# Strategic Housing Land Availability Assessment (SHLAA)

Large Site Assessment Forms

Volume 1 – Towns

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.   |  | Gillow         | Heath Mill  |                  |                  |      |
|---|--|----------------|---|------------------|------------------|------|
| PA Ref. No.:                                      |  | City Ba        | nk  |                  |                  |      |
|   |  | Biddulp        | bh  |                  |                  |      |
| LDF Ref. No.:                                     |  |                |   |                  |                  |      |
|   |  | Site Deta      | ils   |                  |                  |      |
| Description                                       | Former textile mill and other a  | associated     | buildings   |                  |                  |      |
| Comments:   | Buildings appear to be in employment businesses.                                     | nt use - unabl | e to determine whether this is  | s a single busi  | ness or several  |      |
| Area:   | 0.36 ha. gross 0.360 ha  | a. net         | Policy: 1   |                  | Status:          | NC   |
| Grid Ref.:  | E 388207 N 358837  |                | Commitment:   | 7                | Use:             | 2    |
| Туре:   | B Hierarchy:   | <u> </u>       | Conversion:   | NB               | Location:        | U    |
| Greenbelt:  | N Flooding:  | N              | Replacement Dwg   | g: N             | Owner:           | 3    |
|   | Site   | Assess         | ment  |                  |                  |      |
| lite Features:                                    |  |                | Deliverab   | ility Assess     | ment             |      |
|   | ral buildings and hard standing. Appe  |                | Availability:   |                  |                  | 2    |
|   | f the site. May be underused. City Ba<br>y but site looks relatively flat.           | ank            | No known availability const<br>through Land Registry Sear<br>Unsuccessful in contacting | rch but other la |                  | ed   |
| vailabile Access:                                 |  |                | J   |                  |                  |      |
| Direct access from City narrow.                   | y Bank on to Well Lane although both   | are            | Suitability:  |                  |                  | 2    |
|   |  |                | Site appears to be success  |                  |                  |      |
| Additional Comments                               | \$:  |                | area. May become availab<br>Higher density assumed as                                   |                  |                  |      |
| Employment activity ap<br>adjacent site on 30/08/ | ppeared to be taking place when visiti<br>2013.                                      | ng an          | dwellings.  |                  |                  |      |
|   |  |                | Achievability:  |                  |                  | 2    |
|   | ities:<br>sidential area and within settlement<br>terest shown in redeveloping site. |                | Development could be mad<br>reduced planning obligation                                 |                  | y viable through |      |
| Weakneses/ Constrai                               | ints:  |                | Classification: B   | ] Fu             | II Capacity      | 15   |
|   | ent use. Potential loss of business and<br>n may be difficult to relocate.           | 1              |   | 5 Ye             | ar Capacity      | 0    |
|   |  |                |   |                  | Density 4        | 1.67 |
|   | Planr  | ning App       | lication Details  |                  |                  |      |
| Planning Applicat                                 | tion:  | Application T  | ype:  | Approval         | Date:            |      |
| Building Control F                                |  | Other Applica  |   | Approval         | Life:            |      |
| Date Last Upd                                     | lated 12-Jun-15  |                | Date Form Printed   | 26-Ju            | n-15             |      |

| NLUD Ref. No.:   | owstile Caravan Park<br><sup>-</sup> Hill Road   |
|--|--|
| Site Det Description Field in Green Belt on west side of Bid Comments:   |  |
| Area:2.82ha. gross2.820ha. netGrid Ref.:E387131NType:GHierarchy:TGreenbelt:YFlooding:N   | Policy:       2,3       Status:       NC         Commitment:       7       Use:       8         Conversion:       NB       Location:       R         Replacement Dwg:       N       Owner:       3 |
| Site Asses   | sment  |
| Site Features:<br>Field with mature hedgerow / tree boundary to all sides.<br>Availabile Access:<br>Fower Hill Road or through Meadowstile Caravan Park. | Deliverability Assessment         Availability:       2         No known availability constraints.   |
| Additional Comments:   | Suitability:       3         Does not relate well to the existing built form of the settlement.  |
| Strengths/ Opportunities:  | Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site.  |
| <b>Weakneses/ Constraints:</b><br>Does not relate well to the existing built form of the settlement.<br>Green Belt.                                      | Classification:       C       Full Capacity       80         5 Year Capacity       0         Density       28.37   |
| Planning Application: SM Application<br>Building Control Ref Other Appli   |  |

