddulph
SMDC Ref. No.:	<input type="text" value="BD138a"/>	
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 to north-west of town"/>			
Comments:	<input type="text" value="Field adjacent to a residential area."/>			
Area:	<input type="text" value="3.7"/> ha. gross	<input type="text" value="3.700"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 388323 N 359031"/>		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:

Well contained field in a residential area. Undulating with highest point being in the centre. Hedgerow boundaries, used for grazing. Public footpath runs through centre but overgrown at Mow Lane entrance. Some mature trees within site. Secluded.

Available Access:

Road frontage but this is an issue which requires further investigation. Wedgewood Lane and Marshfield L, single track in places. Linkages with the main Congleton Road are poor - involves narrow lanes. Mow Lane access possible.

Additional Comments:

Would need to establish the capacity of the junction onto Congleton Road.

Strengths/ Opportunities:

Well contained, in a residential area. Site appears quite secluded - not overlooked by much.

Weaknesses/ Constraints:

Green belt, access, the whole of the site has been identified in the Landscape & Settlement Setting Study as being important to the setting of the settlement, noise from adjacent employment use could be an issue. FRA needed.

Deliverability Assessment

Availability:

Available according to SHLAA form 230. In surface water floodplain of watercourse which to north of site. Consult SCC. Works on watercourse will need Land Drainage Consent of SCC. Consult EA on surface water (over 1ha). FRA needed.

Suitability:

Potentially suitable for development if constraints can be overcome. The site is well contained, secluded and in a residential area. Flood 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:	<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="2551"/>	Land off Well Lane Biddulph
SMDC Ref. No.:	<input type="text" value="BD138b"/>	
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 residential area."/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="2.6"/> ha. gross	<input type="text" value="2.600"/> ha. net	Policy: <input type="text" value="2,3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 388323 N 359031"/>		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:

Field - well contained with clear hedgerow boundaries. Track N, roads W and S, neighbouring property + nursery E. Gently slopes south to north. More visible and overlooked than BD138a. Views across to surrounding hills.

Available Access:

Could be problematic - Marshfield Lane where an access gate exists is very narrow. Well Lane more likely but further investigation is required.

Additional Comments:

In surface water floodplain of watercourse which to north of site. Consult SCC. Works on watercourse will need Land Drainage Consent of SCC. Consult EA on surface water (over 1ha). FRA needed.

Strengths/ Opportunities:

Well contained, in a residential area.

Weaknesses/ Constraints:

Green belt, access, the whole of the site has been identified in the Landscape & Settlement Setting Study as being important to the setting of the settlement. FRA needed.

Deliverability Assessment

Availability:

SHLAA form received (no. 231).

Suitability:

Potentially suitable for development if constraints can be overcome. The site is well contained and in a residential area. Flood 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:	<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.:

Marsh Green Nursery
Well Lane
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

Well contained, field to north, buildings and polytunnels associated with nursery to south.

Available Access:

off Well Lane but problematic if full developed. Would require further investigation.

Additional Comments:

In surface water floodplain of watercourse which to north of site. Consult SCC. Works on watercourse will need Land Drainage Consent of SCC. Consult EA on surface water (over 1ha). FRA needed.

Strengths/ Opportunities:

Adjacent to residential development.

Weaknesses/ Constraints:

Green belt, access, the whole of the site has been identified in the Landscape & Settlement Setting Study as being important to the setting of the settlement. Currently in use as a nursery. FRA needed.

Deliverability Assessment

Availability:

A significant part of the site is currently in use as a nursery.

Suitability:

Potentially suitable for residential development in the future if constraints could be overcome.

Achievability:

Development would be economically viable taking 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="1897"/>	Land to west of Wedgewood Lane Biddulph
SMDC Ref. No.:	<input type="text" value="BD139"/>	
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 the green belt to the west of the town"/>						
Comments:	<input type="text" value="Agricultural land in the green belt to the west of the town."/>						
Area:	<input type="text" value="8"/> ha. gross	<input type="text" value="8.000"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 387863 N 358573"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Agricultural land with hedgerow to boundary with Wedgewood Lane. Feels rural in character.

Available Access:

Mow Lane or Wedgewood Lane. Wedgewood Lane would be most appropriate as Mow Lane is narrow in this area. Transport links with the main Congleton Road are difficult in this area due to narrow lanes.

Additional Comments:

In floodplain of watercourse which runs through and under site. Consult EA and SCC. Works on watercourse will need Land Drainage Consent of SCC. Consult EA on surface water (over 1ha). FRA needed.

Strengths/ Opportunities:

None.

Weaknesses/ Constraints:

The whole of the site has been identified in the Landscape & Settlement Setting Study as being important to the setting of the settlement. Rural character of the area. Wedgewood Lane provides a strong edge to the settlement at this point. FRA needed.

Deliverability Assessment

Availability:

Owner unknown.

Suitability:

Unsuitable due to character of area and landscape value.

Achievability:

Development would be economically viable taking 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="1899"/>	Land east of Akesmoor Lane Biddulph
SMDC Ref. No.:	<input type="text" value="BD140"/>	
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 green belt land to west of town"/>						
Comments:	<input type="text" value="Agricultural green belt land to west of town."/>						
Area:	<input type="text" value="34"/> ha. gross <input type="text" value="34.000"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>		
Grid Ref.:	<input type="text" value="E 387805 N 358054"/>	Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>		
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Agricultural land bordered by Akesmoor Lane to west and BVW to east. Grass, relatively flat, mature green boundaries to housing (east). Thick hedgerow to Akesmoor Lane. Used for grazing, various accesses off Akesmoor Lane. Rural in character.

Available Access:

A new access would need to be created probably across BVW as Akesmoor Lane likely to be too narrow to serve a large number of dwellings.

Additional Comments:

In floodplain of three watercourses which runs through and under site. Consult EA and SCC. Works on watercourses will need Land Drainage Consent of SCC. Consult EA on surface water (over 1ha). FRA needed.

Strengths/ Opportunities:

Not highlighted as being high quality landscape in the landscape & Settlement Setting study.

Weaknesses/ Constraints:

Intrusion into the greenbelt. Area rural in character. Goes beyond BVW. Access. Likely to be a number of landowners. FRA needed.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development due to potential access difficulties and the rural 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:	<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

Meadow Side
Biddulph

Site Details

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

Site Assessment

Site Features:

Part of land adjacent to BVW. Most to north of Meadowside. When viewed from public footpath off Meadowside land falls away steeply - may have been mined and subsided? Not developable.

Available Access:

Track which also acts as a right of way off Meadowside but problematic to extend this. Would question the viability of creating a new access through Area 4 and across the BVW.

Additional Comments:

Some limited areas of SW flooding shown on site. FRA should consider this risk. Consult EA and SCC.

Strengths/ Opportunities:

Relatively close to the town centre but linkages would need to be created through neighbouring areas and across the BVW.

Weaknesses/ Constraints:

Green field, green belt, vehicular access - a major constraint, development on this side of the BVW intrudes into the countryside. BVW provides a strong edge to the settlement at this point. FRA needed.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not suitable. On the west side of the BVW (which provides a strong edge to the settlement) - intrusion into the open countryside and access difficulties are 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="1901"/>	Land at Brown Lees East of district boundary Biddulph
SMDC Ref. No.:	<input type="text" value="BD141"/>	
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 adjacent to District boundary"/>			
Comments:	<input type="text" value="Agricultural land."/>			
Area:	<input type="text" value="20.4"/> ha. gross	<input type="text" value="20.400"/> ha. net	Policy: <input type="text" value="2/3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 387254 N 356417"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Agricultural land, some used for grazing, relatively flat. Some agricultural buildings and at least one residence.

Available Access:

Fronts Tower Hill Road to the east. Southern part could be accessed off Brook Street.

Additional Comments:

FRA needed. SW floodplain and watercourses on site. Surface Water sewer seems to discharge to site. Consult EA, SCC and water company.

Strengths/ Opportunities:

Land is of no particular quality in terms of settlement setting. Although possibly suitable for residential development, this needs to be balanced against the function of the green belt in this location.

Weaknesses/ Constraints:

Development of this area would mean building up to the District boundary in this significant area of green belt which maintains the separation of Biddulph from Stoke on Trent. FRA needed.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable for development because developing here would erode the greenbelt gap separating Biddulph from the SOT 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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land between

Brook Street & Biddulph Valley Way
Biddulph

Site Details

Description:

Comments:

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

Site Assessment

Site Features:

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 on west side of

Towerhill Road
Biddulph

Site Details

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

Site Assessment

Site Features:

Relatively flat field with hedgerow boundary to Towerhill Road. Does not appear to be used for agricultural purposes. Residential development to east and south.

Available Access:

Road frontage to Towerhill Road.

Additional Comments:

FRA needed. SW floodplain on site. Consult EA and SCC.

Strengths/ Opportunities:

In a residential area, good access, not identified as being significant in landscape terms.

Weaknesses/ Constraints:

Greenbelt, close to the boundary with Stoke on Trent City (though site is no closer than existing residential development so the gap between the settlements is not reduced) limited impact, within a mineral consultation area. FRA needed.

Deliverability Assessment

Availability:

No known availability constraints. Land registered but no owner response yet.

Suitability:

Potentially suitable - not identified as being significant in landscape terms, in a residential area with good access. Flood mitigation measures likely to be 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:
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="2451"/>	Levens Tunstall Road Biddulph
SMDC Ref. No.:	<input type="text" value="BD156"/>	
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="House and curtilage in development boundary"/>			
Comments:	<input type="text" value="House with large curtilage and development interest."/>			
Area:	<input type="text" value="0.84"/> ha. gross	<input type="text" value="0.840"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 387943 N 356911"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="1,8"/>
Type:	<input type="text" value="B/G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

House with large curtilage and field off Tunstall Road. Close to bypass and adjacent to 2 suggested future housing sites. In a mixed area with residential to south, a disused nursery and a disused school in close proximity.

Available Access:

No road frontage. Adjacent site has good access potential so would need to be developed with this site.

Additional Comments:

SW floodplain on site. Consult SCC.

Strengths/ Opportunities:

In a sustainable location in the settlement boundary. Opportunity to develop an integrated scheme with neighbouring sites and meet a large part of Biddulph's housing needs. Not within SMLP VOS designation.

Weaknesses/ Constraints:

Would need to be developed as part of an integrated scheme with neighbouring sites. Recommended for inclusion as VOS in Landscape Study. Identified as being important landscape setting to settlement. Some mature trees along boundaries.

Deliverability Assessment

Availability:

No known availability constraints SHLAA forms received (148 & 203).

Suitability:

Potentially suitable for residential development. In a sustainable location in the settlement boundary. Opportunity to develop an integrated scheme with neighbouring sites and meet a large part of Biddulph's housing needs. Flood mitigation measures may

Achievability:

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

Site Details

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

Site Assessment

Site Features:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Deliverability Assessment

Availability:

Suitability:

Achievability:

Classification:

Full Capacity

5 Year Capacity

Density

Planning Application Details

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="1649"/>	Land south of Donkey Lane Cheadle
SMDC Ref. No.:	<input type="text" value="CH001"/>	
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 within town development boundary"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="7.6"/> ha. gross	<input type="text" value="7.000"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401294 N 344330"/>		Commitment: <input type="text" value="1"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="U/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:

Gently sloping greenfield site down to valley. Open landscape with few hedgerows and trees. Stronger vegetation along streamline to east.

Available Access:

Directly off A521 Froghall Road. Other potential accesses off Ayr Road, Cheltenham Avenue and Thorpe Rise.

Additional Comments:

Site had outline permission in the 1980's but was never implemented. Remained in Local Plan as an allocation. 00/01024/FUL & 00/01031 residential development of 198 dwellings - withdrawn due to housing over supply at that time.

Strengths/ Opportunities:

Well related to the existing settlement. Opportunity for better links between Thorpe Rise estate (n) and Cheadle to the south. Also potential to extend the Cecilly Brook Nature Reserve into the site. Opportunity to incorporate new school if required.

Weaknesses/ Constraints:

Public footpaths cross site. Previous coal extraction requires investigation. Small area of Flood Zone 3 (E). 2 x TPO's. Phase 1 habitat survey recommends watercourse protected & suitable buffering. Heritage statement produced for masterplanning process.

Deliverability Assessment

Availability:

SHLAA form submitted. Consider the site is available now.

Suitability:

Site is well related to the existing settlement. Good potential for development. Coal authority do not consider coal workings would prevent development, two disused mine shafts on the 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="1651"/>	Remainder of Lightwood Estate Ashbourne Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH002a"/>	
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 Moor Lane Farm"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.79"/> ha. gross	<input type="text" value="0.750"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401685 N 343163"/>		Commitment:	<input type="text" value="1"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="U"/>
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:

Single open field with no significant features within site. Currently in agricultural use. Belt of mature trees along south western boundary of site.

Available Access:

Access available off Arundel Drive.

Additional Comments:

SM99/01337/ful refused and dismissed due to housing oversupply at the time. Inspector did not consider that there were any other constraints to development at that time.

Strengths/ Opportunities:

Within settlement boundary and adjacent to existing housing to north and south. It has good infill potential. Remaining part of Lightwood Local Plan allocation. Opportunities to link the adjacent two estates for pedestrian access.

Weaknesses/ Constraints:

Flood risk zone 3 adjoins western edge of site.

Deliverability Assessment

Availability:

Site is available. Previous application covered both sites CH002a and CH002b.

Suitability:

Within settlement boundary and adjacent to existing housing to north and south. Good potential 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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land at
Moor Lane Farm
Moor Lane
Cheadle

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 East of

Brookhouse Way
Cheadle

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/underused land with no significant features within the site. Adjacent to existing housing. Slopes down to the brook with scattered trees.

Available Access:

Possible access from Balmoral Drive or from extended Brookhouse Way. No objections raised by SCC highways to previous application.

Additional Comments:

Site approved March 2015.

Strengths/ Opportunities:

Within settlement boundary and adjacent to existing housing to north. Relates well to existing development and would complete residential area. Phase 1 habitat survey does not raise any significant issues.

Weaknesses/ Constraints:

Footpath link from gate adjacent to the dismantled railway across site to the brook. Disused railway line to south east of site.

Deliverability Assessment

Availability:

Letter from agent promoting site for residential development.

Suitability:

Part of Local Plan Allocation for housing within settlement boundary and adjacent to existing housing to 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: 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="690"/>	Paddock areas rear of 136 Froghall Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH004"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	<input type="text" value="Two paddock areas within development boundary"/>			
Comments:	<input type="text" value="Greenfield sites within development boundary"/>			
Area:	<input type="text" value="1.3"/> ha. gross	<input type="text" value="1.300"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401095 N 344425"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="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:

Site comprises of 2 paddocks surrounded by built development. Flat open fields in agricultural use bordered by hedgerows.

Available Access:

Access would have to be via Thorpe Drive. No potential access points to west or north or off Froghall Road.

Additional Comments:

No previous planning history.

Strengths/ Opportunities:

Within development boundary surrounded by residential development. Land is isolated from other land in agricultural use.

Weaknesses/ Constraints:

Greenfield. Phase 1 habitat survey has identified small area of marshy grassland and recommends that this is protected. Could be incorporated into scheme.

Deliverability Assessment

Availability:

Site is available.

Suitability:

Within development boundary surrounded by residential development. Good potential 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.:

SMDC Ref. No.:

NLUD Ref. No.:

PA Ref. No.:

LDF Ref. No.:

Turner's Pasture

Cheadle

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 comprises farm buildings and dwelling surrounded by vacant greenfield land. Adjoins brook which has scattered trees/vegetation and borders recreational ground.

Available Access:

Existing access available from Ness Grove.

Additional Comments:

Site approved for housing. June 2015.

Strengths/ Opportunities:

Smaller area included to reflect flood plain. Within development boundary surrounded by residential development. Footpath which links with brook and recreation use well used, potential for enhancement of this area.