| Comments: Farm with dw   | Beek<br>Tuns<br>Bidd<br>Site De                                   | etails<br>n Tunstall Road and bypass  |  |  |  |
|--|---|---|--|--|--|
| Grid Ref.: E 38815   |   | Commitment: 7 Use: 8/1  |  |  |  |
| Type: B/G  | Hierarchy: T  | Conversion: NB Location: U  |  |  |  |
| Greenbelt: N   | Flooding: N   | Replacement Dwg: N Owner: 3   |  |  |  |
|  | Site Asse   | essment   |  |  |  |
| Site Features:   |   | Deliverability Assessment   |  |  |  |
| House and a variety of agricultural bu   | uldings facing Tunstall Road                                      | Availability: 2   |  |  |  |
| undeveloped land to west (adj bypas:<br>roundabout so not so visually promin<br>as a smallholding with ducks, chicker  | s). Site slopes down from<br>ent. Appears to be operating         | Site is currently occupied. Owner willing to release land for development.  |  |  |  |
| Availabile Access:<br>Yes.No tree issues.Opp to provide un<br>frontage (eastern boundary) & buffer<br>burposes along bypass.<br>Additional Comments:<br>Have assumed higher density as site<br>reduction fencing to boundary with by | planting for visual and noise<br>e is close to town centre. Noise | Suitability:       2         Potentially suitable for residential development subject to suitable flood mitigation measures. High density assumed to reflect neighbouring development and central location. |  |  |  |
|  |   | Achievability:  |  |  |  |
| Strengths/ Opportunities: Within settlement boundary close to t  | town centre.  | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.  |  |  |  |
| Weakneses/ Constraints:<br>Availability of site unknown as it is oc<br>site to west identified in PPG17 audit<br>consult SCC.  |   | Classification:     B     Full Capacity     20       5 Year Capacity     0       Density     40.00  |  |  |  |
|  | Planning A  | pplication Details  |  |  |  |
|  |   | Annaval Data  |  |  |  |
| Planning Application: SM   | Planning Application: SM Application Type: Approval Date:         |   |  |  |  |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:  |  | Rear of       | ment depot<br>f Roebuck & Moorlai<br>ton Road<br>ph   | nds Cour       | t                 |              |  |
|---|--|---------------|---|----------------|-------------------|--------------|--|
|   |  | Site Deta     | nils  |                |                   |              |  |
| Description   | Underused land occupied by   | domestic o    | dwelling and storage for fa   | airground ec   | quipment          |              |  |
| Comments:   | Paddock area used as storage relat<br>interested in releasing it for develop |               | ment depot and single dwelling o  | occupied by ov | wner who is not   |              |  |
| Area:   | 0.65 ha. gross 0.650 h   | a. net        | Policy: 1   |                | Status:           | NC           |  |
| Grid Ref.:  | E 388503 N 357867  |               | Commitment:   | 7              | Use:              | 4            |  |
| Туре:   | G/B Hierarchy:   | Т             | Conversion:   | NB             | Location:         | U            |  |
| Greenbelt:  | N Flooding:  | Ν             | Replacement Dwg:  | Ν              | Owner:            | 3            |  |
|   | Site   | e Assess      | ment  |                |                   |              |  |
| te Features:  |  |               | Deliverabili  | ty Assessm     | ent               |              |  |
|   | d as storage relating to amusement of  |               | Availability:   |                |                   | 3            |  |
| ngle dwelling for owner has been built. Site part brownfield - open rage and house and part greenfield - field at bottom end of site. |  |               | OWNERS LETTER SENT OUT ON 11/10/13. Owner responded by phone call on 16th October 2013 stating that he does |                |                   |              |  |
| ailabile Access:  |  |               | NOTwant his land to be consi  |                |                   |              |  |
| cess via a track onto   | Congleton Road.  |               |   |                |                   |              |  |
|   |  |               | Suitability:  |                | [                 | 2            |  |
|   |  |               | Potentially suitable for resider  | ntial developm | ent.              |              |  |
| Iditional Comments  | <b>:</b>   |               |   |                |                   |              |  |
| e boundary adjusted<br>sult.  | I on 11/10/13 to reflect Land Registry                                       | y search      |   |                |                   |              |  |
|   |  |               | Achievability:  |                |                   |              |  |
| rengths/ Opportuni  | ties:  |               | Development would be econo  | mically viable | taking into accor | 1<br>unt all |  |
| a mainly residential a the town centre.   | area in the settlement boundary on th  | he edge       | likely costs and planning oblig   |                |                   |              |  |
| eakneses/ Constrai  | nts:   |               | Classification: C   | Full           | Capacity          | 25           |  |
|   | y be inadequate to serve the numbe   |               |   |                | Capacity          | 0            |  |
| vellings the site could<br>irposes and its availa   | d yield. The site is in use for storage ability is unknown.                  |               |   |                | Density 3         | 8.46         |  |
| Planning Applicat   |  | ning App      | Dication Details  | Approval Da    | ate:              |              |  |
| Building Control F  | Ref  | Other Applica | ation:  | Approval Lif   | fe:               |              |  |
| Date Last Upd   | lated 12-Jun-15  |               | Date Form Printed   | 26-Jun-        | 15                |              |  |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:  |  | Off Sta<br>Biddu     | s Croft Gardens<br>ation Road<br>Iph  |                  |                   |          |  |
|---|--|----------------------|---|------------------|-------------------|----------|--|
|   | h  | Site Det             | ails  |                  |                   |          |  |
| Description   | Vacant undeveloped I                           |                      |   |                  |                   |          |  |
| Comments:   | Housing development has tundeveloped.          | aken place on part o | f the site (Brocks Croft Gardens  | ) but green fiel | d land to the eas | st still |  |
| Area:   | 0.24 ha. gross 0.2                             | 240 ha. net          | Policy: 1   |                  | Status:           | NC       |  |
| Grid Ref.:  | E 388404 N 3581                                | 66                   | Commitment:   | 7                | Use:              | 8        |  |
| Туре:   | G Hierarc                                      | <b>hy:</b> T         | Conversion:   | NB               | Location:         | U        |  |
| Greenbelt:  | N Floodir                                      | ng: N                | Replacement Dwg   | : N              | Owner:            | 3        |  |
|   |  | Site Asses           | sment   |                  |                   |          |  |
| te Features:  |  |                      | Deliverabi  | lity Assessm     | ient              |          |  |
| dustrial / storage area has been built on (Brocks Croft Gardens).<br>and to eastern side (green field) still available. Land is mainly tree<br>overed. Looks like it is part of the old gas works area behind<br>rocks Croft Gardens. |  |                      | Availability: 3 Land Registry search undertaken which revealed multiple ownerships 15+ and renders the site undeliverable so changed it |                  |                   |          |  |
| vailabile Access:   | ocks Croft Gardens.                            |                      | Suitability:  | ential developm  | nent.             | 2        |  |
| Iditional Comments<br>gh fence on boundar<br>d views into site.   | : y with Brocks Croft Gardens                  | prevents access      |   |                  |                   |          |  |
| rengths/ Opportuni<br>Ind is within a resider<br>Ind access.  | <b>ties:</b><br>ntial area in the settlement b | oundary with         | Achievability:<br>Development would be econ<br>likely costs and planning obl  |                  |                   |          |  |
| eakneses/ Constrai  | nts:   |                      | Classification: C   | Full             | Capacity          | 10       |  |
| ooding issue - Low s<br>CC. Possible contar   | pot on site. No major concer<br>hination?      | ns. Liaise with      |   | 5 Yea            | r Capacity        | 0        |  |
|   | interior :                                     |                      |   |                  | Density           | 1.67     |  |
|   |  | Planning Ap          | plication Details   |                  |                   |          |  |
| Planning Applicat   | ion:   | Application          | Туре:   | Approval D       | ate:              |          |  |
| Building Control F  | Ref  | Other Appli          | cation:   | Approval Li      | ife:              |          |  |
| Date Last Upd   | ated 12-Jun-15                                 |                      | Date Form Printed   | 26-Jun-          | -15               |          |  |

| Site Ref. No.:<br>SMDC Ref. No | 1  | n east side of |  |         |
|--------------------------------|--|----------------|--|---------|
| NLUD Ref. No.                  |  | Meado          | ws Way   |         |
| PA Ref. No.:                   | SM   | Biddul         | ph   |         |
| LDF Ref. No.:                  |  |                | <b>•</b> •••   |         |
|                                | \$   | Site Deta      | ails   |         |
| Description                    | Undeveloped land designated  | d VOS          |  |         |
| Comments:                      | Significant parcel of land in town cer   | ntre.          |  |         |
| Area:                          | 0.91 ha. gross 0.910 ha  | a. net         | Policy: 1 Status:  | NC      |
| Grid Ref.:                     | E 388572 N 358128  |                | Commitment: 7 Use:   | 8       |
| Туре:                          | G Hierarchy:   | Т              | Conversion: NB Location:   | U       |
| Greenbelt:                     | N Flooding:  | Ν              | Replacement Dwg: N Owner:  | 3       |
|                                | Site   | Assess         | sment  |         |
| ite Features:                  |  |                | Deliverability Assessment  |         |
| addock used for hors           | e grazing, stable, other greenfield lan  | d. some        | Availability:  | 3       |
|                                | ge. Paddock visible from bypass. No  |                | Owners of VOS previously made representations to develop   | o the   |
| vailabile Access:              | · · ·  |                | land at AAP examination. Recent correspondence from landowners who state they do not wish to sell the land for development so it is unavailable. |         |
| onjunction with anothe         | It to access another way unless devel<br>er site. Surface water flooding predict<br>of site. No major concerns. Liaise wit | ed by          | Suitability:   | 2       |
| dditional Comments             | 5:   |                | Potentially suitable for residential development.  |         |
|                                | from bypass so with fencing up canno<br>/OS designation to be lifted if conside  |                |  |         |
| trengths/ Opportuni            | ties:  |                | Achievability:   | 2       |
| n development bounda           | ary, close to town centre.   |                | Development could be made economically viable through reduced planning obligations.  |         |
| Veakneses/ Constrai            | ints:  |                | Classification: C Full Capacity  | 25      |
| Aaiority of land is alloc      | cated as VOS in the Biddulph Town C  | entre          | 5 Year Capacity  | 35<br>0 |
|                                | ould need to revoke this. Access. Ow   |                |  | 8.46    |
|                                | Planr  | ning App       | olication Details  |         |
| Planning Applicat              | tion: SM   | Application T  | Type: Approval Date:   |         |
| Building Control F             |  | Other Applic   |  |         |
| Date Last Upd                  | lated 12-Jun-15  |                | Date Form Printed 26-Jun-15  |         |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No. |  |                  | o rear of   |              |                   |       |
|---|--|------------------|---|--------------|-------------------|-------|
| PA Ref. No.:                                    | SM   | Tunsta           | ll Road   |              |                   |       |
| LDF Ref. No.:                                   |  | Biddul           | ph  |              |                   |       |
|   | S  | ite Deta         | ails  |              |                   |       |
| Description                                     | Significant area of land separa            | ated into s      | mall parcels being used for                                       | r garden     | s / garages.      |       |
| Comments:                                       | In use for residential purposes.           |                  |   |              |                   |       |
| Area:   | 0.7 ha. gross 0.700 ha.                    | net              | Policy: 1   |              | Status:           | NC    |
| Grid Ref.:                                      | E 388216 N 357392                          |                  | Commitment:   | 7            | Use:              | 1     |
| Туре:   | B Hierarchy:                               | T                | Conversion:   | NB           | Location:         | U     |
| Greenbelt:                                      | N Flooding:                                | Ν                | Replacement Dwg:  | Ν            | Owner:            | 3     |
|   | Site                                       | Assess           | ment  |              |                   |       |
| te Features:                                    |  |                  | Deliverabilit   | y Assess     | ment              |       |
| arcels of land with ga                          | rages and other domestic buildings wh      | nich             | Availability:   |              |                   | 3     |
| pear to be owned by                             | properties fronting Tunstall Road.         |                  | Used for gardens / garages an likely to be in lots of different o |              |                   | and   |
| vailabile Access:                               |  |                  |   | wherships.   | . Onderverable.   |       |
|   | one off Tunstall Road.                     |                  |   |              |                   |       |
|   |  |                  | Suitability:  |              |                   | 2     |
|   |  |                  | Potentially suitable for residen                                  | tial develop | oment.            |       |
| dditional Comments                              | s:   |                  |   |              |                   |       |
|   |  |                  |   |              |                   |       |
|   |  |                  | Achievability:  |              |                   |       |
| trengths/ Opportuni                             | ties:                                      |                  | Development could be made e                                       | conomical    | ly viable through | 2     |
| ownfield land in settle                         | ement boundary.                            |                  | reduced planning obligations                                      |              | ,                 |       |
|   |  |                  |   |              |                   |       |
| /eakneses/ Constrai                             | nts:                                       |                  | Classification: C   | Fi           | ull Capacity      | 25    |
|   | parcels which are all likely to be in diff | ferent           |   |              | ear Capacity      | 0     |
|   | v unlikely to become available.            |                  |   |              |                   | 85.71 |
|   |  |                  |   |              |                   |       |
|   | Plann                                      | ing App          | blication Details   |              |                   |       |
| Planning Applicat                               | tion: SM A                                 | opplication T    | ype:  | Approval     | Date:             |       |
| Building Control F                              |  | <br>Other Applic |   | Approval     | Life:             |       |
|   |  |                  |   |              |                   |       |
| Date Last Upd                                   | lated 12-Jun-15                            |                  | Date Form Printed   | 26-Ju        | ın-15             |       |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:                    |   | Site of<br>Meado<br>Tunsta<br>Biddul | ws School<br>Il Road   |
|---|---|--------------------------------------|--|
|   | _   | Site Deta                            | ails   |
| Description   | Former school now derelict  |                                      |  |
| Comments:   | Fire damaged part demolished school interest.   | ol. Brown fie                        | eld part only. Appeal dismissed on density grounds. Development  |
| Area:   | 0.66 ha. gross 0.660 ha   | . net                                | Policy: 1 Status: NC   |
| Grid Ref.:  | E 388050 N 356960   |                                      | Commitment: 7 Use: 9   |
| Туре:   | B Hierarchy:  | T                                    | Conversion: NB Location: U   |
| Greenbelt:  | N Flooding:   | Ν                                    | Replacement Dwg: N Owner: 1  |
|   | Site  | Assess                               | sment  |
| Site Features:  |   |                                      | Deliverability Assessment  |
| Site is relatively flat wh<br>Tunstall Road. Area ic<br>between the buildings<br>Availabile Access: | nolished single storey school with car<br>ere the buildings are and rises slightly<br>lentified includes some grass and tree<br>' car parking area and road.<br>oints from Tunstall Road. | up to                                | Availability:       1         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:       2         Potentially suitable for residential development, including an extra care scheme. |
| Strengths/ Opportuni<br>A brown field site with<br>centre which is in need                          | good access relatively close to the tow   | vn                                   | Achievability: 2 Development could be made economically viable through reduced planning obligations.   |
| been excluded from sit<br>appeal considered that  | nts:<br>t of site. Green frontage part of site h<br>e area as the inspector who determine<br>development of this area would caus<br>ted on the capacity of the site.                      | ed the                               | Classification:     B     Full Capacity     20       5 Year Capacity     0       Density     30.30   |
| Planning Applica<br>Building Control I  | ion:  | <b>Ding App</b><br>Application T     |  |
| Date Last Upo   | ated 12-Jun-15  |                                      | Date Form Printed 26-Jun-15  |

| NLUD Ref. No.:       343800045         PA Ref. No.:       SM         LDF Ref. No.:       Biddul         Site Detail   |   |
|---|---|
| LDF Ref. No.: Biddul  | nh  |
| LDF Ref. No.:   |   |
| Site Deta   | •   |
|   | ails  |
| Description Vacant industrial land - former highway   | /s depot  |
| Comments: Vacant NLUD land now with an employment allo  | cation in the Biddulph AAP.   |
| Area: 0.58 ha. gross 0.580 ha. net  | Policy: 1 Status: NC  |
| Grid Ref.: E 388020 N 357648  | Commitment: 7 Use: 7  |
| Type: B Hierarchy: T  | Conversion: NB Location: U  |
| Greenbelt: N Flooding: N  | Replacement Dwg: N Owner: 1   |
| Site Assess   | sment   |
| e Features:   | Deliverability Assessment   |
| eared site - brownfield, scrub. No specific flooding concerns.  | Availability:   |
| vailabile Access:   | 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: 2  |
|   | Potentially suitable for residential development but would result in  |
| dditional Comments:   | Ioss of allocated employment site which is currently in use.         Achievability:   |
| rengths/ Opportunities:   | Development could be made economically viable through   |
| ownfield, on the edge of the town centre.   | reduced planning obligations.   |
| eakneses/ Constraints:  | Classification: C Full Capacity 23  |
| located for employment use in the Biddulph Town Centre AAP<br>ad still required for this purpose. Employment Land Study defines<br>te as being suitable for employment use subject to further<br>vestigation. | 5 Year Capacity 0<br>Density 39.66  |
|   | plication Details   |
| Planning Application: SM Application  |   |
| Building Control Ref Other Application  |   |

| SMDC Ref. No.:       BD059       23         NLUD Ref. No.:       Shep         PA Ref. No.:       Biddu         LDF Ref. No.:       Biddu  | ers Yard at rear of<br>herd Street<br>ulph   |
|---|--|
| Site De   |  |
| <b>Description</b> Two businesses looking to release the  | -  |
| <b>Comments:</b> Site containing 2 small businesses in a primari  | ily residential area.  |
| Area: 0.29 ha. gross 0.290 ha. net  | Policy: 1 Status: NC   |
| Grid Ref.: E 388464 N 357335  | Commitment: 7 Use: 2/3   |
| Type: B Hierarchy: T  | Conversion: NB Location: U   |
| Greenbelt: N Flooding: N  | Replacement Dwg: N Owner: 3  |
| Site Asses  | sement   |
| ite Features:   | Deliverability Assessment  |
| lat site, in 2 ownerships, joiners yard - 1 owner, chip shop -<br>ifferent owner. Site has housing on 3 sides. Several buildings on<br>iners yard and chip shop is an end of terrace. Workshop at front<br>f site in different ownership and not part of scheme.<br>vailabile Access:<br>emolition of chip shop intended to provide access onto Shepherd<br>treet. Shepherd Street is narrow and there are a number of<br>erraced properties with no off road parking.                    | Availability:       1         Owners have said that the site is available now on SHLAA form.         Suitability:       2  |
| Additional Comments:<br>Strengths/ Opportunities:<br>n a residential area in the settlement boundary. Brownfield, owners<br>villing to sell. No contamination (according to owner), all services<br>available. Owner realises need to provide some affordable units.<br>Opportunity for town houses close to town centre  | Potentially suitable - site is in a residential area. High density assumed to reflect neighbouring properties and central location.         Achievability:       2         Development could be made economically viable through reduced planning obligations.       2   |
| Strengths/ Opportunities:<br>n a residential area in the settlement boundary. Brownfield, owners<br>villing to sell. No contamination (according to owner), all services<br>available. Owner realises need to provide some affordable units.  | assumed to reflect neighbouring properties and central location.         Achievability:       2         Development could be made economically viable through  |
| Strengths/ Opportunities:<br>n a residential area in the settlement boundary. Brownfield, owners<br>villing to sell. No contamination (according to owner), all services<br>vailable. Owner realises need to provide some affordable units.<br>Opportunity for town houses close to town centre<br>Veakneses/ Constraints:<br>Currently in employment use (joiners yard). May be capacity<br>estrictions on number of houses which could be accommodated<br>rom a highways point of view. | assumed to reflect neighbouring properties and central location.         Achievability:       2         Development could be made economically viable through reduced planning obligations.       2         Classification:       B       Full Capacity       12         5 Year Capacity       0   |
| Strengths/ Opportunities: In a residential area in the settlement boundary. Brownfield, owners villing to sell. No contamination (according to owner), all services vailable. Owner realises need to provide some affordable units. Opportunity for town houses close to town centre Veakneses/ Constraints: Currently in employment use (joiners yard). May be capacity estrictions on number of houses which could be accommodated rom a highways point of view.                        | assumed to reflect neighbouring properties and central location.         Achievability:       2         Development could be made economically viable through reduced planning obligations.       2         Classification:       B       Full Capacity       12         5 Year Capacity       0       0       0         Density       41.38 |