Weaknesses/ Constraints:

Flood Zone 3 covers part (reflected in the net figure). TPOs northern edge/along brook but could be accommodated within landscaping scheme / habitat protection. Includes farm within site. Well used footpath in south eastern corner.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Within development boundary surrounded by residential development. Good potential 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:

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="2596"/>	Land and buildings at Orchard Farm Churchill Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH009"/>	
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="House, barns and garden plus greenfield/orchard area"/>			
Comments:	<input type="text" value="House could be brownfield but the rest of the site is greenfield. Requires demolition of existing buildings to maximise potential."/>			
Area:	<input type="text" value="0.47"/> ha. gross	<input type="text" value="0.470"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401224 N 343776"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="1/6"/>
Type:	<input type="text" value="B/G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text"/>	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:

Existing dwellings within the site but predominately greenfield vacant and underused land. Some mature trees to the rear of the site.

Available Access:

Existing access off Churchill Road.

Additional Comments:

Outline 06/00518 and 07/00619/OUT refused because of housing oversupply and greenfield status. Buildings may require demolition. Phase 1 habitat survey identified area to the rear as poor semi-improved grassland.

Strengths/ Opportunities:

Within settlement boundary and surrounded by housing. Could be developed in conjunction with CH024 which is separated from this site by a public footpath. Adjacent to recreation ground.

Weaknesses/ Constraints:

Greenfield site. Buildings are not listed but are attractive. Well used public footpath runs along rear of the site.

Deliverability Assessment

Availability:

SHLAA request indicating immediate availability.

Suitability:

Within settlement boundary and surrounded by housing. Good potential for development.

Achievability:

Development could be made economically viable through reduced planning obligations.

Classification:

Full Capacity

5 Year Capacity

Density

Planning Application Details

Planning Application:	<input type="text" 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="705"/>	Land rear of The Birches Cheadle
SMDC Ref. No.:	<input type="text" value="CH013"/>	
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 Greenfield Site"/>						
Comments:	<input type="text" value="Site comprises of 2 parcels of vacant/greenfield underused land"/>						
Area:	<input type="text" value="1.54"/> ha. gross	<input type="text" value="1.400"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400583 N 342850"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="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:

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.:

Stoddards Depot
Leek Road
Cheadle

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 depot site comprising low rise warehouse type accommodation with yard space and also dwelling house. SHLAA form also includes buildings to the south of the site which are in use.

Available Access:

Direct access available from Leek Road and Harbourne Drive.

Additional Comments:

Investigated as part of the Cheadle Town Centre Masterplan as an opportunity site. 06/00991 approved for cou from retail to gym.

Strengths/ Opportunities:

Brownfield site within settlement boundary. Surrounding uses are residential, making the site less well suited to its current employment use.

Weaknesses/ Constraints:

Existing businesses may require relocating. Other uses on the site. Will also require extensive site remediation due to current and past uses.

Deliverability Assessment

Availability:

SHLAA request received but site not available at present (5 - 10 years) due to need to relocate existing business

Suitability:

Brownfield site within settlement boundary has good potential for either housing or employment use but existing businesses on site.

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 to West of

Draycott Cross Road
Cheadle

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="711"/>	Land north of The Green Cheadle
SMDC Ref. No.:	<input type="text" value="CH020"/>	
NLUD Ref. No.:	<input type="text" value="343800028"/>	
PA Ref. No.:	<input type="text"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	<input type="text" value="Mixed Use Site"/>						
Comments:	<input type="text" value="Vacant industrial building and scrubland"/>						
Area:	<input type="text" value="1.2"/> ha. gross	<input type="text" value="1.200"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 399706 N 342977"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="2/7"/>	
Type:	<input type="text" value="B/G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Largely underused and derelict site with vacant industrial building. Site generally slopes downwards from east to west. Brook runs along western boundary.

Available Access:

Existing access available from The Green.

Additional Comments:

Current planning application April 2015.

Strengths/ Opportunities:

Within settlement boundary and surrounded by mix of industrial and residential uses. Site would be suitable for either employment or housing uses. Large industrial building to the north is underused and has potential to be incorporated into the scheme.

Weaknesses/ Constraints:

Employment site although no longer in employment use. Potential contamination from past uses. Flood zone 3 to west of site.

Deliverability Assessment

Availability:

SHLAA request indicating immediate availability.

Suitability:

Within settlement boundary and surrounded by mix of industrial and residential uses. Site would be potentially suitable for either employment or housing 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="1880"/>	Land to West of Tean Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH022"/>	
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="Vacant Land"/>						
Comments:	<input type="text" value="Vacant land, mainly wooded."/>						
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 400688 N 341430"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6"/>	
Type:	<input type="text" value="G/B"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

The northern portion of the site has a fairly dense tree cover with the southern portion occupied by a vehicle repair centre and an aggregates plant.

Available Access:

Potential access available from Tean Road.

Additional Comments:

Two bus stops on Tean Road adjacent to the site.

Strengths/ Opportunities:

Opportunity to provide access to link with Brookhouse Way from Tean Road.

Weaknesses/ Constraints:

In green belt. Extensive wooded area. Remote from existing housing areas.

Deliverability Assessment

Availability:

No known ownership constraints. Agents consider the site suitable for residential development.

Suitability:

Unlikely to be suitable for intensive development due to extent of woodland but could provide opportunity for access to any link road from Tean 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" 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="1842"/>	Land off Churchill Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH024"/>	
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="Part vacant part greenfield site"/>		
Comments:	<input type="text" value="Area of vacant underused land formerly allocated for new school in Local Plan."/>		
Area:	<input type="text" value="2"/> ha. gross	<input type="text" value="1.200"/> ha. net	Policy: <input type="text" value="1"/>
Grid Ref.:	<input type="text" value="E 401324 N 343787"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="B/G"/>	Hierarchy: <input type="text" value="T"/>	Commitment: <input type="text" value="6"/>
Greenbelt:	<input type="text" value="N"/>	Conversion: <input type="text" value="NB"/>	Use: <input type="text" value="6"/>
Flooding:	<input type="text" value="Y"/>	Location: <input type="text" value="U"/>	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="2595"/>	Land north Gibraltar Farm Moor Lane Cheadle
SMDC Ref. No.:	<input type="text" value="CH073a"/>	
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="3"/> ha. gross	<input type="text" value="3.000"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401894 N 343630"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="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 housing request received. Considered available within 5 years. Letter from landowner stating that land is still available Oct 2012.

Suitability:

Could be potentially suitable in longer term as an extension to area CH129.

Achievability:

Development would be economically viable taking 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
Gibraltar Farm
Moor Lane
Cheadle

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 agricultural land.

Available Access:

Majority of site fronts onto Moor Lane which is not suitable for major access with poor junction with Oakamoor Road.

Additional Comments:

09/00898/OUT for agricultural workers dwelling allowed at appeal.
11/00127/REM - reserved matters approved June 2011.

Strengths/ Opportunities:

Could be a longer term development area as an extension to area CH129.

Weaknesses/ Constraints:

Access issues.

Deliverability Assessment

Availability:

SHLAA housing request received. Considered available within 5 years. Letter from landowner stating that land is still available Oct 2012.

Suitability:

Could be potentially suitable in longer term as an extension to area CH129.

Achievability:

Development would be economically viable taking 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="2693"/>	Land east of Gibraltar Farm Moor Lane Cheadle
SMDC Ref. No.:	<input type="text" value="CH073c"/>	
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="2.9"/> ha. gross	<input type="text" value="2.900"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text"/>	
Grid Ref.:	<input type="text" value="E 402007 N 343493"/>		Commitment:	<input type="text"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Area of agricultural land.

Available Access:

Potential access via adjacent site?

Additional Comments:

Strengths/ Opportunities:

Could be a longer term development area as an extension to area CH73a.

Weaknesses/ Constraints:

Not well related to existing built up area. Significant intrusion into open countryside. Access issues.

Deliverability Assessment

Availability:

SHLAA housing request received. Considered available within 5 years. Letter from landowner stating that land is still available Oct 2012.

Suitability:

Could be potentially suitable in longer term as an extension to area CH73a.

Achievability:

Development would be economically viable taking 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="2694"/>	Land east of Rockingham Drive Cheadle
SMDC Ref. No.:	<input type="text" value="CH073d"/>	
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="2.56"/> ha. gross	<input type="text" value="2.560"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401923 N 343300"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Area of agricultural land.

Available Access:

Site has small frontage onto Moor Lane which is not suitable for major access with poor junction with Oakamoor Road.

Additional Comments:

Strengths/ Opportunities:

Could be a longer term development area as an extension to area CH73b.

Weaknesses/ Constraints:

Adjacent to Monks Wood, Ancient Woodland Site. Phase 1 habitat survey recommends protection of wetland habitats, hedges and woodland in this area. Access issues.

Deliverability Assessment

Availability:

SHLAA housing request received. Considered available within 5 years. Letter from landowner stating that land is still available Oct 2012.

Suitability:

Careful consideration needed of adjacent ancient woodland site and 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.:	<input type="text" value="2695"/>	Land south east of Gibraltar Farm Moor Lane Cheadle
SMDC Ref. No.:	<input type="text" value="CH073e"/>	
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="4.66"/> ha. gross	<input type="text" value="4.660"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 402060 N 343331"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Area of agricultural land.

Available Access:

Potential access off Moor Lane via adjacent site?

Additional Comments:

Strengths/ Opportunities:

Could be a longer term development area as an extension to area CH73b / CH073c.

Weaknesses/ Constraints:

Adjacent to Monks Wood, Ancient Woodland Site. Phase 1 habitat survey recommends protection of wetland habitats, hedges and woodland in this area. Not well related to existing built up area. Significant intrusion into open countryside. Access issues.

Deliverability Assessment

Availability:

SHLAA housing request received. Considered available within 5 years. Letter from landowner stating that land is still available Oct 2012.

Suitability:

Careful consideration needed of adjacent ancient woodland site and 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.:	<input type="text" value="823"/>	Land west of Lightwood Farm Cheadle
SMDC Ref. No.:	<input type="text" value="CH074"/>	
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 to the eastern edge of Cheadle. SM00/0823 for agricultural farmers dwelling refused."/>						
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 401929 N 342960"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="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.:	<input type="text" value="824"/>	Land off Thorley Drive Cheadle
SMDC Ref. No.:	<input type="text" value="CH075a"/>	
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"/>						
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 401905 N 342863"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="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:

No significant features within the site but hedgerows and trees along boundaries.

Available Access:

Existing access available off Thorley Drive. Also potential for access off Ashbourne Road.

Additional Comments:

Strengths/ Opportunities:

Access available. Adjacent to the existing development boundary. Site appears to be vacant. Relatively well related to the edge of Cheadle.

Weaknesses/ Constraints:

Adjoins area identified in L&SCA as forming part of important landscape setting to settlement.

Deliverability Assessment

Availability:

SHLAA form submitted and other correspondence received.

Suitability:

Logical extension to existing housing. Although adjoins area identified as of landscape importance, this particular site is not of any significant landscape quality.

Achievability:

Development would be economically viable taking 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="1918"/>	Land off Ashbourne Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH075b"/>	
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"/> 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 401999 N 342736"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Fields separated by hedgerows with a number of significant trees on boundaries. Some buildings.

Available Access:

Small frontage to Ashbourne Road. Access could be achieved through adjacent site.

Additional Comments:

Strengths/ Opportunities:

Well related to existing settlement and adjacent to existing housing. Could provide opportunities to link with existing housing and provide pedestrian routes.

Weaknesses/ Constraints:

Site extends into open countryside and land that is important to the setting of the town. Phase 1 habitat survey recommends protection of any wetland habitats, hedges and woodland.

Deliverability Assessment

Availability:

SHLAA form submitted and other correspondence received.

Suitability:

Possible extension to existing housing in combination with site CH075a.

Achievability:

Development would be economically viable taking 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="2696"/>	Land south of Thorley Drive Cheadle
SMDC Ref. No.:	<input type="text" value="CH075c"/>	
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="4.1"/> ha. gross	<input type="text" value="4.100"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401835 N 342726"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land east of
Thorley Drive Playing Fields

Cheadle

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="2555"/>	Land east of Millers View Cheadle
SMDC Ref. No.:	<input type="text" value="CH076a"/>	
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="3.4"/> ha. gross	<input type="text" value="3.400"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401729 N 342514"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Fields separated by hedgerows with a number of significant trees on boundaries. Stream runs along southern boundary of site.

Available Access:

No access to site other than through adjacent sites CH075 a to d or CH077a / CH077b.

Additional Comments:

Phase 1 habitat survey recommends protection of any wetland habitats, hedges and woodland in this area.

Strengths/ Opportunities:

Adjacent to existing housing and could be combined with adjacent sites.

Weaknesses/ Constraints:

Identified in L&SCA as forming part of important landscape setting to settlement. Site extends into open countryside. Flood Zone 3 along southern part of site.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Could only be developed in conjunction with adjoining sites. Would impact on important landscape setting to this part of Cheadle and partly within flood zone.

Achievability:

Development would be economically viable taking 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 land adjacent to
Millers View
Cheadle

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 separated by hedgerows with a number of significant trees on boundaries. Stream runs along southern boundary of site.

Available Access:

No access to site other than through adjacent sites CH075a, CH076a, CH075b or CH077.

Additional Comments:

Phase 1 habitat survey recommends protection of any wetland habitats, hedges and woodland in this area.

Strengths/ Opportunities:

Could be combined with adjacent sites.

Weaknesses/ Constraints:

Identified in L&SCA as forming part of important landscape setting to settlement. Site extends into open countryside. Flood Zone 3 along southern part of site.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Could only be developed in conjunction with adjoining sites. Would impact on important landscape setting to this part of Cheadle and partly within flood zone.

Achievability:

Development would be economically viable taking 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="828"/>	Land fronting Rakeway Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH077a"/>	
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 fields to eastern edge of Cheadle"/>						
Area:	<input type="text" value="3.5"/> ha. gross	<input type="text" value="3.500"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401702 N 342343"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Fields separated by hedgerows with a number of significant trees on boundaries. Stream runs along northern boundary of site.

Available Access:

Potential access from Rakeway Road.

Additional Comments:

79/07510 refused (whole site) for residential development (Mark Coupe Ltd). 89/00204 (western field) included within larger application site but application was not determined.

Strengths/ Opportunities:

Part of site adjacent to existing housing.

Weaknesses/ Constraints:

Adjacent to Mill House grade II* listed and identified in L&SCA as forming part of important landscape setting to settlement. Site extends into open countryside. Flood Zone 3 along northern part of site.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Extension to existing housing but would impact on adjacent grade II* listed building and important landscape setting of this part of Cheadle. Partly within flood zone.

Achievability:

Development would be economically viable taking 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="2700"/>	Land fronting Rakeway Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH077b"/>	
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="3.56"/> ha. gross	<input type="text" value="3.560"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401907 N 342315"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Fields separated by hedgerows with a number of significant trees on boundaries. Stream runs along northern boundary of site.

Available Access:

Potential access from Rakeway Road.

Additional Comments:

Strengths/ Opportunities:

Could be combined with adjacent site.

Weaknesses/ Constraints:

Identified in L&SCA as forming part of important landscape setting to settlement. Site extends into open countryside. Flood Zone 3 along northern part of site.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Could only be developed in conjunction with adjoining sites. Would impact on important landscape setting to this part of Cheadle and partly within flood zone.

Achievability:

Development would be economically viable taking 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="1085"/>	Field no 7647 Woodhead Hall Farm Cherry Lane Cheadle
SMDC Ref. No.:	<input type="text" value="CH080"/>	
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="Greenfield site in agricultural use."/>						
Area:	<input type="text" value="2.75"/> ha. gross	<input type="text" value="2.400"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401690 N 344388"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Open greenfield site rises west to east from valley to higher ground. Open landscape with few hedgerows and trees. Stronger vegetation along streamline to north west.

Available Access:

No direct access available. Could only be accessed as extension to adjoining development areas CH001, CH0132, CH081 or CH082. Alternatively could be accessed from Cherry Lane. Footpath along southern boundary.

Additional Comments:

Phase 1 habitat survey recommends that the watercourse, associated trees and the swamp should be protected from development. No planning history.

Strengths/ Opportunities:

May be suitable as longer extension to adjacent development areas.

Weaknesses/ Constraints:

No direct access and not well related to existing built up area. Would be visually prominent and have significant impact on landscape due to rise in land to east. Small part in Flood Zone 3. 19th century tramway across the site. Listed building adjacent.

Deliverability Assessment

Availability:

SHLAA form submitted by owners. Consider the site is available now.

Suitability:

Not well related to existing built up area with no suitable direct access but potentially may be suitable as longer term extension to adjacent development areas.