| Site Ref. No.:<br>SMDC Ref. No   |                                      |   | Land o            | ff   |                 |                    |       |  |
|--|--------------------------------------|---|-------------------|--|-----------------|--------------------|-------|--|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:   |                                      |   | Fold La<br>Biddul |  |                 |                    |       |  |
|  | 1                                    |   | Site Deta         | ails   |                 |                    |       |  |
| Description  | Field in gree                        | en belt adjacent f                        | to settleme       | nt boundary  |                 |                    |       |  |
| Comments:  | Undulating field                     | d with a stream and i                     | mature trees i    | n the green belt.  |                 |                    |       |  |
| Area:  | 2.84 ha.                             | gross 2.840 h                             | a. net            | <b>Policy:</b> 2/8/1   | 0               | Status:            | NC    |  |
| Grid Ref.:   | E 388996                             | 6 N 359614                                |                   | Commitment:  | 7               | Use:               | 8     |  |
| Туре:  | G                                    | Hierarchy:                                | Т                 | Conversion:  | NB              | Location:          | R     |  |
| Greenbelt:   | Y                                    | Flooding:                                 | Y                 | Replacement Dw   | g: N            | Owner:             | 3     |  |
|  |                                      | Sit                                       | e Assess          | sment  | _               |                    |       |  |
| ite Features:  |                                      |   |                   | Delivera   | bility Assess   | ment               |       |  |
| Indulating land, mainly  | arass with ma                        | ture trees dotted thro                    | oughout           | Availability:  |                 |                    | 2     |  |
| tream running through<br>esidential to the south<br>nd agricultural land (e                  | n northern part o<br>, Congleton Roa | of site. Bordered by ad (west), Fold Lane | (north)           | No known availability cons   | straints.       |                    |       |  |
| vailabile Access:  |                                      | underson Decid but De                     |                   |  |                 |                    |       |  |
| Road frontage on to For<br>a narrow and there are<br>Road so access could<br>e very visible. | e mature trees a                     | t boundary with Con                       | gleton            | Suitability: 3 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. |                 |                    |       |  |
| dditional Comments   |                                      | e will need Land Dra                      | inage             |  |                 |                    |       |  |
| consent of SCC and/o<br>ha). FRA needed.   |                                      |   |                   | Achievability:   |                 |                    |       |  |
| itrengths/ Opportuni   | ties:                                |   |                   | Development would be ec  | onomically vich | le taking into acc | 1     |  |
| djacent to settlement  | boundary.                            |   |                   | likely costs and planning c  |                 |                    |       |  |
| Veakneses/ Constrai  | nts:                                 |   |                   | Classification: C  | Fi              | ull Capacity       | 55    |  |
| Attractive entrance to t tream. Large blanket  |                                      |   |                   |  | -<br>5 Ye       | ear Capacity       | 0     |  |
| round site. Congletor<br>lood Zone 2 and part  | n Road immedia                       |   |                   |  |                 | Density            | 19.37 |  |
|  |                                      | Plan                                      | ning Ap           | olication Details  |                 |                    |       |  |
| Planning Applicat  | ion:                                 |   | Application 1     | ype:   | Approval        | Date:              |       |  |
| Building Control F   |                                      |   | Other Applic      |  | Approval        | Life:              |       |  |
| Date Last Upd  | ated 12-                             | Jun-15                                    |                   | Date Form Printe   | d 26-Ju         | in-15              |       |  |

| Site Ref. No.:<br>SMDC Ref. No   |                                | <u></u><br><u>2</u>   | Land r  | nd north of  |                |                    |              |  |  |
|--|--------------------------------|---|---|--|----------------|--------------------|--------------|--|--|
| NLUD Ref. No.  | : <u> </u>                     |   | York C  | lose / Essex Drive   |                |                    |              |  |  |
| PA Ref. No.:   |                                |   | Biddu   | ph   |                |                    |              |  |  |
| LDF Ref. No.:  |                                |   |   | •  |                |                    |              |  |  |
|  |                                |   | Site Det  | ails   |                |                    |              |  |  |
| Description  | Undevelo                       | ped land in the gr  | een belt  |  |                |                    |              |  |  |
| Comments:  | Undevelope                     | d sloping grass land i  | n the green be  | lt.  |                |                    |              |  |  |
| Area:  | 1.45 ha                        | a. gross 1.450  | ha. net   | Policy: 2/8  |                | Status:            | NC           |  |  |
| Grid Ref.:   | E 3885                         | 67 N 358827   |   | Commitment:  | 7              | Use:               | 6            |  |  |
| Туре:  | G                              | Hierarchy:  | Т   | Conversion:  | NB             | Location:          | R            |  |  |
| Greenbelt:   | Y                              | Flooding:   | Y   | Replacement Dwg:   | Ν              | Owner:             | 3            |  |  |
|  |                                | Si  | te Asses  | sment  |                |                    |              |  |  |
| te Features:   |                                |   |   | Deliverabilit  | y Assessr      | nent               |              |  |  |
| te bounded by footpa   | th (w), sewag                  | ge works (n), Brook (e  | e) and  | Availability:  |                |                    | 1            |  |  |
| esidential development (s). Overgrown grass land with mature<br>ees, eastern side slopes down to stream. Agent considers site to<br>e of poor amenity value and unattractive with fly tipping.<br><b>availabile Access:</b><br>fork Close / Essex Drive - access stubs already in place. However,<br>oth streets lead on to Mow Lane for access on to Congleton<br>toad. Been refused planning permission in past due to insufficient<br>apacity of York Close/Essex Drive. Highways say 40 dw ok.<br><b>additional Comments:</b><br>mall part of site by stream is categorised as Flood Zones 2 and<br>. PROW along western part of site ok. Appears to be scrub land.<br>ssue of future residents amenity due to close proximity of sewage<br>tork. Agent has sent info demonstrating viability. |                                |   |   | SHLAA form submitted. EA comment - marginal FZ. Needs<br>SFRA5. Excluded Flood Zone 3 area from site boundary in April |                |                    |              |  |  |
|  |                                |   | 14 as dev not acceptable within zone.         Suitability:       2         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:       1 |  |                |                    |              |  |  |
| rengths/ Opportuni   | ties:                          |   |   | Development would be econor  | nically viable | e taking into acco | 1<br>unt all |  |  |
| presentation). If con  | straints can b<br>nent (though | ngs at 40dph (accordin<br>be overcome, potentia<br>limited capacity). Nor<br>lousing. | lly suitable  | likely costs and planning obliga   |                |                    |              |  |  |
| eakneses/ Constrai   | nts:                           |   |   | Classification: B  | Ful            | I Capacity         | 40           |  |  |
|  |                                | fused planning permis<br>elt, access difficulties                                     |   |  | 5 Yea          | ar Capacity        | 0            |  |  |
|  | eastern side o                 | of site low lying and su  |   |  |                | Density 2          | 7.59         |  |  |
|  |                                | Pla   | nning Ap  | plication Details  |                |                    |              |  |  |
| Planning Applicat  | ion:                           |   | Application   | Туре:  | Approval [     | Date:              |              |  |  |
| Building Control F   | Ref                            |   | Other Applic  | cation:  | Approval L     | _ife:              |              |  |  |
| Date Last Upd  | ated 1                         | 12-Jun-15   |   | Date Form Printed  | 26-Jur         | 1-15               |              |  |  |

| I Road<br>h<br>Is<br>f Newpool Road adjoining settlement boundary.  |
|---|
|   |
| f Newpool Road adjoining settlement boundary.   |
| f Newpool Road adjoining settlement boundary.   |
|   |
| Policy: 2,3 Status: NC  |
| Commitment: 7 Use: 8  |
| Conversion: NB Location: R  |
| Replacement Dwg: N Owner: 3   |
| nent  |
| Deliverability Assessment   |
|   |
| A SHLAA form has been submitted.  |
| Suitability: 3<br>Parts of this area (to east -see separate record BD063A) and<br>adjacent to the settlement boundary are potentially suitable for<br>residential development. Site as a whole stretches too far into the<br>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: C Full Capacity 600   |
| 5 Year Capacity 0<br>Density 23.35  |
| ication Details   |
| Approval Date:  |
| on: Approval Life:  |
|   |

| Site Ref. No.:<br>SMDC Ref. No   |  | Land n          | orth of   |             |                     |       |
|--|--|-----------------|---|-------------|---------------------|-------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:   | .:<br>SM   | Newpo<br>Biddul | ol Road<br>ph   |             |                     |       |
|  |  | Site Deta       | ails  |             |                     |       |
| Description  | Agricultural land in green belt  |                 |   |             |                     |       |
| Comments:  | Agricultural land most suitable for de   | evelopment (o   | out of a larger area of land in a sir                           | ngle owners | ship).              |       |
| Area:  | 3.5 ha. gross 3.500 ha   | a. net          | Policy: 2/3   |             | Status:             | NC    |
| Grid Ref.:   | E 387614 N 356898  |                 | Commitment:   | 7           | Use:                | 8     |
| Туре:  | G Hierarchy:   | Т               | Conversion:   | NB          | Location:           | R     |
| Greenbelt:   | Y Flooding:  | Ν               | Replacement Dwg:  | Ν           | Owner:              | 3     |
|  | Site   | Assess          | sment   |             |                     |       |
| ite Features:  |  |                 | Deliverability  | / Assess    | ment                |       |
| wo agricultural fields used for grazing divided by access track  |  |                 | Availability:   |             |                     | 1     |
| ich is a right of way - part of larger landholding. Relatively flat<br>th residential development to south and east. Strong hedgerow<br>ld boundaries. |  |                 | A SHLAA form has been subm                                      | itted.      |                     |       |
| vailabile Access:  |  |                 |   |             |                     |       |
| ccess track from New   | vpool Road which could be widened.   |                 |   |             |                     |       |
| roblems depending of   | ccess off Meadowside. Access could on number of properties and whether a   |                 | Suitability:  |             |                     | 2     |
| ff Newpool Road coul   | ld meet required standards.  |                 | Potentially suitable for an urban                               |             | if required subject | ct to |
| dditional Comments   | <u>}:</u>  |                 | access (see strengths / opport                                  | inities).   |                     |       |
|  |  |                 | Achievability:  |             |                     | 1     |
| trengths/ Opportuni  | ties:  |                 | Development would be econom<br>likely costs and planning obliga |             |                     |       |
| ell contained - reside   | Indary, close to local school and town<br>ntial on 2 sides. Owner willing to relea<br>mal landscape impact. Potential for lo<br>. bridge over BVW. | ise land        |   |             |                     |       |
| Veakneses/ Constrai  | ints:  |                 | Classification: B   | Fu          | II Capacity         | 120   |
|  | een belt and there are access issues v<br>come. FRA needed. Small area of SV   |                 | _   | 5 Ye        | ar Capacity         | 0     |
| ooding will need to be   |  |                 |   |             | Density             | 34.29 |
|  | Planr  | ning App        | blication Details   |             |                     |       |
| Planning Applica   | tion: SM   | Application T   | уре:  | Approval    | Date:               |       |
| Building Control I   | Ref  | Other Applic    | ation:  | Approval    | Life:               |       |
| Date Last Upo  | dated 23-Jun-15  |                 | Date Form Printed   | 26-Ju       | n-15                |       |

| SMDC Ref. No.:BD06478NLUD Ref. No.:Mow LPA Ref. No.:Biddu   | lph  |
|---|--|
| Site Det  |  |
| Description         Paddock in greenbelt with development   | nt interest  |
| <b>Comments:</b> Paddock adjoining the settlement boundary.   |  |
| Area: 0.3 ha. gross 0.300 ha. net   | Policy: 2 Status: NC   |
| Grid Ref.: E 388180 N 358746  | Commitment: 7 Use: 8   |
| Type: G Hierarchy: T  | Conversion: NB Location: R   |
| Greenbelt: Y Flooding: N  | Replacement Dwg: N Owner: 3  |
| Site Asses  | sment  |
| Site Features:  | Deliverability Assessment  |
|   |  |
| Relatively flat field in a residential area, bounded by a hedgerow.<br>Excluded land at front as its used for garages / parking. Just<br>ncluded land on SHLAA form.  | SHLAA form submitted (163)   |
|   |  |
| Availabile Access:  |  |
| Yes - road frontage on to Mow Lane / Well Lane - although narrow ane could constrain the number of units.   |  |
|   | Suitability:   |
| Additional Comments:  | Potentially suitable for residential development if green field sites<br>are required. The site has road frontage is well contained, relates<br>well to the town and is within a residential area. Constitues infill<br>development or could be part of larger scheme. |
|   | Achievability:   |
| Strengths/ Opportunities:   | Development would be economically viable taking into account all   |
| n a residential area adjoining the settlement boundary. Relates well<br>o town - would constitute infill development. In single ownership.<br>Could also be included as part of a larger development with<br>neighbouring land. | likely costs and planning obligations associated with the site.  |
| Neakneses/ Constraints:   | Classification: B Full Capacity 12   |
| Green field and in the green belt, access could restrict the number of units.   | 5 Year Capacity 0  |
|   | Density <b>40.00</b>   |
|   | plication Details  |
| Planning Application: Application   | Type: Approval Date:   |
| Building Control Ref Other Appli  |  |

Date Last Updated

12-Jun-15

26-Jun-15

| Site Ref. No.:<br>SMDC Ref. No   |  | Land e        | ast of   |
|--|--|---------------|--|
| NLUD Ref. No.<br>PA Ref. No.:  |  | The Up        | lands  |
| LDF Ref. No.:  |  | Biddul        | ph   |
|  | -  | Site Deta     | -  |
| Description  | Undeveloped land in settleme   | ent bounda    | ıry  |
| Comments:  | Most of land is designated as Visual Character Assessment).  | Open Space    | in the SMLP (though not recommended for retention in L & S   |
| Area:  | 0.52 ha. gross 0.520 ha  | ı. net        | Policy: 1/10 Status: NC  |
| Grid Ref.:   | E 389020 N 358521  |               | Commitment: 7 Use: 6   |
| Туре:  | G Hierarchy:   | T             | Conversion: NB Location: U   |
| Greenbelt:   | N Flooding:  | Ν             | Replacement Dwg: N Owner: 3  |
|  | Site   | Assess        | sment  |
| te Features:   |  |               | Deliverability Assessment  |
| ainly grass, trees, relatively flat. Cannot see the land from public nd at all. Footpath across adjacent Selectus site was locked. |  |               | Availability: 2  |
| heme with adjacent I   | y Lane but very restrictive. An integra<br>and (see record BD056) would seem<br>access from The Uplands due to land<br>s Mill application. | more          | route through site. Consult SCC.       Suitability:  |
| ditional Comments  |  | land          | Suitable for residential development - in a residential area<br>surrounded by residential development. Access is a significant<br>constraint though + potential flooding. Not recommended for<br>retention as VOS in Landscape & Settlement Character Study. |
| ing land locked if imp   | plemented as Smithy Lane access ap<br>by proposal for single dwelling off Anv  | pears         | Achievability:   |
| rengths/ Opportuni   | ties:<br>dary in a residential area.   |               | Achievability: <u>3</u><br>Development would be very difficult to achieve as the site<br>appears to be land locked so demolition of existing property<br>would be the only way to gain access.   |
|  |  |               | would be the only way to gain access.  |
| eakneses/ Constrai   | nts:   |               | Classification: C Full Capacity 20   |
| t not recommended cess is a severe con   | the SMLP (apart from small parcel to<br>for retention, land is green field. Resi<br>istraint, 2 TPOs on southern boundary                  | tricted       | 5 Year Capacity <b>0</b><br>Density <b>38.46</b>   |
| cluded in Uplands Mi   |  | ning App      | blication Details  |
| Planning Applicat  | tion:  | Application T | ype: Approval Date:  |
| Building Control F   |  | Other Applica |  |
| Date Last Upd  | lated 12-Jun-15  |               | Date Form Printed 26-Jun-15  |