Achievability:

Development would be economically viable taking 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="1086"/>	Land north of Lomond Grove Cheadle
SMDC Ref. No.:	<input type="text" value="CH081"/>	
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="Greenfield site in agricultural use."/>						
Area:	<input type="text" value="3.76"/> ha. gross	<input type="text" value="3.200"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401599 N 344164"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Open greenfield site slopes gently west to east from valley to higher ground. Open landscape with few hedgerows and trees. Stronger vegetation along streamline to west.

Available Access:

No direct access. Possible access off Bala Grove or Tay Close through estate roads but may limit number of houses which can be served. Alternatively could be accessed from Cherry Lane. Footpath along northern boundary.

Additional Comments:

Phase 1 habitat survey recommends that the watercourse and associated trees should be protected from development. No planning history.

Strengths/ Opportunities:

Site is well related to existing built up area and represents a logical extension with minimal impact on landscape.

Weaknesses/ Constraints:

No direct access to site other than through estate roads. Small part of land to west in Flood Zone 3.

Deliverability Assessment

Availability:

SHLAA form submitted by owners. Consider the site is available now.

Suitability:

Site is well related to existing built up area and represents a potentially suitable extension with minimal impact on landscape but access may limit scale of 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 south of
Woodhead Hall Farm
Cherry Lane
Cheadle

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 greenfield site rises west to east from valley to higher ground. Open landscape with few hedgerows and trees.

Available Access:

Direct access available from Cherry Lane which is a minor country lane. Footpath along northern boundary.

Additional Comments:

Phase 1 habitat survey recommends that the species rich semi-improved grassland should be protected from development. No planning history.

Strengths/ Opportunities:

May be suitable as longer term extension to other development areas.

Weaknesses/ Constraints:

Not well related to existing built up area. Visually very prominent site at top of hill - would have a significant landscape impact. Access from minor rural lane only. Area of semi-improved grassland should be protected. Listed building adjacent.

Deliverability Assessment

Availability:

SHLAA form submitted by owners. Consider the site is available now.

Suitability:

Unsuitable because not well related to existing built up area with no suitable direct access and would have a significant 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="1093"/>	Land east of Abbot's Haye Cherry Lane Cheadle
SMDC Ref. No.:	<input type="text" value="CH083"/>	
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="Greenfield site in agricultural. Outside development boundary."/>			
Area:	<input type="text" value="0.71"/> ha. gross	<input type="text" value="0.710"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 482082 N 344184"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="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="1096"/>	Land south of Eaves Lane Cheadle
SMDC Ref. No.:	<input type="text" value="CH084"/>	
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 field with River and Stream."/>						
Comments:	<input type="text" value="Field and stream identified as being of nature conservation value in Local Plan."/>						
Area:	<input type="text" value="6.3"/> ha. gross	<input type="text" value="3.000"/> ha. net	Policy:	<input type="text" value="3/6"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400926 N 341757"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Site comprises of several fields separated by wooded areas, hedgerows and brook which runs through the site. Identified in Local Plan as being site of nature conservation value.

Available Access:

Potential for access from either Tean Road or Eaves Lane.

Additional Comments:

Agents state that flood risk can be alleviated by flood mitigation measures. This could also be used to create a wildlife and visual buffer through further planting & reduce the visual impact of the development on surrounding countryside.

Strengths/ Opportunities:

Adjoins existing housing to north and west.

Weaknesses/ Constraints:

Visually prominent site. Flood Zone 3 runs through site. Identified as being of high nature conservation value although ecological survey does not identify any designated sites in this area (page 51).

Deliverability Assessment

Availability:

SHLAA form states site is available now.

Suitability:

Considered unsuitable for housing because site is visually prominent. Nature conservation value needs to be investigated. Also parts of site are within Flood Zone 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="1661"/>	Land west of Paragon Close Cheadle
SMDC Ref. No.:	<input type="text" value="CH085a"/>	
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="Area of agricultural/grazing land"/>						
Area:	<input type="text" value="4.85"/> ha. gross	<input type="text" value="4.850"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400259 N 342371"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Open field which slopes gently down to stream running along western boundary. Disused railway line forms boundary to north and west of site. No significant landscape features within site. Stronger vegetation along streamline.

Available Access:

Potential access available from extended Brookhouse Way - would require crossing disused railway line.

Additional Comments:

Previously allocated for housing in 1998 Local Plan. Previous application 00/00546/OUT refused because link road could not be built within application site and no need for additional housing at that time.

Strengths/ Opportunities:

Within settlement boundary and immediately adjoins existing housing to east of site. Opportunity to develop with sites CH085b and CH085c and extend Brookhouse Way alongside site to Tean Road forming southern link road.

Weaknesses/ Constraints:

Not identified in L&SCA as being important landscape setting to the settlement. Significant footpath crosses the site. Potential access from Brookhouse Way would need to cross disused railway line.

Deliverability Assessment

Availability:

Landowners and developer have indicated desire to see site developed.

Suitability:

Within settlement boundary and immediately adjoins existing housing to east of site.

Achievability:

Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Cost of link road / access would need to be borne by the development.

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="2464"/>	Land west of Meakin Close Cheadle
SMDC Ref. No.:	<input type="text" value="CH085b"/>	
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="Area of agricultural/grazing land"/>			
Area:	<input type="text" value="2.8"/> ha. gross	<input type="text" value="2.800"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 400390 N 342144"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="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 comprises of a large field which slopes gently down to stream running along western boundary. No significant landscape features within site. Stronger vegetation along streamline.

Available Access:

Potential access available from extended Brookhouse Way - would require crossing disused railway line. No direct access from existing road network.

Additional Comments:

Previously allocated for housing in 1998 Local Plan. Previous application 00/00546/OUT refused because link road could not be built within application site and no need for additional housing at that time.

Strengths/ Opportunities:

Within settlement boundary and immediately adjoins existing housing to east of site. Opportunity to develop with sites CH085a and CH085c and extend Brookhouse Way alongside site to Tean Road forming southern link road.

Weaknesses/ Constraints:

Not identified in L&SCA as being important landscape setting to the settlement.

Deliverability Assessment

Availability:

Landowners and developer have indicated desire to see site developed.

Suitability:

Within settlement boundary and immediately adjoins existing housing to east.

Achievability:

Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Cost of link road / access would need to be borne by the development.

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="2702"/>	Land south of Aynsley Close Cheadle
SMDC Ref. No.:	<input type="text" value="CH085c"/>	
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="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 400492 N 341931"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="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 comprises of a large field which slopes gently down to stream running along western boundary. No significant landscape features within site. Stronger vegetation along streamline.

Available Access:

No direct access available but could be achieved through adjacent site.

Additional Comments:

Previously allocated for housing in 1998 Local Plan. Previous application 00/00546/OUT refused because link road could not be built within application site and no need for additional housing at that time.

Strengths/ Opportunities:

Within settlement boundary and adjoins existing housing. Opportunity to develop with sites CH085a, CH085b and CH085d to extend Brookhouse Way alongside site to Tean Road forming southern link road.

Weaknesses/ Constraints:

Not identified in L&SCA as being important landscape setting to the settlement.

Deliverability Assessment

Availability:

Landowners and developer have indicated desire to see site developed.

Suitability:

Within settlement boundary and immediately adjoins existing housing to east.

Achievability:

Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Cost of link road / access would need to be borne by the development.

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="2465"/>	Land west of Draycott Drive Cheadle
SMDC Ref. No.:	<input type="text" value="CH085d"/>	
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="Area of agricultural/grazing land"/>			
Area:	<input type="text" value="3.8"/> ha. gross	<input type="text" value="3.800"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 400634 N 341958"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="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 comprises of large fields. No significant landscape features within site.

Available Access:

Potential access available from Dandillion Ave or Litley Drive.

Additional Comments:

Previously allocated for housing in 1998 Local Plan. Previous application 00/00546/OUT refused because link road could not be built within application site and no need for additional housing at that time.

Strengths/ Opportunities:

Within settlement boundary and immediately adjoins existing housing to east of site. Opportunity to develop with adjacent sites.

Weaknesses/ Constraints:

Not identified in L&SCA as being important landscape setting to the settlement.

Deliverability Assessment

Availability:

Landowners and developer have indicated desire to see site developed.

Suitability:

Within settlement boundary and immediately adjoins existing housing to north and east of site.

Achievability:

Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Cost of link road would need to be borne by the development.

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 rear of
Timberdell
Leek Road
Cheadle

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
Cheadle Mill Brook
Eaves Lane
Cheadle

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:

Linear site with mature trees and hedgerows along brook and small pastures and paddocks along eastern side. Public footpath runs through site. Site has ecological value.

Available Access:

Potential for access from Eaves Lane although very narrow - would require widening.

Additional Comments:

Strengths/ Opportunities:

Within settlement boundary and adjacent to existing housing. Suggested by agent that some development could take place on the site in order to bring the visual open space into public use.

Weaknesses/ Constraints:

Attractive area identified as Visual Open Space as an extension to Cecilly Brook LNR providing important break between residential areas. Has ecological value with full public access. Recommended in L&SCA to be retained as VOS.

Deliverability Assessment

Availability:

SHLAA request to be considered for housing.

Suitability:

Designated as Visual Open Space in Local Plan. Considered unsuitable for development because of role in separating developed areas, ecological value and recreational importance.

Achievability:

Development would be economically viable taking 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="1124"/>	Land to the south east of Little Eaves Farm Eaves Lane Cheadle
SMDC Ref. No.:	<input type="text" value="CH088b"/>	
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="Site comprises of several fields in agricultural use"/>			
Area:	<input type="text" value="6.1"/> ha. gross	<input type="text" value="6.100"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401325 N 341717"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="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 slopes gently eastwards, comprising several small fields separated by hedgerows. More significant vegetation along northern and southern boundaries. Public right of way runs through site.

Available Access:

Restricted access from Eaves Lane. Would require off-site road improvements.

Additional Comments:

Strengths/ Opportunities:

Close to existing housing.

Weaknesses/ Constraints:

Identified in L&SCA as forming part of important landscape setting to settlement. Significant intrusion into open countryside. Poor access. Public right of way through site. Adjacent listed building.

Deliverability Assessment

Availability:

SHLAA representation made.

Suitability:

Unsuitable for development because of landscape quality, intrusion into open countryside, access constraints and right of way through 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 between

Ashbourne Road and Moss Lane
Cheadle

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="1126"/>	Land adj to Lightwood Farm Cheadle
SMDC Ref. No.:	<input type="text" value="CH090"/>	
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 surrounding Farm"/>						
Comments:	<input type="text" value="In agricultural use"/>						
Area:	<input type="text" value="4.3"/> ha. gross	<input type="text" value="3.500"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 402266 N 342845"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	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 adjacent to Lightwood Farm separated by hedgerow with large number of significant trees on boundaries.

Available Access:

Potential for access from Ashbourne Road but may require off-site highway improvements.

Additional Comments:

Strengths/ Opportunities:

None

Weaknesses/ Constraints:

Identified in L&SCA as forming part of important landscape setting to settlement. Significant intrusion into open countryside in isolated rural area not well related to existing housing or facilities.

Deliverability Assessment

Availability:

SHLAA request to be considered for housing.

Suitability:

Unsuitable for development because of poor relationship to existing housing, intrusion into open countryside and impact on area of landscape importance.

Achievability:

Development would be economically viable taking 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
Manifold Drive
Cheadle

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 site comprising of several fields separated by hedgerows with large number of significant trees within fields and on boundaries. More significant vegetation along northern and southern boundaries. Public right of way runs through site.

Available Access:

Potential for access from Rakeway Road or Manifold Drive.

Additional Comments:

Strengths/ Opportunities:

Adjoins existing housing to west. Could be built inconjunction with CH096.

Weakneses/ Constraints:

Identified in L&SCA as forming part of important landscape setting to settlement. Significant intrusion into open countryside and adjacent to Rakeway House Farm SBI. Manifold Drive provides good strong boundary to development.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Unsuitable for development because of landscape quality, intrusion into open countryside and adjacent 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: 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="1150"/>	Land to the South of Mobberley Farm Cheadle
SMDC Ref. No.:	<input type="text" value="CH093"/>	
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="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 400582 N 341589"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Site comprises of several fields separated by hedgerows which slopes gently down to stream running along western boundary. No significant landscape features within site. Stronger vegetation along streamline.

Available Access:

No available access other than from any link road off Tean Road.

Additional Comments:

Strengths/ Opportunities:

Would provide a logical extension to development area CH085 and opportunity to extend Brookhouse Way alongside site to Tean Road forming southern link road.

Weaknesses/ Constraints:

Site is within green belt and would intrude into open countryside. Not identified in L&SCA as being important landscape setting to the settlement.

Deliverability Assessment

Availability:

Landowners and developer have indicated desire to see site developed.

Suitability:

Suitable for development as an extension to development area CH085 which would provide an opportunity to complete the southern link 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="1170"/>	Land south west of New Haden Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH094"/>	
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="Field in agricultural use"/>						
Area:	<input type="text" value="2.26"/> ha. gross	<input type="text" value="2.260"/> ha. net	Policy:	<input type="text" value="2"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 399588 N 342218"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Single open field with significant wooded area along south eastern boundary and hedgerows along other boundaries.

Available Access:

Potential access from New Haden Road subject to widening of road. Alternatively could be accessed through existing employment area.

Additional Comments:

Strengths/ Opportunities:

Adjoins existing built up area to north of site.

Weaknesses/ Constraints:

Within green belt and close to employment areas. Remote from other housing and facilities. Existing access restrictions.

Deliverability Assessment

Availability:

Request made by owner for site to be developed for employment uses.

Suitability:

Within green belt with existing employment uses adjacent to site and remoteness from other housing and facilities make it unsuitable for housing. Potential for employment development as extension to existing employment areas.

Achievability:

Development would be economically viable taking 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="1838"/>	Land junction of Rakeway Road and Manifold Drive Cheadle
SMDC Ref. No.:	<input type="text" value="CH096"/>	
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 fields"/>						
Area:	<input type="text" value="7.4"/> ha. gross	<input type="text" value="7.400"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401447 N 341959"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="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 site comprising of several fields separated by hedgerows with large number of significant trees within fields and on boundaries. More significant vegetation along northern and southern boundaries. Public right of way runs through site.

Available Access:

Potential for access from Rakeway Road through site CH092 or from Manifold Drive.

Additional Comments:

Strengths/ Opportunities:

Adjoins existing housing to west.

Weaknesses/ Constraints:

Identified in L&SCA as forming part of important landscape setting to settlement. Significant intrusion into open countryside. Manifold Drive provides good strong boundary to development.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Unsuitable for development because of landscape quality and 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:	<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 equestrian centre

Eaves Lane
Cheadle

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:

Linear site comprising of several small fields separated by hedgerows. More significant vegetation along northern and southern boundaries. Public right of way runs through site.

Available Access:

Restricted access from Eaves Lane. Would require off-site road improvements. May be possible to access site from Manifold Drive.

Additional Comments:

Strengths/ Opportunities:

Could be amalgamated with other areas to north & east.

Weaknesses/ Constraints:

Identified in L&SCA as forming part of important landscape setting to settlement. Significant intrusion into open countryside. Poor access.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Unsuitable for development because of landscape quality, intrusion into open countryside 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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land adjacent to

Ashbourne Road and Rockingham Drive
Cheadle

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:

Single open field with no significant landscape features within site. Hedgerows around boundary of site and small stream along northern boundary.

Available Access:

Potential for direct access off Ashbourne Road

Additional Comments:

80/8255 refused for construction of dwellings. Phase 1 habitat survey recommends protection of any wetland habitats, hedges and woodland in this area.

Strengths/ Opportunities:

Adjoins existing housing to west and south.

Weaknesses/ Constraints:

On edge of area of landscape value identified in L&SCA as forming part of important landscape setting to settlement. Public footpath runs along edge of field.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Relatively well related to existing housing with no significant landscape 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="1857"/>	Land rear of Rockingham Drive Cheadle
SMDC Ref. No.:	<input type="text" value="CH122"/>	
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 and Dwellings"/>		
Comments:	<input type="text" value="Small single field in agricultural use with dwellings"/>		
Area:	<input type="text" value="0.87"/> ha. gross	<input type="text" value="0.700"/> ha. net	Policy: <input type="text" value="3"/>
Grid Ref.:	<input type="text" value="E 401829 N 343117"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	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:

Single open field with no significant landscape features within site. Hedgerows around boundary of site and small stream along northern boundary. Includes existing dwellings and farm building within site.

Available Access:

No direct access other than through site CH121 or from farm track.

Additional Comments:

Phase 1 habitat survey recommends protection of any wetland habitats, hedges and woodland in this area.

Strengths/ Opportunities:

Adjoins existing housing to west and south.

Weaknesses/ Constraints:

Public footpath runs along edge of field.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Well related to existing housing with no significant landscape constraints.

Achievability:

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

Classification: Full Capacity

5 Year Capacity

Density

Planning Application Details

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

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

Land North of

Harplow Lane
Cheadle

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

New Haden Road and Harplow Lane
Cheadle

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 North of

New Haden Road
Cheadle

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

Tean Road
Cheadle

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 is overgrown with some residual plant nursery features. Land is immediately north of Lime Tree Vets.

Available Access:

Existing access point available from Tean Road

Additional Comments:

The primary activity of a nursery is the propagation and nurture of plants, which falls within an agricultural use.

Strengths/ Opportunities:

Vacant site immediately adjacent to existing housing to north. Could be opportunity to provide access to link with Brookhouse Way from Tean Road.

Weaknesses/ Constraints:

In Green Belt and outside current development boundary.

Deliverability Assessment

Availability:

No known ownership constraints

Suitability:

Within Green Belt but well related to existing housing 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: 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="1864"/>	Land at junction of Oakamoor Road and Moor Lane Cheadle
SMDC Ref. No.:	<input type="text" value="CH129"/>	
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" value="Several small fields in agricultural/grazing use."/>						
Area:	<input type="text" value="3.9"/> ha. gross	<input type="text" value="3.900"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 401739 N 343550"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Group of several open fields separated by fences and hedgerows in agricultural and grazing use. Level site with some dwellings within and adjoining site. Few mature trees on field boundaries.

Available Access:

Direct access available from either Oakamoor Road or Moor Lane.

Additional Comments:

Strengths/ Opportunities:

Adjoins built-up area. No significant landscape impact.

Weaknesses/ Constraints:

Encroachment of development into open countryside. Phase 1 habitat survey recommends protection of any wetland habitats, hedges and woodland in this area.

Deliverability Assessment

Availability:

SHLAA form submitted, site available within 5 years

Suitability:

Adjoins built-up area. No significant landscape impact. Has some potential as a small urban extension.

Achievability:

Development would be economically viable taking 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

Oakamoor Lane
Cheadle

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 greenfield site which is raised above surrounding land to south and west with strong hedgerow along road boundary. North east corner wooded with possible ponded area. Adjacent to remnant Historic Landscape area of Halls Hall and fish pond to north.

Available Access:

Although adjoins Oakamoor Road, access hampered by significant difference in levels.

Additional Comments:

Strengths/ Opportunities:

Adjoins existing built up area.

Weaknesses/ Constraints:

Access constraints and prominent raised boundary along Oakamoor Road. Hales Hall Pool/ Cheadle Fish Ponds SBI encroaches into site.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Although adjoining built up area, access constraints and prominent raised boundary along Oakamoor Road make site unsuitable for development. Also could have adverse impact on Site of Biological Importance.

Achievability:

Development would be economically viable taking 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="1866"/>	Land between Bala Grove and Cherry Lane Cheadle
SMDC Ref. No.:	<input type="text" value="CH131"/>	
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" value="Single field in agricultural/grazing use."/>			
Area:	<input type="text" value="4.72"/> ha. gross	<input type="text" value="4.720"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401889 N 344046"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Open greenfield site rises west to east to higher ground. Open landscape with few hedgerows and trees. Adjacent to remnant Historic Landscape area of Hales Hall.

Available Access:

No direct access available to site other than through Hales Hall or Hales Farm or through gardens off Bala Grove. Could only be accessed through adjacent development areas which themselves have limited access.

Additional Comments:

Strengths/ Opportunities:

Adjoins existing built up area but may only be suitable as a longer term extension to other development areas due to access constraints.

Weaknesses/ Constraints:

Visually very prominent site at top of hill which would have a significant impact on the landscape. No direct access to site. Adjacent to Hales Hall Pool/ Cheadle Fish Ponds SBI.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unsuitable due to access constraints. Also visually prominent site development of which would have a significant impact on the landscape and adjacent 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" 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 East of

Hammersley Hayes Road and Silver Street
Cheadle

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 greenfield site down to valley. Open landscape with few hedgerows and trees. Stronger vegetation along streamline to south east.

Available Access:

Potential access from Hammersley Hayes Road. Access from Silver Street more limited.

Additional Comments:

No planning history on the site.

Strengths/ Opportunities:

Well defined boundaries to site - would represent logical extension of development with minimal landscape impact.

Weaknesses/ Constraints:

Hammersley Hayes Road of limited width. Small area of Flood Zone 3 to south east of site.

Deliverability Assessment

Availability:

SHLAA form submitted.

Suitability:

Potentially suitable as urban extension to existing 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="1868"/>	Land to North of Hammersley Hayes Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH133"/>	
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" value="Single field in agricultural use."/>			
Area:	<input type="text" value="5.98"/> ha. gross	<input type="text" value="5.980"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 401257 N 344785"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="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 gently sloping greenfield site down to Hammersley Hayes Road. Open landscape with few hedgerows and trees. Recreation area along road frontage.

Available Access:

Direct access available from Hammersley Hayes Road but this is a minor rural road only.

Additional Comments:

Strengths/ Opportunities:

Adjoins existing urban area to south west of site.

Weaknesses/ Constraints:

Significant intrusion into open countryside which is not well related to existing urban form.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Unsuitable as would represent a significant intrusion into open countryside which is not well related to existing urban form.

Achievability:

Development would be economically viable taking 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="1869"/>	Land to West of Froghall Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH134a"/>	
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" value="Green belt site comprising large field in agricultural use"/>						
Area:	<input type="text" value="5.3"/> ha. gross	<input type="text" value="5.300"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400775 N 344500"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Large gently sloping greenfield site. Open landscape with few hedgerows and trees. Stronger vegetation along streamline to south.

Available Access:

No direct access. Could be achieved through CH134b.

Additional Comments:

Strengths/ Opportunities:

Adjoins existing urban area to east. Agent states that combination of CH134, CH135 and CH168 would achieve a new relief / link road between the A522 Leek Road and the A521 Froghall Road and other community facilities.

Weaknesses/ Constraints:

Open countryside and green belt. Froghall Road provides a strong boundary to development. Open views across site. Southern and south-western boundary of site within flood zone 3.

Deliverability Assessment

Availability:

Agent states there are no ownership constraints Sept 2012.

Suitability:

Development would have an impact on green belt and extend into open countryside and would extend development beyond Froghall 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" 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="2703"/>	land fronting Froghall Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH134b"/>	
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="5.3"/> ha. gross	<input type="text" value="5.300"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400948 N 344468"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Large gently sloping greenfield site. Open landscape with few hedgerows and trees. Stronger vegetation along streamline to south.

Available Access:

Direct access available off Froghall Road.

Additional Comments:

Strengths/ Opportunities:

Adjoins existing urban area to east. Agent states that combination of CH134, CH135 and CH168 would achieve a new relief / link road between the A522 Leek Road and the A521 Froghall Road and other community facilities.

Weaknesses/ Constraints:

Open countryside and green belt. Froghall Road provides a strong boundary to development. Open views across site. Southern and south-western boundary of site within flood zone 3.

Deliverability Assessment

Availability:

Agent states there are no ownership constraints Sept 2012.

Suitability:

Development would have an impact on green belt and extend into open countryside and would extend development beyond Froghall 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" 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="1874"/>	Land east of Harewood Park Nursing Home Leek Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH135a"/>	
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" value="Green belt site in agricultural use"/>						
Area:	<input type="text" value="5.4"/> ha. gross	<input type="text" value="5.400"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400597 N 344202"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Gently sloping greenfield site. Open landscape with few hedgerows and trees. Stronger vegetation along streamline to north.

Available Access:

Direct access possible from Leek Road.

Additional Comments:

Strengths/ Opportunities:

Agent states that combination of CH134, CH135 and CH168 could achieve a new relief / link road between the A522 Leek Road and the A521 Froghall Road and other community facilities.

Weaknesses/ Constraints:

Impact on open countryside and green belt. Open views across site. Northern boundary of site within flood zone 3.

Deliverability Assessment

Availability:

Owner has expressed interest in making site available for development. Agent states there are no ownership constraints Sept 2012.

Suitability:

Development would have impact on green belt and extend into open countryside and would extend development beyond Froghall 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" 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="2704"/>	Land west of Highfield Avenue Cheadle
SMDC Ref. No.:	<input type="text" value="CH135b"/>	
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="3.7"/> ha. gross	<input type="text" value="3.700"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400730 N 344042"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text"/>	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 greenfield site. Open landscape with few hedgerows and trees.

Available Access:

Minor access available off Highfield Avenue.

Additional Comments:

Strengths/ Opportunities:

Adjoins existing urban area to east and south east. Agent states that combination of CH134, CH135 and CH168 could achieve a new relief / link road between the A522 Leek Road and the A521 Froghall Road and other community facilities.

Weaknesses/ Constraints:

Impact on open countryside and green belt. Open views across site.

Deliverability Assessment

Availability:

Owner has expressed interest in making site available for development. Agent states there are no ownership constraints Sept 2012.

Suitability:

Owner has expressed interest in making site available for development. Agent states there are no ownership constraints Sept 2012.

Achievability:

Development would be economically viable taking 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="2705"/>	Land west of Masefield Close Cheadle
SMDC Ref. No.:	<input type="text" value="CH135c"/>	
NLUD Ref. No.:	<input type="text"/>	
PA Ref. No.:	<input type="text" value="SM"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description:

Comments:

Area:	<input type="text" value="4.4"/> ha. gross	<input type="text" value="4.400"/> ha. net	Policy:	<input type="text" value="2"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400801 N 344213"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text"/>	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:

Gently sloping greenfield site. Open landscape with few hedgerows and trees. Stronger vegetation along streamline to north.

Available Access:

Minor access available off Highfield Avenue.

Additional Comments:

Strengths/ Opportunities:

Adjoins existing urban area to east and east. Agent states that combination of CH134, CH135 and CH168 could achieve a new relief / link road between the A522 Leek Road and the A521 Froghall Road and other community facilities.

Weaknesses/ Constraints:

Impact on open countryside and green belt. Open views across site. Northern boundary of site within flood zone 3.

Deliverability Assessment

Availability:

Owner has expressed interest in making site available for development. Agent states there are no ownership constraints Sept 2012.

Suitability:

Owner has expressed interest in making site available for development. Agent states there are no ownership constraints Sept 2012.

Achievability:

Development would be economically viable taking 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

Draycott Cross Road
Cheadle

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

Delphouse Road and Draycott Cross Road
Cheadle

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

Brookhouse Road and Delphouse Road
Cheadle

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:

Single field in agricultural use which slopes gently east to west. No significant landscape features within the site. Hedgerows and some trees along road frontages.

Available Access:

Direct access possible from Brookhouse Road or Delphouse Road.

Additional Comments:

Strengths/ Opportunities:

Adjoins built-up area.

Weaknesses/ Constraints:

Within green belt. Brookhouse Road provides strong boundary to development. Not well related to other major housing areas and facilities.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

Not well related to other major housing areas and facilities which makes it unsuitable for further 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="1909"/>	Land North of Dilhorne Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH139"/>	
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" value="Agricultural field dissected by stream."/>						
Area:	<input type="text" value="5.56"/> ha. gross	<input type="text" value="5.560"/> ha. net	Policy:	<input type="text" value="2"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 399625 N 343221"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Deliverability Assessment

Availability:

Suitability:

Achievability:

Classification:

Full Capacity

5 Year Capacity

Density

Planning Application Details

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

Date Last Updated

Date Form Printed

SITE ASSESSMENT FORM

Site Ref. No.:	<input type="text" value="1910"/>	Land to North of 65 Dilhorne Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH140"/>	
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" value="Fields in agricultural use."/>			
Area:	<input type="text" value="6.8"/> ha. gross	<input type="text" value="6.800"/> ha. net	Policy: <input type="text" value="2"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 399824 N 343302"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Sloping fields. No significant landscape features within site but strong treeline along northern boundary and extensive woodland area to east of site.

Available Access:

Limited access may be possible from track leading off Dilhorne Road

Additional Comments:

No planning history.

Strengths/ Opportunities:

Extension of built up area to south of site.

Weaknesses/ Constraints:

Within green belt and in an area identified in the L&SCA as being important landscape to the setting of the settlement. Limited access.

Deliverability Assessment

Availability:

No known ownership constraints.

Suitability:

In an area of landscape importance with limited access making it unsuitable for further 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" 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
Litley
New Haden Road
Cheadle

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:

Part of larger single field. No significant landscape features within site. Strong hedge and treeline along northern boundary. Disused railway line on embankment to east of site.

Available Access:

No direct access to site. Potential access from New Haden Road through adjoining site CH127 subject to widening of road or from extended Brookhouse Way.

Additional Comments:

Strengths/ Opportunities:

Logical extension to adjoining site CH127.

Weaknesses/ Constraints:

Within green belt. Close to employment areas. Existing access restrictions. Northern boundary of site within Flood Zone 3.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Proximity to existing employment uses make it unsuitable for housing. Potential for employment development as extension to existing and proposed employment areas.

Achievability:

Development would be economically viable taking 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="1915"/>	Land West of Brookhouse Way Cheadle
SMDC Ref. No.:	<input type="text" value="CH143"/>	
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="Vacant Land"/>						
Comments:	<input type="text" value="Remaining parcel of vacant land allocated for employment development"/>						
Area:	<input type="text" value="1.18"/> ha. gross	<input type="text" value="1.180"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="ALP"/>	
Grid Ref.:	<input type="text" value="E 399864 N 342506"/>		Commitment:	<input type="text" value="2"/>	Use:	<input type="text" value="6"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Vacant land. No significant landscape features within site. Open frontage to road.

Available Access:

Direct access available off Brookhouse Way.

Additional Comments:

Site approved March 2015.

Strengths/ Opportunities:

Within settlement boundary and directly adjacent to existing development.

Weaknesses/ Constraints:

Close to employment areas.

Deliverability Assessment

Availability:

No known availability constraints. Allocated in Local Plan for employment uses. Letter from agent confirms site is available.

Suitability:

Proximity to existing employment uses makes it less suitable for housing. Potential for employment development as extension to existing and proposed employment areas.

Achievability:

Development would be economically viable taking 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 junction of

Brookhouse Road and Glebe Road
Cheadle

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="1956"/>	Land north of Park Drive Cheadle
SMDC Ref. No.:	<input type="text" value="CH146"/>	
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 fronting Leek Road"/>			
Comments:	<input type="text" value="Fields on the edge of the town in agricultural use."/>			
Area:	<input type="text" value="2.7"/> ha. gross	<input type="text" value="2.700"/> ha. net	Policy: <input type="text" value="2"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 400488 N 343947"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="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="1957"/>	Land adjacent to Bungalow Farm Leek Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH147"/>	
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 adjacent to Bungalow Farm"/>			
Comments:	<input type="text" value="Fields on the edge of the town in agricultural use."/>			
Area:	<input type="text" value="3.3"/> ha. gross	<input type="text" value="3.300"/> ha. net	Policy: <input type="text" value="2"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 400347 N 343974"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text"/>

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="2016"/>	Fields adj to Rosehill Wood Park Lane Cheadle
SMDC Ref. No.:	<input type="text" value="CH148"/>	
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 fields"/>			
Comments:	<input type="text" value="Fields on the edge of the town in agricultural use."/>			
Area:	<input type="text" value="7.1"/> ha. gross	<input type="text" value="7.100"/> ha. net	Policy: <input type="text" value="2"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 400124 N 343343"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text"/>

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
Robina Drive
Cheadle

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="2398"/>	Land off Park Lane Cheadle
SMDC Ref. No.:	<input type="text" value="CH165"/>	
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 grazed by horses"/>			
Comments:	<input type="text" value="On edge of settlement boundary within green belt. Applications for residential development refused in the 1980's. 81/10023 & 81/10461."/>			
Area:	<input type="text" value="0.9"/> ha. gross	<input type="text" value="0.900"/> ha. net	Policy: <input type="text" value="2"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 400257 N 343290"/>		Commitment: <input type="text" value="6"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="U"/>
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="2438"/>	Land north of Harewood Park Leek Road Cheadle
SMDC Ref. No.:	<input type="text" value="CH168"/>	
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."/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="14.1"/> ha. gross	<input type="text" value="14.100"/> ha. net	Policy:	<input type="text" value="2"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 400418 N 344440"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Large gently sloping greenfield site down to valley. Open landscape with few hedgerows and trees.