| Site Ref. No.:<br>SMDC Ref. No  |   | Land n         | orth of   |              |              |             |
|---|---|----------------|---|--------------|--------------|-------------|
| NLUD Ref. No.   |   | Woodh          | ouse Lane   |              |              |             |
| PA Ref. No.:  |   | Biddul         | oh  |              |              |             |
| LDF Ref. No.:   |   | Biadai         |   |              |              |             |
|   | S   | Site Deta      | ails  |              |              |             |
| Description   | Fields on north side of Wood  | house Lan      | е   |              |              |             |
| Comments:   | Extensive area consisting of several  | fields in agri | cultural use.   |              |              |             |
| Area:   | 25.35 ha. gross 25.350 ha   | a. net         | <b>Policy:</b> 2/10   |              | Status:      | NC          |
| Grid Ref.:  | E 389530 N 358823   |                | Commitment:   | 7            | Use:         | 8           |
| Туре:   | G Hierarchy:  | Т              | Conversion:   | NB           | Location     | R           |
| Greenbelt:  | Y Flooding:   | Ν              | Replacement Dwg:  | Ν            | Owner:       | 3           |
|   | Site  | Assess         | sment   |              |              |             |
| Site Features:  |   |                | Deliverabili  | ty Assess    | ment         |             |
| Extensive area of attractive undulating landscape currently in  |   |                | Availability:   |              |              | 2           |
| pricultural use. Bounded by Woodhouse Lane (south), Biddulph<br>pountry Park (north), a school (west) and open countryside (east).<br>and rises to east. Grass, hedgerows, trees. |   |                | Previous interest in releasing  | the site but | in 2001.     |             |
| Availabile Access:  |   |                |   |              |              |             |
| s narrow at eastern en  |   |                | Suitability:<br>Historically significant site acc<br>Biddulph Grange. Not suitabl |              |              | 3<br>ind to |
| rontage. Adjoins Bidd<br>conservation sites to ne   | at western end of site including road<br>lulph Grange Conservation Area and<br>orth. Development of this area would |                |   |              |              |             |
|   | and Biddulph Moor eroded.   |                | Achievability:  |              |              | 1           |
| Strengths/ Opportuni  | ties:<br>Indary, close to local schools, access   | ible.          | Development would be econo<br>likely costs and planning oblig                     |              |              |             |
| Veakneses/ Constrai   | ints:   |                | Classification: C   | F            | ull Capacity | 600         |
|   | land. Possible impact on Biddulph G<br>n extent of development), potential hi                                       |                |   | 5 Ye         | ear Capacity | 0           |
|   | use Lane being narrow. Developmen   |                |   |              | Density      | 23.67       |
|   | Planı   | ning App       | blication Details   |              |              |             |
| Planning Applicat   | tion:   | Application T  | уре:  | Approval     | Date:        |             |
| Building Control F  |   | Other Applic   |   | Approval     | Life:        |             |
| Date Last Upd   | lated 12-Jun-15   |                | Date Form Printed   | 26-Ju        | ın-15        |             |

| Site Ref. No.:<br>SMDC Ref. No  | 2556<br>D.: BD066A                                       | Land r                   | orth of   |                         |
|---|--|--------------------------|---|-------------------------|
| NLUD Ref. No.   | .:   | Woodł                    | ouse Lane   |                         |
| PA Ref. No.:  | SM   | Biddul                   |   |                         |
| LDF Ref. No.:   |  | Biddul                   | pn  |                         |
|   |  | Site Det                 | ails  |                         |
| Description   | Field adjoining settlement bo                            | oundary.                 |   |                         |
| Comments:   |  |                          |   |                         |
| Area:   | 2.74 ha. gross 2.740 h                                   | a. net                   | Policy: 2,3   | Status: NC              |
| Grid Ref.:  | E 389530 N 358823  |                          | Commitment: 7   | Use: 8                  |
| Туре:   | G Hierarchy:   | OC                       | Conversion: NB  | Location: R             |
| Greenbelt:  | Y Flooding:  | Ν                        | Replacement Dwg: N  | Owner: 3                |
|   | Sit  | e Assess                 | sment   |                         |
| ite Features:   |  |                          | Deliverability Asses  | sment                   |
| Indulating field betwee   | en residential development and Woo                       | odhouse                  | Availability:   | 2                       |
|   | land were developed it would need to                     |                          | Correspondence received in 2001 in res  |                         |
|   |  |                          | consultation expressing interest in relea<br>development. Land is not registered with | sing land for           |
| vailabile Access:   |  |                          | difficult to identify owner.  |                         |
|   | use Lane. There is currently no footp                    | oath on                  |   |                         |
|   | e Lane which the site is located.                        |                          | Suitability:  | 3                       |
|   |  |                          | Smaller portion of BD066 but still histori  |                         |
| Additional Comments   | S:   |                          | according to CA. Former parkland to Bi suitable even for a lower level of develo      |                         |
| lanket TPO along hal  | If of the site.  |                          |   |                         |
|   |  |                          |   |                         |
| trengths/ Opportuni   | ities:   |                          | Achievability:  | 1                       |
|   |  |                          | Development would be economically via<br>likely costs and planning obligations ass    |                         |
| vell related to the sett  | tlement, close to facilities.                            |                          |   |                         |
|   |  |                          |   |                         |
| Veakneses/ Constrai   | ints:  |                          | Classification: C   | Full Capacity <b>75</b> |
|   | t, Blanket TPO, possible impact on E                     |                          |   | ear Capacity 0          |
| Grange Gardens (dependent of a Content of a | ending on extent of development) EF<br>Grade I RPG & CA. | I - Could                |   | Density 27.37           |
|   |  |                          |   | 21.01                   |
|   | Plan   | ning Ap                  | olication Details   |                         |
| Planning Applica  | tion: SM   | Application <sup>-</sup> | Type: Approva   | al Date:                |
| Building Control I  |  | Other Applic             |   | al Life:                |
|   |  | L.L.                     |   |                         |
| Date Last Upo   | dated 12-Jun-15  |                          | Date Form Printed 26-J  | Jun-15                  |