Available Access:

Off Leek Road.

Additional Comments:

Strengths/ Opportunities:

Agent states that combination of CH134, CH135 and CH168 could achieve a new relief / link road between the A522 Leek Road and the A521 Froghall Road and other community facilities.

Weaknesses/ Constraints:

Significant impact on the green belt and open countryside. Open views across site. Southern and south-western boundary of site within flood zone 3.

Deliverability Assessment

Availability:

Agent states there are no ownership constraints Sept 2012.

Suitability:

Would have a significant impact on the open countryside and 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" 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
White's Bridge
Macclesfield Road
Leek

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="55"/>	Land West of Kiln Lane Leek
SMDC Ref. No.:	<input type="text" value="LE004"/>	
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="Large agricultural fields to the west of Kiln Lane which is heavily sloping in parts.Excludes area inside Flood Zone 3. Access difficulties may prevent development. Net area relates to GIS mapped site LE004A.Letter from co-owner confirms availability"/>						
Area:	<input type="text" value="4.3"/> ha. gross	<input type="text" value="1.600"/> ha. net	Policy:	<input type="text" value="1/8/10"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 397161 N 356922"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6/8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Agricultural grazing fields. Mature trees and some hedgerow along field boundaries. Pylon near to central part of site. Fenced along Kiln Lane. Some TPOs

Available Access:

Kiln Lane - narrow lane could be difficult and unlikely to be able to support significant development. Possible alternative access through Hockey Club or from Oakwood Lane crossing railway line.

Additional Comments:

The net site area takes into account the topography of the site by excluding the parts most difficult to develop.LE004a excludes land in Flood Zone 3.

Strengths/ Opportunities:

Within development boundary, already residential development to the south of the disused railway.

Weaknesses/ Constraints:

Land is steeply sloping in parts central part of site is visually prominent. Access is likely to be problematic. LE004A excludes the land in Flood Zone 3. L&SCA identifies area as forming important landscape setting to settlement. TPOs

Deliverability Assessment

Availability:

No known availability constraints. Letter received confirming availability.

Suitability:

Considered unsuitable for significant development due to access constraints. Parts of site are visually prominent and development is likely to have a significant 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="363"/>	Land off Woodcroft Road Leek
SMDC Ref. No.:	<input type="text" value="LE014"/>	
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 land to rear of works. In order to develop site a new access road would be required or the site could be developed in conjunction with LE015 which could provide access through existing commercial yard."/>						
Area:	<input type="text" value="0.8"/> ha. gross	<input type="text" value="0.560"/> ha. net	Policy:	<input type="text" value="1/10"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 397649 N 355912"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6"/>	
Type:	<input type="text" value="B/G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Area of hard standing to the north and east of site, other parts of site appear to be greenfield. Site slopes down to south east. TPOS adjacent to the south western site boundary.

Available Access:

Would require a new access or potential for development alongside LE015. Currently can only be accessed by foot or vehicles access through yard of existing commercial premises on Woodcroft Road

Additional Comments:

Strengths/ Opportunities:

Within development boundary

Weaknesses/ Constraints:

Would require new access or development alongside LE015. TPOS adjacent to the south western site boundary.

Deliverability Assessment

Availability:

No known availability constraints. Not registered with Land Registry.

Suitability:

May be suitable for residential development. Sloping site would require new access onto Woodcroft Road or development in conjunction with LE015.

Achievability:

Development would be economically viable taking 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="167"/>	Former Gas Works Newcastle Road Leek
SMDC Ref. No.:	<input type="text" value="LE015"/>	
NLUD Ref. No.:	<input type="text" value="343800016"/>	
PA Ref. No.:	<input type="text"/>	
LDF Ref. No.:	<input type="text"/>	

Site Details

Description	<input type="text" value="Former gas works site"/>			
Comments:	<input type="text" value="Former gas works now derelict land and buildings, mature trees to the rear of site. TPOs on Newcastle Road frontage (outside the site). Potential contamination issues. Net area excludes trees."/>			
Area:	<input type="text" value="0.55"/> 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 397789 N 355877"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="7"/>
Type:	<input type="text" value="B"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Site is gravelled with some grass, mature trees in the north western part of site and other foliage. TPOs along part of Newcastle Rd frontage (outside of the site).

Available Access:

Newcastle Road (potential for reuse of existing access on to Newcastle Road)

Additional Comments:

Outside of site to the east (southern end) there are single storey brick buildings (which may still be in use).

Strengths/ Opportunities:

Within development boundary and in a mixed use area.

Weaknesses/ Constraints:

Potential contamination from former use.

Deliverability Assessment

Availability:

No known availability constraints. Owner interested in releasing for development.

Suitability:

Potential for reuse for a number of different uses (housing, commercial uses)/ mixed use scheme although contamination issues may constrain development. Access directly on to Newcastle 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="488"/>	Land west of Ashbourne Road Leek
SMDC Ref. No.:	<input type="text" value="LE022"/>	
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="Agricultural land which is relatively flat. Mature trees along boundaries."/>						
Area:	<input type="text" value="0.57"/> ha. gross	<input type="text" value="0.450"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 399466 N 355892"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="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:

Agricultural grazing field with access on to Ashbourne Road. Mature trees along the boundary of the larger field. Dry stone wall along the Ashbourne Rd frontage.

Available Access:

Ashbourne Road and/or Fair View Road

Additional Comments:

Potential to extend to include adjacent land off Prospect Road. Adjacent smaller field granted permission for parking and turning area extension to the Poplar Service Station forecourt 15.10.2010.

Strengths/ Opportunities:

Within development boundary. Garage adjacent to the site. Residential on opposite side of Ashbourne Road. Trees along the southern boundary would help to screen development and prevent significant intrusion into open countryside.

Weaknesses/ Constraints:

Close promity to Ladydale SBI. L&SCA identifies the larger of the two fields as forming important landscape setting to settlement. Would require an ecological survey. ? Marsh area

Deliverability Assessment

Availability:

No SHLAA form has been received but owners have indicated availability.

Suitability:

Potentially suitable for residential development however L&SCA identifies the larger of the two fields as forming important landscape setting to settlement. Existing mature trees along the southern boundary would help to screen 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 at
Springfield Farm
Ashbourne Road
Leek

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 field (grazing land). Sloping site, quite steep in parts. Mature trees (TPOS). HLAA suggestions form appears to include pumping station? Stream runs through southern part of site.

Available Access:

Ashbourne Road (current access to workshop area is narrow but could be widened) would need to be developed alongside LE063

Additional Comments:

Mature trees, TPOS and pumping station. Public Right of Way runs adjacent to south west boundary of site.

Strengths/ Opportunities:

Within the development boundary.

Weaknesses/ Constraints:

Sloping site with a brook potential flood risk issues. Sloping nature of site may make development of site difficult. SBI designated.

Deliverability Assessment

Availability:

SHLAA housing suggestions form received states available within 5 years.

Suitability:

Development within SBI would need to clearly outweigh need to safeguard intrinsic nature conservation value of the site. L&SCA identifies site as forming important setting to settlement. Mature trees & watercourse - only LE037a considered potential 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 at
Springfield Farm
Ashbourne Road
Leek

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 (grazing land). Sloping site, quite steep in parts. Mature trees (TPOS). HLAA suggestions form appears to include pumping station? Stream runs beyond the southern boundary in LE037

Available Access:

Ashbourne Road (current access to workshop area is narrow but could be widened) would need to be developed alongside LE063

Additional Comments:

Strengths/ Opportunities:

Within the development boundary. Site slopes down to south so visual intrusion would be limited.

Weaknesses/ Constraints:

Sloping site. SBI designated.

Deliverability Assessment

Availability:

SHLAA housing suggestions form received states available within 5 years.

Suitability:

Development within the SBI would need to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site. L&SCA identifies the site as forming important 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: 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.:

Western part of former
Fowlchurch Tipped Area
Ball Haye Green
Leek

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 number of trees with the site. Waste transfer station and depot adjacent to the south eastern boundary. Due to stage in its afterlife now considered to be greenfield.

Available Access:

No obvious access beyond the access to the waste transfer station and depot. Would require new access.

Additional Comments:

Low dph calculated due to site constraints, need for new access roads to be created etc. L&SCA identifies the area as forming important landscape setting to the settlement.

Strengths/ Opportunities:

Site is within development boundary. Opportunity to address potential contamination issues.

Weaknesses/ Constraints:

Potential contamination issues. Does not relate well to settlement. Employment Study identified it as having low marketability. Recently designated an SBI. Landscape impact.

Deliverability Assessment

Availability:

Long term site due to still being in the early stages of its afterlife, nature conservation value and access issues.

Suitability:

Considered suitable in long term only due to number of trees and poor relationship to settlement due to access and separation due to position of the depot. Also contamination issues. SBI designation.

Achievability:

Development would be economically viable taking 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="171"/>	Land at Sandon Street Leek
SMDC Ref. No.:	<input type="text" value="LE055"/>	
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 with mature trees - net area avoids trees"/>						
Area:	<input type="text" value="2.4"/> ha. gross	<input type="text" value="0.900"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 398451 N 355418"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Agricultural fields, mature trees, sloping site, more steeply sloping in certain parts and vacant grass land to the south of Sandon Street. Northern field slopes down to Sandon Street.

Available Access:

May be issues of access directly onto Cheddleton Road and Sandon Street is narrow but potential for it to be widened or access off Cornhill Gardens.

Additional Comments:

Net area calculated based on the fact that the site is sloping and more steeply sloping in parts and contains a number of mature trees although no TPOS. Not an SBI but may have ecological value - needs an ecological survey. Mineral Consultation Area.

Strengths/ Opportunities:

Within development boundary.

Weaknesses/ Constraints:

Greenfield site, mature trees (no TPOS), sloping site & access difficulties. Close to edge of settlement. Site may have geological significance (northern field). L&SCA identifies this part of Leek as important open space/ tree cover.

Deliverability Assessment

Availability:

Not available.

Suitability:

Greenfield site, mature trees (no TPOS), sloping site and potential access issues. In a mixed use area. Employment or residential use may be suitable for the site however L&SCA identifies this part of Leek as important open spaces/ tree cover.

Achievability:

Development would be economically viable taking 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

 Milltown Way

 Leek

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 agricultural fields with some mature trees (some TPOS)

Available Access:

Via Milltown Way which leads to the farms access. Milltown Way may not be suitable access for a large development. Public footpath from Grosvenor Street runs through the site.

Additional Comments:

The Historic Environment Character Assessment (2010) LLHECZ 3 states "The restoration of the historic features of this parkland would enhance the local character of this area and could form part of the Green Infrastructure plan for the District."

Strengths/ Opportunities:

Part of site adjoins an existing residential development. Close proximity to services and facilities.

Weaknesses/ Constraints:

Recreation ground currently forms a break between the settlement & open countryside. Some trees with TPOS. SBI designated. L&SCA identifies site as being important to setting of the settlement. Impact on historic environment-parkland & sett of listed buildg

Deliverability Assessment

Availability:

SHLAA suggestions form has been received for the site. Indicate that extensive area adjoining site in same ownership capable of providing open space and community benefits.

Suitability:

Development within the SBI would need to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site. Also, L&SCA identifies the site as being important to the setting of the settlement. Also identified in HECA.

Achievability:

Development would be economically viable taking 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.:

Former Kwik Fit Site

High Street/ Strangman Street
Leek

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 has been predominantly cleared one partial wall remains hard surface area on High Street part of development. Site falls steeply at mid point between High Street and Strangman St. Adjacent to the site is a modern Moorlands Housing apartment block.

Available Access:

High Street and Strangman Street

Additional Comments:

Capacity of scheme calculated on a high density based on surrounding area. Draft L TC Masterplan considered the following uses for the site: retail & residential; residential; arts centre.

Strengths/ Opportunities:

Adjacent to an Moorlands Housing development on High Street and retail units.

Weaknesses/ Constraints:

Former employment site - loss of employment use

Deliverability Assessment

Availability:

SHLAA suggestions form has been received. Identified as an opportunity site in the Draft Leek Town Centre Masterplan.

Suitability:

May be a suitable housing site although former employment use issues. Site has already been cleared. Identified as an opportunity site in the Draft Leek Town Centre Masterplan.

Achievability:

Development would be economically viable taking 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
Springfields Farm
Ashbourne Road
Leek

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="14"/>	Land to the north of Kiln Lane Leek
SMDC Ref. No.:	<input type="text" value="LE064"/>	
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 within the development boundary. To east is a recent small housing development and to north east is football ground, and adjacent on the western side is the Local Plan Whites Bridge employment site allocation."/>						
Area:	<input type="text" value="0.51"/> ha. gross	<input type="text" value="0.400"/> ha. net	Policy:	<input type="text" value="1/8"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 397169 N 356988"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="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:

Gently sloping site, gradient more significant on the western section. Several trees in the northern section. Worn track on the eastern edge from Kiln Lane.

Available Access:

Via Kiln Lane. Lane is narrow and unlikely it could support the amount of traffic that would be generated. Shared access with football club off Macclesfield Road may be more appropriate but subject to flood risk issues(Flood Zone 2 and 3)

Additional Comments:

Net area based on part of the site which appears most developable excludes most northerly part of site which is in flood zone 3. Identified as being important to the landscape setting.

Strengths/ Opportunities:

Within the development boundary. Residential development would relate well to existing residential on Kiln Lane and the adjoining recent Orchard Court development.

Weaknesses/ Constraints:

Development of the western part of site may be more difficult due the sloping nature. Northern part of the site is within Flood Zone 3 which may constrain development.

Deliverability Assessment

Availability:

SHLAA housing suggestions form received. Site has recent planning history with a residential approval pending subject to a 106 agreement.

Suitability:

Potential for development subject to access and flood risk 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.:

**Kniveden Hall and Springhill
Mount Road
Leek**

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:

Hall and several other buildings. Kniveden appears vacant. Springhill appears to still be in use (drove past 3/09/09 lights on and cars in car park in front of building). Public right of way runs east to west between the two.

Available Access:

Existing driveways of Knivedon Hall and Springhill onto Mount Road

Additional Comments:

Kniveden Hall identified as being important to the landscape setting (part of site)

Strengths/ Opportunities:

Existing buildings appear suitable for conversion of existing buildings & may be scope for extensions to these to provide extra care housing subject to not having any greater impact on the landscape.

Weaknesses/ Constraints:

Outside the development boundary within open countryside which is designated as SLA. Mount Road offers a clear separation between residential area and open countryside. Not on a public transport route. Hall not listed but may have some local value.

Deliverability Assessment

Availability:

SHLAA form received.

Suitability:

Potentially suitable for conversion and extension to provide extra care housing however it is within the open countryside. Consideration needs to be had for landscape impact, ensuring no greater 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.:

Staffs Fitness
Springfield Road
Leek

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:

Warehouses currently in use, porter cabin type buildings being used as offices, fitness equipment being stored in yard area. Public footpath runs through site. TPOS in the north western corner of site. One building appears to be almost derelict.

Available Access:

Additional Comments:

Area to north of PROW is vacant grassland with mature trees. Potential calculated based on a mixed use scheme (50:50). Town location could support a high density

Strengths/ Opportunities:

Potential for reuse as residential and B1 uses in a mixed scheme which could integrate well with the existing residential

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.:

Rear of
Westwood First School
Westwood Road
Leek

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.:

Pike Hall Farm
Mount Road
Leek

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 farm house with 2 vacant barns. The paddock to the rear of the former farm had horses in it. Residential development on High View Road backs onto the field. There are trees to the edge of the field and it is partially walled. Slightly sloping site

Available Access:

Mount Road

Additional Comments:

Sloping site eastern part of site at a higher level. Stone wall in southern part of site (dilapidated in parts). Open views of countryside. Trees in parts of site. (Potential calculated to include two conversions).

Strengths/ Opportunities:

Opportunity to convert 2 barns. L&SCA identifies a ridge to the east of Mount Road suggesting the landscape can take development below this ridge. Schools and other services and facilities in relatively close proximity.

Weaknesses/ Constraints:

Electricity pylon in centre of field. Development would be an intrusion into open countryside. Special Landscape Area.

Deliverability Assessment

Availability:

SHLAA housing suggestions form has been received - available within the plan period.

Suitability:

Potentially suitable for development on its own or as part of a larger urban extension. Development would be an intrusion into open countryside. Schools and other services and facilities in relatively close proximity.

Achievability:

Development would be economically viable taking 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.:

Leek Day Service Centre
Buxton Road
Leek

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 is in a predominantly residential area, adjacent to Abbey Court Care Home. Mainly one storey building, mature garden with trees. Car park to front and rear. Site slopes gently down to rear.

Available Access:

Buxton Road using existing access

Additional Comments:

Strengths/ Opportunities:

Within the settlement boundary. Possibility of conversion or redevelopment. Community centre and Beresford Memorial CofESchool on Novi Lane close proximity. On a main road. Served by public transport.

Weaknesses/ Constraints:

Loss of community type use.

Deliverability Assessment

Availability:

Potentially available in 10-15 years. Has planning consent (awarded January 2015 for change of use to A2 for an accounts office).

Suitability:

Potentially suitable for housing in the future. May be an issue of loss of a 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:

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="2678"/>	Former reservoir off Macclesfield Road Leek
SMDC Ref. No.:	<input type="text" value="LE071B"/>	
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"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.34"/> ha. gross	<input type="text" value="0.340"/> ha. net	Policy:	<input type="text"/>	Status:	<input type="text"/>	
Grid Ref.:	<input type="text" value="E"/> <input type="text" value="N"/>		Commitment:	<input type="text"/>	Use:	<input type="text"/>	
Type:	<input type="text"/>	Hierarchy:	<input type="text"/>	Conversion:	<input type="text"/>	Location:	<input type="text"/>
Greenbelt:	<input type="text"/>	Flooding:	<input type="text"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text"/>

Site Assessment

Site Features:

Part of redundant reservoir and agricultural land. The site has the appearance of open countryside and although within the development boundary is divorced from the existing settlement.

Available Access:

Through LE071A?

Additional Comments:

Strengths/ Opportunities:

Within development boundary.

Weaknesses/ Constraints:

Site has the appearance of open countryside and has prominent hilltop location - visual impact for surrounding area. Limited access. Site is divorced from the settlement. Visually prominent.

Deliverability Assessment

Availability:

SHLAA form submitted for wider area LE071A and LE071B combined.

Suitability:

Development of site would significantly impact on the character of the edge of Leek settlement. Prominent position, limited access and does not relate well to existing settlement. Recreation appears to be most suitable 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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Portland Mill
Queens Street/ Portland Street/ Brunswick Street
Leek

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 three storey mill building with enclosed yard area to the northern part of the site adjacent to the Buxton Road and more modern warehouse building also at this end of site attached to the older mill building. Several windows boarded up.

Available Access:

Building has a frontage on Portland Street, Queen Street and Brunswick Street access to the yard appeared to be via Brunswick Street

Additional Comments:

Area considered in the Leek Masterplan as an opportunity site. Uses considered include: employment (office/ industrial) refurbishment; employment (office/ industrial) refurbishment/ extension; employment (office/ industrial)

Strengths/ Opportunities:

Mixed area of town, with residential development opposite on Queens Street. Terraced housing on opposite side of Brunswick Street.

Weaknesses/ Constraints:

Issue of loss of employment use

Deliverability Assessment

Availability:

No SHLAA housing suggestions form has been received. The site is considered in the Leek Masterplan, part still in use.

Suitability:

Potentially suitable for redevelopment for mixed use employment and residential. Issue of loss of employment use if redeveloped for housing. Identified in Leek TC Masterplan for employment rather than 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: 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
Fowlchurch Tipped Area
Ball Haye Green
Leek

Site Details

Description

Comments:

Area: <input type="text" value="2.7"/> ha. gross <input type="text" value="2.700"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.: <input type="text" value="E 398879 N 357388"/>	Commitment: <input type="text" value="7"/>	Use: <input type="text" value="6"/>
Type: <input type="text" value="G"/> Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="U"/>
Greenbelt: <input type="text" value="N"/> Flooding: <input type="text" value="Y"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="2"/>

Site Assessment

Site Features:

Parts of site able to view had grassed over, number of trees in the south eastern part of site adjacent to playing field. Due to stage in its afterlife now considered to be greenfield.

Available Access:

Difficult to access site. Need for new access road to be created.

Additional Comments:

Low dph calculated due to site constraints, need for new access roads to be created etc and will allow for flexibility regarding design. L&SCA identifies the area as forming important landscape setting to the settlement

Strengths/ Opportunities:

Site is within development boundary. Opportunity to address potential contamination issues.

Weaknesses/ Constraints:

Potential contamination issues. Does not relate well to settlement due to poor access. Employment Study identified it as having low marketability. Recently designated an SBI. Landscape impact.

Deliverability Assessment

Availability:

Long term site due to still being in the early stages of its afterlife, nature conservation value and access issues.

Suitability:

Within development boundary but on edge of settlement, one of the lowest scoring sites assessed in the Employment Study (2006). Poor access, nature conservation value & contamination issues make it a constrained, long term potentially suitable site. 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.:

London Mill
Ashbourne Road
Leek

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.:

The Talbot
Ashbourne Road
Leek

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.:

Misters Interiors and Bodes Garage
Buxton Road
Leek

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.:

Northern part of
Fowlchurch Tipped Area
Ball Haye Green
Leek

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:

Available Access:

Difficult to access site. Need for new access road to be created.

Additional Comments:

Low dph calculated due to site constraints, need for new access roads to be created etc and will allow for flexibility regarding design. L&SCA identifies the area as forming important landscape setting to the settlement

Strengths/ Opportunities:

Site is within development boundary. Opportunity to address potential contamination issues.

Weaknesses/ Constraints:

Potential contamination issues. Does not relate well to settlement due to poor access. Employment Study identified it as having low marketability. Recently designated an SBI. Landscape impact.

Deliverability Assessment

Availability:

Long term site due to still being in the early stages of its afterlife, nature conservation value and access issues.

Suitability:

Within development boundary but on edge of settlement. Poor access, nature conservation value and contamination issues make it a constrained, long term potentially suitable site only. SBI designation.

Achievability:

Development would be economically viable taking 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="1107"/>	Land to west of Abbey Green Road Leek
SMDC Ref. No.:	<input type="text" value="LE095"/>	
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 adjacent informal recreation ground, significant frontage on Abbey Green Road land closest to Abbey Green Road relatively flat."/>						
Area:	<input type="text" value="7.05"/> ha. gross	<input type="text" value="7.050"/> ha. net	Policy:	<input type="text" value="3/8"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 397793 N 357414"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

Agricultural fields adjacent private recreation ground. Significant frontage on Abbey Green Road. Most of land is relatively flat. Western part of site slopes down to the east. Public right of Way runs along part of western boundary.

Available Access:

Abbey Green Road

Additional Comments:

Strengths/ Opportunities:

Most of the land is relatively flat.

Weaknesses/ Constraints:

Outside development boundary, most of the site is within flood zone 3b (functional floodplain) therefore residential unlikely to be acceptable. Intrusion into open countryside.

Deliverability Assessment

Availability:

No known availability constraints. No SHLAA suggestions form received.

Suitability:

Unsuitable for residential development due to most of the site being in Flood Zone 3. There are other available sites not in Flood Zone 3. L&SCA identifies the area as being an open area. Development would result in 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:	<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
Leek Cricket Club
Macclesfield Road
Leek

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="1946"/>	Land west of Macclesfield Road Leek
SMDC Ref. No.:	<input type="text" value="LE103"/>	
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 and some extensive tree cover"/>			
Comments:	<input type="text" value="Net site area excludes boundary stone and the part of site which is in flood zone 3 - LE103a only part considered potentially suitable."/>			
Area:	<input type="text" value="1.032"/> ha. gross	<input type="text" value="0.560"/> ha. net	Policy: <input type="text" value="2/3/8/9"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 397182 N 357233"/>		Commitment: <input type="text" value="1"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding: <input type="text" value="Y"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="4"/>

Site Assessment

Site Features:

Site slopes down to the north west (down to the river Churnet). Northern part of site is at a higher level. Some extensive tree cover along boundaries and in north eastern part of site.

Available Access:

Macclesfield Road although issue of Listed boundary stone to the north of site on the Macclesfield Road frontage.

Additional Comments:

Small area of site identified as being important to the setting of the settlement

Strengths/ Opportunities:

Opportunity to develop the site as part of a larger urban extension.

Weaknesses/ Constraints:

Open countryside part of site is in Flood Zone 3 however the net site area excludes this area. Listed boundary stone. Some extensive tree cover along boundaries and in north eastern part of site.

Deliverability Assessment

Availability:

No known availability constraints. No SHLAA suggestions form has been received.

Suitability:

The net area relates to the area outside of flood zone 3, excludes the area close to the Listed boundary stone. The net area is potentially suitable for development although 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:	<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.:

The Warehouse
New Street
Leek

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.:

Premier Garage
Broad Street
Leek

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:

Split site car showroom on Broad Street and lock up garage accessed from Broad Street. The lock up garages are to the rear of no.s 50 and 52 Broad Street and at a higher level.

Available Access:

Broad Street and Sneyd Street

Additional Comments:

Considered in the Leek TC Masterplan for a number of uses including: retail and offices; residential. Current application in for McDonalds drive-thru restaurant - June 2015.

Strengths/ Opportunities:

Within development boundary, good access to the car showroom site from both Broad Street and Sneyd Street.

Weaknesses/ Constraints:

Certain employment uses for the lock up garage site may cause amenity issues due to location.

Deliverability Assessment

Availability:

Currently in use. No SHLAA form received. Is identified as an opportunity site in Leek TC Masterplan - seen as a future redevelopment site, should current car dealership function choose to relocate.

Suitability:

Potentially suitable for residential development. Identified in the Leek TC Masterplan as an opportunity site with a number of potential uses having been considered. Capacity based on a mixed use scheme.

Achievability:

Development would be economically viable taking 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

Abbey Green Road

Leek

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="1052"/>	Land off Westwood Park Drive Leek
SMDC Ref. No.:	<input type="text" value="LE126"/>	
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 TPO"/>						
Comments:	<input type="text" value="The western part of site which runs along Westwood Park Drive is heavily foliated (TPOS) approx.2ha and steeply sloping. Rest of site is steeply sloping making development unlikely. Development of the site would be highly visually intrusive."/>						
Area:	<input type="text" value="4.92"/> ha. gross	<input type="text" value="1.900"/> ha. net	Policy:	<input type="text" value="1/10"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 396808 N 355747"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="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:

The western part of site which runs along Westwood Park Drive is heavily foliated (TPOS) approx.2ha and steeply sloping majority of the rest of site is steeply sloping - likely to make development unfeasible. Part of site slopes down to south east.

Available Access:

Currently what appears to be agricultural access between 95 and 70 Westwood Park Drive - currently gated and is narrow. Access is insufficient for large scale residential development.

Additional Comments:

Net site area excludes area with TPOs. Would require the loss of a dwelling to provide an appropriate access. Question whether development boundary will be drawn to exclude this area in the Site Allocations DPD.

Strengths/ Opportunities:

Within development boundary

Weaknesses/ Constraints:

2 ha of the site has TPOs on it and the rest is highly visually intrusive. Narrow access - single vehicle access. Insufficient for large scale residential development. L&SCA identifies the area as forming important landscape setting to the settlement.

Deliverability Assessment

Availability:

No known availability constraints. No SHLAA housing suggestions form received.

Suitability:

Unsuitable for development due to access & being visually prominent. Development would have a significant adverse impact on the landscape which is identified as forming important landscape setting to the settlement in the L&SCA.

Achievability:

Development would be economically viable taking 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="1053"/>	Land off (Southern part) Mount Road Leek
SMDC Ref. No.:	<input type="text" value="LE127"/>	
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 land, undulating."/>						
Area:	<input type="text" value="3.1"/> ha. gross	<input type="text" value="3.100"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 399673 N 355866"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="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 field-walled. Some mature trees to western side of field. Undulating site. Houses to the west of site are at a lower level. North eastern part of site is highly visible.

Available Access:

Mount Road

Additional Comments:

Not identified as forming important landscape setting to the settlement.

Strengths/ Opportunities:

L&SCA identifies a ridge to the east of Mount Road suggesting the landscape can take development below this ridge. Schools and other services and facilities in relatively close proximity.

Weaknesses/ Constraints:

North eastern part of site is at a higher level and development could have an adverse impact on open countryside.

Deliverability Assessment

Availability:

No known availability constraints. Owner has expressed interest in seeing the site developed.

Suitability:

Potentially suitable for residential development. Part of site is highly visible. Schools and other services and facilities in relatively close proximity.

Achievability:

Development would be economically viable taking 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="1054"/>	Land off (Northern part) Mount Road Leek
SMDC Ref. No.:	<input type="text" value="LE128"/>	
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 land, undulating. Net area excludes field with TPOs"/>						
Area:	<input type="text" value="4.3"/> ha. gross	<input type="text" value="3.100"/> ha. net	Policy:	<input type="text" value="3/10"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 399810 N 356426"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	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. Public footpath to northern part of site. Walled boundary along Mount Road. 0.14ha of field next to Pike Hall Farm is fenced (triangle shape adjacent to Mount Road). Houses to the west of site are at a lower level

Available Access:

Mount Road

Additional Comments:

Northern part of site at a higher level than southern part.

Strengths/ Opportunities:

L&SCA identifies a ridge to the east of Mount Road suggesting the landscape can take development below this ridge. Schools and other services and facilities in relatively close proximity.

Weaknesses/ Constraints:

Development could have an adverse impact on open countryside. Mature trees - now designated as TPOs.

Deliverability Assessment

Availability:

No housing suggestions form received. No known ownership constraints however land is unregistered with the Land Registry.

Suitability:

Potentially suitable for residential development either on its own or as part of a larger urban extension. Part of site is highly visible, intrusion into open countryside. Services/facilities in relatively close proximity.

Achievability:

Development would be economically viable taking 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

Macclesfield Road
Leek

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 grassland with trees along the road frontage. Cluster of properties to the south east including Lowfield, Highfield Lodge, Highfield and Bumble Bee Cottage.

Available Access:

Macclesfield Road

Additional Comments:

Agricultural field but not all of field has been put forward as a HLAA rep

Strengths/ Opportunities:

Weaknesses/ Constraints:

Development of the site would be visually intrusive and would not relate well to the existing town. The site is 500 metres by road from the existing town boundary.

Deliverability Assessment

Availability:

SHLAA housing suggestions form received for part of site.

Suitability:

Development of the site would be visually intrusive & would not relate well to the existing town. If needed it may be suitable for development as part of a larger urban extension. However there are other more suitable sites which relate better to the town

Achievability:

Development would be economically viable taking 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="1109"/>	Land off Abbey Green Road Leek
SMDC Ref. No.:	<input type="text" value="LE139"/>	
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 field on opposite side of Abbey Green Road from Churnet Works. Flood zone 3. Adjacent to Brough Park Fields SBI."/>			
Area:	<input type="text" value="7.1"/> ha. gross	<input type="text" value="7.100"/> ha. net	Policy: <input type="text" value="3/8"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 398139 N 357465"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt:	<input type="text" value="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.:	<input type="text" value="1110"/>	Land at Leek High School Mount Road Leek
SMDC Ref. No.:	<input type="text" value="LE140"/>	
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="3.2"/> ha. gross	<input type="text" value="3.200"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 399745 N 356726"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="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="2"/>

Site Assessment

Site Features:

Grassland, metal fencing around part of site, sloping in parts. Mature trees along boundaries. Part of site is marshy.