| Site Ref. No.:<br>SMDC Ref. No  |   | Land o            | ff  |               |                   |       |  |
|---|---|-------------------|---|---------------|-------------------|-------|--|
| NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.:                           | .:<br>SM  | Firwoo<br>Biddulµ |   |               |                   |       |  |
| Description   | Field adjacent to residential a   | Site Deta         | ails  |               |                   |       |  |
| Comments:   |   |                   |   |               |                   |       |  |
| Area:   | 4.25 ha. gross 4.250 ha   | a. net            | Policy: 2,3   |               | Status:           | NC    |  |
| Grid Ref.:  | E 389628 N 358594   |                   | Commitment:   | 7             | Use:              | 8     |  |
| Туре:   | G Hierarchy:  | OC                | Conversion:   | NB            | Location:         | R     |  |
| Greenbelt:  | Y Flooding:   | Ν                 | Replacement Dwg:  | Ν             | Owner:            | 3     |  |
|   | Site  | e Assess          | sment   |               |                   |       |  |
| ite Features:   |   |                   | Deliverabilit   | y Assessme    | ent               |       |  |
| lat field adjoining settlement boundary with views towards              |   |                   | Availability: 2   |               |                   |       |  |
|   | evelopment would have to be very we<br>e highly visible from Biddulph Moor. | lle               | Owner interested in releasing land for development.   |               |                   |       |  |
| vailabile Access:<br>Direct access available<br>ublic right of way cros | e from Firwood Road (end of cul de si<br>sses the site.                     | ac). A            | Suitability:  |               |                   | 2     |  |
| dditional Comment<br>A comment - non-ma<br>etting of a Grade I RF       | ain culvert crossing site. EH - Could a                                     | ffect the         | Suitability for housing not clear<br>defined in this area, flooding is<br>close the gap between Biddulp<br>screening would be required. | sue. Developi | ng this site wou  | blu   |  |
|   |   |                   | Achievability:  |               |                   | 1     |  |
| trengths/ Opportun  | ities:  |                   | Development would be econom   |               |                   |       |  |
| djacent to settlement   | boundary and close to schools.  |                   | likely costs and planning obliga  |               | lea with the site | 5.    |  |
| Veakneses/ Constra  | ints:   |                   | Classification: B   | Full C        | Capacity          | 120   |  |
| Greenfield, GB, FRA needed. It appears 3 ordinary watercourses          |   |                   |   | 5 Year        | Capacity          | 0     |  |
|   | Consult SCC. Visual impact. Reducing  |                   |   | Ε             | Density           | 0.04  |  |
| cross the site with ass   |   |                   |   |               |                   | 28.24 |  |
| ross the site with ass<br>redicted in 2 areas. C                        | Biddulph Moor.  | ning App          | blication Details   |               |                   | 28.24 |  |
| cross the site with ass<br>predicted in 2 areas. C                      | Biddulph Moor.  | ning App          |   | Approval Da   |                   | 28.24 |  |

| Site Ref. No.:<br>SMDC Ref. No                                | 123<br>BD067b   | Land to east of  |
|---|---|--|
| NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.:                 |   | Pennine Way<br>Biddulph  |
|   | Ş   | Site Details   |
| Description   | Agricultural land adjacent to s   | settlement boundary  |
| Comments:   | Agricultural Green Belt land east of F  | Pennine Way.   |
| Area:   | 4.6 ha. gross 4.600 ha  | a. net Policy: 2 Status: NC  |
| Grid Ref.:  | E 389628 N 358594   | Commitment: 7 Use: 8   |
| Туре:   | G Hierarchy:  | T Conversion: NB Location: R   |
| Greenbelt:  | Y Flooding:   | N Replacement Dwg: N Owner:  |
|   | Site  | e Assessment   |
| te Features:  |   | Deliverability Assessment  |
| ite bounded by Pennine Way (west), agricultural fields in the |   | the Availability: 2  |
| parts. Eastern part   | Road (end of a cul-de-sac).   | Owners agree that land can be considered for redevelopment at this stage.  |
|   |   | Suitability: 2   |
| pears 3 ordinary wat<br>odplains. Also deep                   | on east side of Pennine Way. FRA ne<br>tercourses cross the site with associa<br>flooding predicted in 2 areas. Consult     | ated SW  |
|   | etting of a Grade I RPG & CA.   | Achievability: 1   |
| cessible.Site was pr  | ties:<br>boundary, close to local schools,<br>eviously BD067 along with BD067c bu<br>ite was considered too large to be a s | Development would be economically viable taking into account all likely costs and planning obligations associated with the site. |
| eakneses/ Constrai  | ints:   | Classification: B Full Capacity 150  |
| evelopment of this ar<br>ddulph Moor eroded                   | t, access, visual impact (area feels 'ru<br>rea would see the gap between the tov<br>. Visual impact from Biddulph Moor w   | own and  |
| evated.   | Planr   | ning Application Details   |
| Planning Applica  | tion:   | Application Type: Approval Date:   |
| Building Control  |   | Other Application: Approval Life:  |
| Date Last Upo   | lated 12-Jun-15   | Date Form Printed 26-Jun-15  |

| SMDC Ref. No.: BD067c  | to south of  |
|--|--|
| NLUD Ref. No.: Wood  | Ihouse Lane  |
| PA Ref. No.: SM Biddu  | ulph   |
| LDF Ref. No.:  | ···P··   |
| Site De  | tails  |
| Description Agricultural land adjacent to settlement   | nt boundary  |
| Comments:  |  |
| Area: 3.9 ha. gross 3.900 ha. net  | Policy: 2,3 Status: NC   |
| Grid Ref.: E 389636 N 358558   | Commitment: 7 Use: 8   |
| Type: G Hierarchy: OC  | Conversion: NB Location: R   |
| Greenbelt: Y Flooding: N   | Replacement Dwg: N Owner: 3  |
| Site Asses   | ssment   |
| ite Features:  | Deliverability Assessment  |
| Relativley flat agricultural land.   | Availability: 2  |
| wailabile Access:  | No known availability constraints. Land is not registered with Land Registry so difficult to identify owner.   |
| afety issues with this.  | Suitability: 2   |
| Additional Comments:<br>Nay be some flooding issues - need to find out further information.<br>ite was previously BD067 along with BD067b but these were split<br>s a single site was considered too large to be a small urban | Suitability for housing is debatable as the gap between Biddulph<br>& Biddulph Moor would be reduced. Only develop if there are no<br>other options. EH - Could affect the setting of a Grade I RPG &<br>CA. High quality screening would be needed. |
| xtension.  | Achievability: 1   |
| trengths/ Opportunities:   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.   |
| Veakneses/ Constraints:  | Classification: B Full Capacity 120  |
| Green field, Green Belt, access, visual impact (area feels 'rural').   | 5 Year Capacity 0<br>Density 30 77   |
| Development of this area would see the gap between the town and<br>biddulph Moor eroded. Visual impact from Biddulph Moor which is<br>levated.   | Density <b>30.77</b>   |
| liddulph Moor eroded. Visual impact from Biddulph Moor which is levated.   |  |
| liddulph Moor eroded. Visual impact from Biddulph Moor which is levated.   | oplication Details   |
| liddulph Moor eroded. Visual impact from Biddulph Moor which is levated.   | oplication Details   |

| Site Ref. No.:<br>SMDC Ref. No  | 125<br>   | Land to               | o west of   |
|---|---|-----------------------|---|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:  |   | Portlar<br>Biddul     | nd Drive<br>ph  |
|   | :   | Site Deta             | ails  |
| Description   | Grazing land  |                       |   |
| Comments:   | Green field site in residential area.   |                       |   |
| Area:   | 2.61 ha. gross 2.610 ha   | a. net                | Policy: 2/8 Status: NC  |
| Grid Ref.:  | E 388662 N 359098   |                       | Commitment: 7 Use: 8  |
| Туре:   | G Hierarchy:  | Т                     | Conversion: NB Location: R  |
| Greenbelt:  | Y Flooding:   | Y                     | Replacement Dwg: N Owner: 3   |
|   | Site  | Asses                 | sment   |
| ite Features:   |   |                       | Deliverability Assessment   |
| oundary with Marsh G<br>oad. Heavily screened<br>vailabile Access:<br>vidence of County Hig | t, Marsh Green Road to north. Has st<br>Green Road, grass/trees, slopes up fro<br>from neighbouring sewage works (w<br>ghway support in principle provided b<br>Marsh Green Road, though a total ex | om<br>rest)<br>y land | SHLAA for (no. 225) received stating immediate availability.<br>Works on watercourse will need Land Drainage Consent of<br>EA.Excluded Flood Zone 3 area from site boundary in April 14 as<br>dev not acceptable within zone. |
|   | re junction improvement works. TA I   |                       | Suitability: 2  |
| dditional Comments  | s:  |                       | Potential restriction on no. of houses due to access, close<br>proximity of the sewage works may still be an issue. If<br>constraints can be overcome is considered to be potentially   |
| roximity of sewage wo   | of future residents amenity due to clo<br>orks - been brought up to European C<br>I no objections. Owner considers mix<br>propriate   | losed                 | suitable for development. Owner has provided further info re constraints.   |
| trengths/ Opportuni   |   |                       | Achievability: 1  |
| residential area, con<br>pact on openness of<br>evelopment into open                        | tained,adjoins settlement boundary, I<br>the greenbelt. Would not extend<br>countryside. Low ecological impact<br>er. UU no objections. Bridge improver   |                       | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.  |
| /eakneses/ Constrai   | nts:  |                       | Classification: B Full Capacity 70  |
| resence of sewage w   | access limitations may restrict numb<br>orks adjacent though United Utilities   | have no               | 5 Year Capacity 0   |
| pjections to developm<br>FRA4.  | ent. EA comment - marginal FZ. Nee  | eus                   | Density 26.82   |
|   | Plan  | ning Ap               | plication Details   |
| Planning Applicat   | tion:   | Application 1         | Type: Approval Date:  |
| Building Control F  |   | Other Applic          |   |
| Date Last Upd   | lated 12-Jun-15   |                       | Date Form Printed 26-Jun-15   |