Available Access:

Mount Road

Additional Comments:

Identified in L&SCA as forming important landscape setting

Strengths/ Opportunities:

Not used as school playing fields. Has been vacant in excess of 10 years. Relates relatively well to existing residential development. Trees along boundaries provide some degree of screening. Potentially suitable for a new first school if needed.

Weaknesses/ Constraints:

Outside development boundary, visually intrusive. Adjacent to playing fields. Special Landscape Area.

Deliverability Assessment

Availability:

No known availability constraints. SHLAA form received.

Suitability:

Potentially suitable for residential development. Would be visually intrusive but trees along the boundary provide some degree of screening. Would relate relatively well to existing residential development to the north/ north west 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.:

Land off

Thorncliffe Road and Mount Road
Leek

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 off

Mount Road

Leek

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 fields to west of Dee Bank Farm. TPOS run along the north western boundary of site behind houses. PRW runs through centre of the site connecting Mount Rd to Cartledge Lane

Available Access:

Mount Road

Additional Comments:

Potential excludes farm buildings and land in immediate vicinity. LE142A well screened to the east and north - although site slopes from west to east. Footpath runs through site linking Mount Rd to Cartledge Lane. Northern edge TPOS

Strengths/ Opportunities:

Relatively flat. Ridgeline to south east of area.

Weaknesses/ Constraints:

Outside development boundary, intrusion into open countryside. L&SCA identifies the area as forming important landscape setting to settlement. Possible impact on National Park.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

May be suitable for residential development would be an intrusion into open countryside and involve the loss of farm land adjacent to farm house issue of existing farm access. Could also impact on setting of National Park.

Achievability:

Development would be economically viable taking 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

Thorncliffe Road

Leek

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="2608"/>	Land off Thorncliffe Road Leek
SMDC Ref. No.:	<input type="text" value="LE143"/>	
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. No drawn to exclude watercourse - reduced capacity. Originally LE143a and LE143 were one site."/>		
Area:	<input type="text" value="6.16"/> ha. gross	<input type="text" value="6.160"/> ha. net	Policy: <input type="text" value="3"/>
Grid Ref.:	<input type="text" value="E 400157 N 357510"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="N"/>	Floding: <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="4"/>

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="1114"/>	Land off Buxton Road Leek
SMDC Ref. No.:	<input type="text" value="LE143a"/>	
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 to the north, east and south of Leek Edge Farm. Net area excludes pond and mature trees and existing buildings."/>		
Area:	<input type="text" value="5.2"/> ha. gross	<input type="text" value="4.500"/> ha. net	Policy: <input type="text" value="3"/>
Grid Ref.:	<input type="text" value="E 399983 N 357470"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="N"/>	Floding: <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="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 at
Foker Grange
Macclesfield Road
Leek

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, some trees within fields. Public Right of Way runs across the site. Sloping in parts. Change in levels to south of site, (steep slope) with site being at a higher level than Churnet Valley Farm.

Available Access:

Macclesfield Road

Additional Comments:

The Local Plan Review 2003 suggested this site as an employment allocation.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Outside development boundary within Green Belt & Special Landscape Area. Does not relate particularly well to settlement due to topography (site is at a higher level than Leek).

Deliverability Assessment

Availability:

No known availability constraints. No housing suggestions form received.

Suitability:

Site lies within Green Belt and does not relate well to existing settlement. Prominent site on approach into town. Other more suitable sites outside the Green Belt are 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: 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="1130"/>	Land off Cauldon Close Leek
SMDC Ref. No.:	<input type="text" value="LE147"/>	
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 agricultural land"/>		
Comments:	<input type="text" value="Sloping and undulating in parts may be difficult to develop. Access available off Cauldon Close. Site is designated a SBI (Ladydale SBI)."/>		
Area:	<input type="text" value="0.7"/> ha. gross	<input type="text" value="0.700"/> ha. net	Policy: <input type="text" value="1/6"/>
Grid Ref.:	<input type="text" value="E 398708 N 355949"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Commitment: <input type="text" value="7"/>
Greenbelt:	<input type="text" value="N"/>	Conversion: <input type="text" value="NB"/>	Use: <input type="text" value="6/8"/>
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:

Vacant agricultural land, some trees, steeply sloping in parts. Stream runs to SE boundary of the site. Site bounded by wall/fence/trees. Isolated tree near centre of site

Available Access:

Off Cauldon Close

Additional Comments:

Strengths/ Opportunities:

Within development boundary, well related to existing residential. Close proximity to services and facilities.

Weaknesses/ Constraints:

Designated SBI (Ladydale)

Deliverability Assessment

Availability:

SHLAA housing suggestions form received.

Suitability:

Development within the SBI would need to clearly outweigh the need to safeguard the intrinsic nature conservation value of the 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 adjacent
 Newton House
 Cheddleton Road
 Leek

Site Details

Description

Comments:

Area: <input type="text" value="4.08"/> ha. gross <input type="text" value="3.000"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.: <input type="text" value="E 398815 N 355315"/>	Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type: <input type="text" value="G"/> Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="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 vacant grass land

Available Access:

Existing access to Newton House off the Cheddleton Road.

Additional Comments:

Net site area takes account of the site being adjacent to Ballington Wood SBI.

Strengths/ Opportunities:

Within development boundary.

Weaknesses/ Constraints:

Topography/ prominent position - impact on landscape and nature conservation designation.

Deliverability Assessment

Availability:

No known achievability constraints. Awaiting response from owners.

Suitability:

Significant greenfield site to S&Et of Newton House within development boundary. Empl use may be more appropriate due to location adjac to an existing employment site. Reclassified as a B due to current employment supply - could be either an emp or res 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="1939"/>	Land to rear of Bourne Place Leek
SMDC Ref. No.:	<input type="text" value="LE153"/>	
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 and gardens to rear of properties on Bourne Place"/>						
Comments:	<input type="text" value="Vacant land to the rear of Bourne Place - large number of trees. Lack of obvious access may prevent development. To enable appropriate access would involve the loss of a dwelling most likely 7 Bourne Place. May be ownership constraints."/>						
Area:	<input type="text" value="0.54"/> ha. gross <input type="text" value="0.540"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="NC"/>		
Grid Ref.:	<input type="text" value="E 397076 N 356573"/>	Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="1/9"/>		
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="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 south of

Moorfields/ Southbank Street/ Wood Street
Leek

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:

Access would be difficult - Moorfields, Southbank and Wood Street are narrow and would be unlikely to be able to support large scale development.

Additional Comments:

Capacity calculated to take into consideration the site constraints - topography etc

Strengths/ Opportunities:

Proximity to the town centre.

Weaknesses/ Constraints:

Adjacent to an SBI, most outside the development boundary and identified as being important. Access would be difficult and could constrain development. Topography - slopes down to south east. Unsure as to ownership. Landscape character.

Deliverability Assessment

Availability:

No known availability constraints

Suitability:

Access issues, topography and landscape constraints could prevent development. Outside development boundary 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="1145"/>	Land south of Junction Road Leek
SMDC Ref. No.:	<input type="text" value="LE156"/>	
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="Underused land"/>						
Comments:	<input type="text" value="Underused grass land. Aerial photographs show a number of trees in the area, also looks like there are sheds etc."/>						
Area:	<input type="text" value="0.542"/> ha. gross	<input type="text" value="0.542"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 398199 N 355523"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="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.:

California Mill
Horton Street
Leek

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:

Northern boundary is fenced/low brick wall. Western is fenced. Western part of site is hardstanding. 2 storey steal/ brick building. Shed at higher level in south western corner. Hardstanding in north & eastern part of site used as informal parking.

Available Access:

Existing access of Ball Haye Street

Additional Comments:

South of site has pp for apartments. Area included in Horton Development Brief. California Mill area considered in Masterplan for a number of uses: education; offices; arts education/ business incubator

Strengths/ Opportunities:

Within the town development boundary.

Weaknesses/ Constraints:

Deliverability Assessment

Availability:

It is identified as an opportunity area in the Leek Town Centre Masterplan for potential college development. Redevelopment taking place.

Suitability:

Identified in the Leek Town Centre Masterplan for a number of potential uses but not 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: 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="1930"/>	Land in front of Kerrygold Sunnyhills Road Leek
SMDC Ref. No.:	<input type="text" value="LE178"/>	
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 grass land"/>			
Comments:	<input type="text" value="South eastern corner is in Flood Zone 2"/>			
Area:	<input type="text" value="1.37"/> ha. gross	<input type="text" value="1.370"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="FPP"/>
Grid Ref.:	<input type="text" value="E 397591 N 355444"/>		Commitment: <input type="text" value="2"/>	Use: <input type="text" value="6"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding: <input type="text" value="Y"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="3"/>

Site Assessment

Site Features:

Vacant grass land mature trees along boundaries. Several mature trees within site. Gated with high security fence. Employment uses to the south and west of site. Residential to the north east on the Newcastle Road.

Available Access:

Sunnyhills Road

Additional Comments:

Strengths/ Opportunities:

Within settlement boundary

Weaknesses/ Constraints:

In an existing employment area

Deliverability Assessment

Availability:

Has planning permission for employment development - food ingredients processing and packaging plant.

Suitability:

Within an existing employment area therefore would be more suitable for employment 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"/>	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.:

Garages and gardens of

Spring Gardens
Leek

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 off

Churnet View

Leek

Site Details

Description:

Comments:

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 399286 N 357767"/>	Commitment: <input type="text" value="7"/>	Use: <input type="text" value="5"/>
Type: <input type="text" value="G"/> Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt: <input type="text" value="N"/> Flooding: <input type="text" value="N"/>	Replacement Dwg: <input type="text" value="N"/>	Owner: <input type="text" value="2"/>

Site Assessment

Site Features:

Part of school playing fields. Well screened by trees to the north.

Available Access:

Churnet View

Additional Comments:

Strengths/ Opportunities:

Not identified in the PPG17 Audit as being open space (school playing field). L&SCA does not identify the site as forming important setting to the settlement.

Weaknesses/ Constraints:

In use as school playing fields.

Deliverability Assessment

Availability:

In use as school playing fields. Not available.

Suitability:

Potentially suitable if not used as school playing fields. Greenfield site outside of the settlement boundary. Slopes down to the north west. Mature trees to the north west of the 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="1870"/>	Land off Newcastle Road Leek
SMDC Ref. No.:	<input type="text" value="LE207"/>	
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="21.73"/> ha. gross	<input type="text" value="20.300"/> ha. net	Policy:	<input type="text" value="2/3/5/8/10"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 397572 N 354963"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="Y"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Sloping and undulating agricultural grazing fields with access off Newcastle Road. Some mature trees. Wall Grange Farm and Waukesha Bungalow are Listed. To edge of site lies the Caldon Canal Conservation Area. Northern part is in flood zone 3.

Available Access:

Newcastle Road

Additional Comments:

Net area excludes flood zone 3. Public footpath runs through part of site. Gravelled area to the north of the Right of Way and farm access track

Strengths/ Opportunities:

Weaknesses/ Constraints:

Green Belt. Northern part of site is in flood zone 3. Parts of area are visually prominent. The eastern part is exposed. Good views towards Leek. Adjacent to Caldon Canal Conservation Area. Working farm included within the site area which is listed.

Deliverability Assessment

Availability:

No known achievability constraints.

Suitability:

Does not relate well to the existing urban area and is in the Green Belt. The river Churnet and Caldon Canal provide a natural barrier. Northern part of site is in flood zone 3. Parts of area are visually prominent. The eastern part is exposed.

Achievability:

Development would be economically viable taking 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
Cheddleton Road
Leek

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 with some mature trees. Elevated from road level. Mature trees along the boundary and stone wall.

Available Access:

Off Cheddleton Road. Access on to Cheddleton Road could be an issue. (See SHLAA form suggestion)

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Access and topography could make development difficult.

Deliverability Assessment

Availability:

SHLAA form received 8/12/2014

Suitability:

Does not relate well to the existing urban area of Leek and is remote from the services and facilities of the town. Access and topography would constrain development. Unlikely to be suitable 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: 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

Cheddleton Road
Leek

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. Mature trees along southern and western boundary.

Available Access:

Off Cheddleton Road. Access onto Cheddleton Road could be an issue.

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Does not relate well to the existing urban area of Leek and is remote from the services and facilities of the town. Area is identified in the L&SCA as forming important landscape setting to the settlement.

Deliverability Assessment

Availability:

No known achievability constraints

Suitability:

Does not relate well to the existing urban area of Leek and is remote from the services and facilities of the town. Topography and access could make development difficult. Area identified as forming important landscape setting to the settlement in LSCA

Achievability:

Development would be economically viable taking 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
Sheephouse Farm
Cheddleton Road
Leek

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 field. Hedgerow along Cheddleton Road boundary. Pond or reservoir in the eastern part of site. Public Right of Way runs just outside of the site to the north.

Available Access:

Cheddleton Road (see SHLAA form suggestion)

Additional Comments:

Net area excludes pond and area in Flood Zone 2.

Strengths/ Opportunities:

Western part of site is relatively flat however the eastern part of site raises steeply and is visually prominent.

Weaknesses/ Constraints:

Divorced from settlement. Small area of the southern part of site is in Flood Zone 2.

Deliverability Assessment

Availability:

SHLAA form received 8/12/2014

Suitability:

Does not relate well to the existing urban area of Leek and is remote from the services and facilities of the town. Greenfield site outside the settlement. Divorced from settlement. Topography makes large scale development 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: 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.:

Eaton House
Buxton Road
Leek

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:

Currently in use as offices for Moorlands Housing. Car park to the rear of site. Office building on the Buxton Road frontage.

Available Access:

Buxton Road

Additional Comments:

Considered in the Leek Masterplan for a number of uses as part of a wider area, including: employment (office/ industrial); employment (office/industrial and residential); retail.

Strengths/ Opportunities:

Within development boundary. Previously developed land site which appears suitable for redevelopment.

Weaknesses/ Constraints:

Loss of an employment site. One of the reasons for previous refusal was FRA did not comply with requirements of PPS25 it had not been demonstrated that dev proposed would not have adverse impact on flood risk

Deliverability Assessment

Availability:

Currently in use - an application for a supermarket was refused which included this site. Identified as an opportunity site in the Leek Town Centre Masterplan. Owner willing to release.

Suitability:

Issue of loss of an employment site. Identified as an opportunity site in the Leek Town Centre Masterplan. Potentially suitable for residential development as part of a mixed use scheme -capacity based on a mixed use scheme.

Achievability:

Development would be economically viable taking 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="1903"/>	Factory Belle Vue Leek
SMDC Ref. No.:	<input type="text" value="LE220"/>	
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="Factory building in use"/>						
Comments:	<input type="text" value="Employment site."/>						
Area:	<input type="text" value="0.54"/> ha. gross	<input type="text" value="0.500"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 398005 N 356660"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="2"/>	
Type:	<input type="text" value="B"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Two storey factory divided into several units. VMC occupy the part of the building closest to Big Mill. Intimas had occupied the other part with a frontage on Belle Vue. Delivery yard to the south eastern end of the building. Section of the building with

Available Access:

Additional Comments:

frontage on Albert Street is in use (pine factory). Also a parking area off Albert Street. Car parks associated with factory located on opposite side of Belle Vue. Visited 24/09/09 lorry in service yard VMC still appeared in use clothes on rails.

Strengths/ Opportunities:

Within town development boundary. Residential properties and car parks on the other side of Belle Vue.

Weaknesses/ Constraints:

Redevelopment of the site would result in the loss of an employment use. Site appears suitable for redevelopment if issue of loss of an employment use can be overcome or a mixed use scheme may be most appropriate. Big Mill - Listed, Conservation

Deliverability Assessment

Availability:

Owners have indicated availability for residential of the factory and 2 nearby parking areas.

Suitability:

Employment use - could be relocated. Capacity based on a mixed use scheme. Potentially suitable for residential only development. Would need to be sensitive to the character of the area. Need to consider the impact on Big Mill which is Listed.

Achievability:

Viability of mixed use may be finely balanced depending on market conditions. 100% residential likely to be more viable.

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 west of
Churnet Works
Macclesfield Road
Leek

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. Public footpath runs along the western boundary of site. Eastern part of site is within flood zone 3. Part of site is relatively flat and part slopes steeply down to the east.

Available Access:

Bridge End although appears unsuitable for large scale residential development or through LE071 using access from the Cricket Club.