| NLUD Ref. No.:<br>PA Ref. No.:<br>LDF Ref. No.:<br>Description  | Disused nur<br>Nursery has no<br>1.02 ha.  | rsery in grounds of been used for at lea      | Knype<br>Orme<br>Biddul<br>Site Deta<br>of listed bu<br>ast 5 years. | ph<br>ails   |                               | Status:             | NC         |
|---|--|---|--|--|-------------------------------|---------------------|------------|
| Grid Ref.:  |  | 6 N 356380                                    | Т  | Commitment:  | 7                             | Use:                | 7          |
| Type:<br>Greenbelt:   | G  | Hierarchy:<br>Flooding:                       | N  | Conversion:  | NB                            | Location:           | R          |
|   |  | i ioounig.                                    |  | Replacement Dwg:   | Ν                             | Owner:              | 3          |
|   |  | Site  | e Assess   | sment  |                               |                     |            |
| Site Features:  |  |   |  | Deliverabili   | ity Assessr                   | nent                |            |
| Overgrown in parts, fend<br>a number of green hous<br>derelict. Parts of the vic<br>remain. Secluded from<br>Availabile Access: | es / nursery bu<br>torian wall ass   | uildings on site which                        | are now  | Availability: Two SHLAA forms have beer  | n submitted.                  |                     | 1          |
| Off Orme Road which is<br>created onto Conway Ro<br>Additional Comments:<br>Categorised as green fie<br>Required. EH - Close to | oad fairly easily  | y though.<br>Phase 1 Habitat Surve            |  | Suitability:<br>Potentially suitable for develor<br>area including school, well co<br>derelict site and unadopted a<br>Building is a constraint. FRA | ntained, opp<br>ccess, but pr | ortunity to tidy up |            |
|   |  |   |  | Achievability:   |                               |                     | 1          |
| Strengths/ Opportuniti  | pining the settle<br>es. Well conta<br>ds of Knypersle   | ained by residential<br>ey Hall and the schoo |  | Development would be econd likely costs and planning oblig   |                               |                     |            |
| Weakneses/ Constrain  | ts:  |   |  | Classification: B  | Ful                           | I Capacity          | 30         |
| Green belt, adjacent to a<br>Capacity may be constra<br>such as wall. Access w<br>has no specific concerns                      | ained due to prouble ould need improved the second se | resence of historic fea                       |  |  | 5 Yea                         | ar Capacity         | 0<br>29.41 |
|   |  | Plan  | ning Ap  | plication Details  |                               |                     |            |
|   |  |   |  | Гуре:  | Approval I                    | Data:               |            |

| Site Ref. No.:<br>SMDC Ref. No                  | 130<br>.:: BD070   | Forge            | Colour Works  |                            |            |
|---|--|------------------|---|----------------------------|------------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:  | : 343800037  | Congle<br>Biddul | eton Road<br>ph   |                            |            |
|   | -  | Site Deta        |   |                            |            |
| Description                                     | Derelict land in green belt - no   |                  | -   |                            |            |
| Comments:                                       | Last used as an employment site - n  | low vacant bi    | ut appears to have reverted back t                            | o nature. Development ir   | nterest.   |
| Area:   | 1.76 ha. gross 1.760 ha  | a. net           | <b>Policy:</b> 2/8/10   | Status:                    | NC         |
| Grid Ref.:                                      | E 388830 N 359776  |                  | Commitment:   | 7 Use:                     | 7          |
| Туре:   | G Hierarchy:   | Т                | Conversion:   | NB Location                | n:R        |
| Greenbelt:                                      | Y Flooding:  | Y                | Replacement Dwg:  | N Owner:                   | 3          |
|   | Site   | Assess           | sment   |                            |            |
| ite Features:                                   |  |                  | Deliverability  | Assessment                 |            |
| ite bounded by Cond                             | eton Road (west), a stream (north), o  | nen              | Availability:   |                            | 1          |
| ountryside (east & so<br>edgerow / shrubs scre  | uth). Secluded from road with mature<br>sening it, heavily wooded. Site has ev<br>here now, relatively flat, former dye wo                                   | e<br>vidence     | No known availability constraint                              | s. SHLAA rep received (2   |            |
| vailabile Access:                               |  |                  |   |                            |            |
| lightly elevated from r                         | ern end of site off Congleton Road. La<br>oad which would make any developm<br>ost of site cannot be seen from road.   |                  | Suitability:  |                            | 3          |
| dditional Comments                              | 5:   |                  | Has recent planning consent.                                  |                            |            |
| here there is evidenc<br>hrubs. Clearing in ce  | can only be seen from road at norther<br>e of demolition and clearance of trees<br>ntre of site. It is considered that site i<br>s in with its surroundings. | s /              |   |                            |            |
| trengths/ Opportuni                             |  |                  | Achievability:  |                            | 2          |
| ebatable. Note - boar                           | with good access - its brownfield status<br>rded up building (workshop) next to sit<br>te in NLUD records - has planning his<br>not implemented.             | te at            | Development could be made ec<br>reduced planning obligations. |                            | 1          |
| Veakneses/ Constrai                             | nts:   |                  | Classification: C   | Full Capacity              | 30         |
| nd its surroundings have isually intrusive. TPC | es not adjoin the settlement boundary<br>ave a rural character, development wo<br>along south eastern boundary, 3 alou<br>2 & 3 adj stream, contamination.   | ould be          |   | 5 Year Capacity<br>Density | 0<br>17.05 |
| -   | -  | ning Apr         | blication Details   |                            |            |
|   |  | • • • •          |   | Approval Date:             |            |
| Planning Applica                                |  | Application T    |   |                            |            |
| Building Control I                              | र्स  | Other Applic     | ation:  | Approval Life:             |            |
| Date Last Upc                                   |  |                  | Date Form Printed   | 26-Jun-15                  |            |

| Site Ref. No.:  | 131   | Land c                   | on west side of  |                          |              |
|---|---|--------------------------|--|--------------------------|--------------|
| SMDC Ref. No<br>NLUD Ref. No.   |   |                          |  |                          |              |
| PA Ref. No.:  |   | Meado                    | ws Way   |                          |              |
| LDF Ref. No.:   |   | Biddul                   | ph   |                          |              |
|   |   | Site Deta                | ails   |                          |              |
| Description   | Agricultural land in settlemen  | t boundar                | /  |                          |              |
| Comments:   | Visual Open Space in SMLP.  |                          |  |                          |              |
| Area:   | 6.5 ha. gross 6.500 ha  | a. net                   | Policy: 1  | Stati                    | JS: NC       |
| Grid Ref.:  | E 387938 N 357320   |                          | Commitment:  | 7 Use:                   | 8            |
| Туре:   | G Hierarchy:  | Т                        | Conversion:  | NB Loca                  | tion: U      |
| Greenbelt:  | N Flooding:   | Ν                        | Replacement Dwg:   | N Owne                   | er: 3        |
|   | Site  | e Assess                 | sment  |                          |              |
| te Features:  |   |                          | Deliverabili   | ity Assessment           |              |
| elds in agricultural us<br>ees / hedgerows, stre<br>te are at a consideral<br>vailabile Access: | n bypass and BVW. Consists of seve<br>e, farm buildings, dwelling, field bound<br>am runs through part of site, some pa<br>bly higher level than bypass.          | daries -<br>arts of      | No known availability constra<br>land