Additional Comments:

Full capacity calculated on a low density due to significant constraints of site

Strengths/ Opportunities:

Weaknesses/ Constraints:

Outside town development boundary. Site does not relate well to the existing settlement. Topography, flood risk and limited access make development unlikely.

Deliverability Assessment

Availability:

SHLAA suggestions form received.

Suitability:

Unlikely to be suitable for residential development due to topography, flood risk and limited access. Also, the site does not relate well 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 to north east of
Tessengerlo
Bridge End
Leek

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. Public footpath runs along the western boundary of site. Eastern part of site is within flood zone 3. Part of site is relatively flat and part slopes steeply down to the east and south

Available Access:

Bridge End although appears unsuitable for large scale residential development. Or through LE071 or LE095?

Additional Comments:

Full capacity calculated on a low density due to significant constraints of site

Strengths/ Opportunities:

Weaknesses/ Constraints:

Outside town development boundary. Site does not relate well to the existing settlement. Topography, flood risk and limited access make development unlikely.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Unlikely to be suitable for residential development due to topography, flood risk and limited access. Also, the site does not relate well 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 to rear of
Hillswood Heights
Park Road
Leek

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 site. Slopes down to the properties on Park Road. Relatively flat at highest point. TPOs run along western boundary of site. Also a group TPO to rear of Hillswood Heights. North of site is steeply sloping. Public Right of Way runs through north.

Available Access:

Access off Park Road to Hillswood Height is shared and would be unable to support large scale residential development. No potential for access to north of site due to topography and trees.

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Shared, narrow access. TPOs along edge and more central. Prominent, elevated position although relatively flat at highest point. Potential amenity issues for existing residents of Park Avenue.

Deliverability Assessment

Availability:

Potentially in more than one ownership - could constrain development. Most potential is for 1 or 2 dwellings to the rear of Hillswood Heights.

Suitability:

Shared, narrow access, TPOs & prominent, elevated position mean site is not considered suitable for large scale development may be some limited potential subject to appropriate access 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: 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
Haregate Estate

Leek

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:

Separated from Haregate by the road to Tittesworth Reservoir Water Works. Agricultural grazing field. Strong vegetation along field boundaries. Haregate Wood SBI is to the north, east, west and south west of site.

Available Access:

Access road to Tittesworth off Buxton Road

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Open countryside with the road to Tisseworth Reservoir providing a strong boundary between the developed residential area of Haregate and open countryside. L&SCA identifies the area as forming part of important setting to settlement.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Intrusion into open countryside which is of significant landscape value and is adjacent to an SBI. The road to Tittesworth Reservoir & the backs of properties on Haregate Road form a strong boundary to the settlement. Site is visually prominent.

Achievability:

Development would be economically viable taking 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="1934"/>	Land to north and east of Westwood High School Leek
SMDC Ref. No.:	<input type="text" value="LE231"/>	
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"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="9.62"/> ha. gross	<input type="text" value="9.620"/> ha. net	Policy:	<input type="text" value="2/3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 396853 N 356898"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="Y"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Agricultural field which is undulating. Sloping site, with the eastern part of site adjacent to the disused railway being at a significantly lower level than the western part of site. Some mature trees within the site and along boundaries.

Available Access:

No obvious access to the site.

Additional Comments:

Although site is not in a Flood Zone, the north of the site is adjacent to Flood Zone 3.

Strengths/ Opportunities:

Weaknesses/ Constraints:

L&SCA identifies area as being open and forming important landscape setting to settlement. HECA identifies that remnants of a historic landscape park survive associated with Westwood Hall

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable due to historic and landscape value of site and because of intrusion into open countryside which is designated as green belt. Steeply sloping in parts. Other sites are available which are not within 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" 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
Westwood Hall Farm

Leek

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="1936"/>	Land to rear of Churnet View Middle School Churnet View Leek
SMDC Ref. No.:	<input type="text" value="LE233"/>	
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="4.95"/> ha. gross	<input type="text" value="4.950"/> ha. net	Policy:	<input type="text" value="3"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 399079 N 357728"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	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. Strong boundary to the north of site (mature trees and Stare Wood SBI). Weak boundary to west. Public Right of Way runs to the east of site between the school and the site. The site slopes down to the west and north.

Available Access:

No obvious appropriate access for significant development. Currently track to Horescroft Farm through Tittesworth Avenue and to Wardle Barn Farm. Form states off lane currently being widened by Ascent.

Additional Comments:

SHLAA form received for (LE233a) part of site north eastern part of field closest to settlement.

Strengths/ Opportunities:

Outside of the development boundary

Weaknesses/ Constraints:

Identified in the L&SCA as forming part of important landscape setting to settlement. HECA identifies there is little capacity for historic environment to take medium to large scale development without fundamentally altering historic landscape character.

Deliverability Assessment

Availability:

No known availability constraints. SHLAA suggestions form received for LE233a

Suitability:

Churnet View School currently acts as a strong boundary to the settlement. Development of this site would be an intrusion into open countryside which is of landscape value. The north and west of site does not relate well to settlement. 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 between

Mount Road and Ashbourne Road

Leek

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:

Mature trees along boundaries. Sloping site. Site narrows to where it meets Mount Road and Ashbourne Road.

Available Access:

Mount Road or Ashbourne Road

Additional Comments:

Strengths/ Opportunities:

Potential to form part of a larger urban extension although does not relate well to the other sites identified on Mount Road due to topography and road.

Weaknesses/ Constraints:

Development of the site would be an intrusion into open countryside. The L&SCA does not identify it as forming important setting to the settlement. Ridgeline to south east which suggests landscape could take development below this.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Development of the site would be an intrusion into open countryside. Not identified in the LCA as forming important setting to the settlement. Does not relate well to the other sites identified on Mount 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.:

Cornhill
Sandon Street
Leek

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 & agricultural land part of which used for horse grazing/stabling. Eastern part of site slopes down to south. Western part of site relatively flat with mature foliage/ trees with track leading to cattle market. Disused railway runs along western

Available Access:

Need for a new access road. Opportunity to extend the access road to create new link road connecting A520 and A53.

Additional Comments:

Strengths/ Opportunities:

Major regeneration opportunity identified in Core Strategy with opportunity for employment, leisure and tourism uses. Opportunities associated with the canal and disused railway line. Masterplan identifies commercial and residential as potentially suitable

Weaknesses/ Constraints:

Brook runs along southern boundary of the site. Need for a new access road. Some mature trees/foliage.

Deliverability Assessment

Availability:

Part of land is in use as a car park for adjacent Britannia offices. Otherwise no known availability constraints.

Suitability:

Core Strategy broad area for employment EM1. Identified in the Core Strategy as potentially suitable for employment, leisure and tourism uses not identified for residential use. A key opportunity site in the Churnet Valley Masterplan with concept plan.

Achievability:

Development would be economically viable taking 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
Birchall

Leek

Site Details

Description

Comments:

Area: <input type="text" value="9.127"/> ha. gross <input type="text" value="9.127"/> ha. net	Policy: <input type="text" value="3"/>	Status: <input type="text" value="NC"/>
Grid Ref.: <input type="text" value="E 398993 N 355066"/>	Commitment: <input type="text" value="7"/>	Use: <input type="text" value="8"/>
Type: <input type="text" value="G"/> Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="R"/>
Greenbelt: <input type="text" value="N"/> 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. Undulating site which is steeply sloping in parts and visually prominent. At a higher level than houses at Birchall. Public Right of Way runs through site. Birchall Wood outside site to south & Ballington Wood (SBI) to north.

Available Access:

Off Sandybrook Lane however unsuitable for significant development. Land rises quite steeply from Sandybrook Lane.

Additional Comments:

L&SCA identifies this part of Leek as large field boundaries with poor defining vegetation. Not identified in L&SCA as forming important landscape setting to settlement.

Strengths/ Opportunities:

Weaknesses/ Constraints:

Access and topography make the site unsuitable for significant residential development. Poor relationship with the existing residential area.

Deliverability Assessment

Availability:

No known availability constraints.

Suitability:

Not considered suitable due to access and topography constraints. Parts of site are visually prominent.

Achievability:

Development would be economically viable taking 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="1958"/>	Land off California Car Park Ball Haye Street Leek
SMDC Ref. No.:	<input type="text" value="LE240"/>	
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="Woodland"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.44"/> ha. gross	<input type="text" value="0.440"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 398522 N 356793"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="6/9"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="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="1959"/>	Land off Hillside Drive Leek
SMDC Ref. No.:	<input type="text" value="LE241"/>	
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="Identified in the PPG 17 Audit as natural and semi natural open space"/>		
Comments:	<input type="text"/>		
Area:	<input type="text" value="0.59"/> ha. gross	<input type="text" value="0.590"/> ha. net	Policy: <input type="text" value="1"/>
Grid Ref.:	<input type="text" value="E 397174 N 355704"/>		Status: <input type="text" value="NC"/>
Type:	<input type="text" value="G"/>	Hierarchy: <input type="text" value="T"/>	Commitment: <input type="text" value="7"/>
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="1"/>	

Site Assessment

Site Features:

Identified in the PPG 17 Audit as natural and semi natural open space. A footpath runs through site linking Hillside Drive to Wetenhall Drive. Sloping site. Need to check on site.

Available Access:

Hillside Drive and Gordon Close

Additional Comments:

Strengths/ Opportunities:

Relates well to existing residential.

Weaknesses/ Constraints:

Whole area included in the PPG 17 Audit as being natural and semi natural open space. Footpath runs through site providing link from residential area to the school.

Deliverability Assessment

Availability:

Open space

Suitability:

Issue of loss of open space. There are existing and future deficiencies of natural and semi natural open space in Leek. Residential development of this site would not be appropriate when there is an existing deficit in provision.

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="1960"/>	Worthingtons Factory Albany Mill Abbey Green Road/ Mill Street Leek
SMDC Ref. No.:	<input type="text" value="LE242"/>	
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="Currently in employment use"/>						
Comments:	<input type="text"/>						
Area:	<input type="text" value="0.55"/> ha. gross	<input type="text" value="0.550"/> ha. net	Policy:	<input type="text" value="1"/>	Status:	<input type="text" value="NC"/>	
Grid Ref.:	<input type="text" value="E 397831 N 357004"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="2"/>	
Type:	<input type="text" value="B"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="U"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="3"/>

Site Assessment

Site Features:

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.:

Bode Business Park
Ball Haye Green
Leek

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 County Council Highway Depot

Leek

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 comprises a mixture of office buildings and storage barns, with corresponding hard standing and car parking. Adjacent to residential and Ladderedge Country Park.

Available Access:

Direct access on A53

Additional Comments:

Strengths/ Opportunities:

Brownfield site within existing town boundary.

Weaknesses/ Constraints:

Should be considered as urban extension rather than be included in urban area figures due to its location within the town development boundary but some what divorced from urban area. Small portion of site appears to have been identified as Ladderedge CP.

Deliverability Assessment

Availability:

The site is currently in use as a depot for Staffordshire County Council. May be available in the future. SHLAA form received.

Suitability:

May be issues of contamination and ground conditions due to former use. Location is some distance from the services and facilities of the town. May be suitable as a small urban extension due to its position on the edge of Leek.

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.:

Fire Station
Springfield Road
Leek

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:

Planning permission approved for redevelopment of Fire Station reference 09/00698/OUT

Suitability:

Valuable community facility.

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="2108"/>	Land adjacent to End House Cheddleton Road Leek
SMDC Ref. No.:	<input type="text" value="LE253"/>	
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="0.48"/> 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 398786 N 354444"/>		Commitment:	<input type="text" value="7"/>	Use:	<input type="text" value="8"/>	
Type:	<input type="text" value="G"/>	Hierarchy:	<input type="text" value="T"/>	Conversion:	<input type="text" value="NB"/>	Location:	<input type="text" value="R"/>
Greenbelt:	<input type="text" value="N"/>	Flooding:	<input type="text" value="N"/>	Replacement Dwg:	<input type="text" value="N"/>	Owner:	<input type="text" value="4"/>

Site Assessment

Site Features:

Vacant agricultural land bounded by mature trees. Site is raised above the road level.

Available Access:

Cheddleton Road -access may constrain development.

Additional Comments:

Not identified in the L&SCA as forming important landscape setting to the settlement.

Strengths/ Opportunities:

Well screened site. Trees form a strong boundary to the settlement.

Weaknesses/ Constraints:

Outside the development boundary and somewhat remote from services and facilities of Leek. Mature trees - no TPOs.

Deliverability Assessment

Availability:

No known availability constraints. Owner has confirmed availability.

Suitability:

Potentially suitable as a small urban extension although somewhat remote from services and facilities of Leek. Access issues may constrain development. Site is well screened from the 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.:
SMDC Ref. No.:
NLUD Ref. No.:
PA Ref. No.:
LDF Ref. No.:

Land to south west of
Ivy House Farm

Leek

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:

Greenfield land. Bound by mature trees. Two ponds within the site. The pond in the eastern part of site is larger than the southern pond.

Available Access:

Potentially through LE255 rear of Ivy House Farm - would require a new access.

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Divorced from the town and its services and facilities. Green Belt and Special Landscape Area. Difficulty in accessing site - would require a new access potentially through LE255. Mature trees and 2 ponds.

Deliverability Assessment

Availability:

SHLAA form received. No known availability constraints.

Suitability:

The site appears to be unsuitable for residential development due to the Green Belt status of the land & poor relationship to the town. Also issues of access. Other sites are available which are not within the green belt.

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="2302"/>	Former Working Mens Club Ball Haye Green Leek
SMDC Ref. No.:	<input type="text" value="LE259"/>	
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="Former Working Mens Cub and outdoor sport facility identified in the PPG17 Audit"/>			
Comments:	<input type="text"/>			
Area:	<input type="text" value="1.48"/> ha. gross	<input type="text" value="1.480"/> ha. net	Policy: <input type="text" value="1"/>	Status: <input type="text" value="NC"/>
Grid Ref.:	<input type="text" value="E 398941 N 357158"/>		Commitment: <input type="text" value="7"/>	Use: <input type="text" value="5/9"/>
Type:	<input type="text" value="B/G"/>	Hierarchy: <input type="text" value="T"/>	Conversion: <input type="text" value="NB"/>	Location: <input type="text" value="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:

Available Access:

Additional Comments:

Strengths/ Opportunities:

Weaknesses/ Constraints:

Deliverability Assessment

Availability:

No known availability constraints. Owner willing to release.

Suitability:

May potentially be suitable for residential use. Majority of the land is outdoor sport facility and this would need to be relocated for the site to be considered acceptable. Issue of loss of a community use.

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.:

Hughes Concrete
Sunnyhills Road
Leek

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:

Existing employment site. Adjacent to Ladderedge Country Park and Caldon Canal Conservation Area

Available Access:

Sunnyhills Road.

Additional Comments:

Identified in the Churnet Valley Masterplan

Strengths/ Opportunities:

Within development boundary, previously developed land.

Weaknesses/ Constraints:

Part of site is within Flood Zone 2. Predominantly employment area. Kerrygold Factory to the north of site. Loss of employment use. Adjacent to Ladderedge Country Park and Caldon Canal Conservation Area. Relatively close proximity to a Listed structure.

Deliverability Assessment

Availability:

No known availability constraints. SHLAA form received.

Suitability:

May be suitable for redevelopment however issues of loss of employment use. Also, part in Flood Zone 2. Consideration needs to be had for impact on adjacent Ladderedge CP & Caldon Canal CA. Would need to relocate/ reprovide the employment use elsewhere.

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.:

Hughes Concrete
Barnfields Road
Leek

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:

Employment site, disused railway runs adjacent to site along eastern boundary. Currently used for industrial storage.

Available Access:

Barnfields Road

Additional Comments:

Identified in the Churnet Valley Masterplan

Strengths/ Opportunities:

Within development boundary, previously developed land site.

Weaknesses/ Constraints:

Site is not within Flood Zone but is adjacent to Flood Zone 2. Issue of loss of an employment use.

Deliverability Assessment

Availability:

No known availability constraints. SHLAA form received.

Suitability:

Currently in employment use therefore issue of loss of employment use. Location of site within the settlement boundary make it potentially suitable for a number of uses including residential. Would need to relocate/ reprovide the employment use elsewhere.

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: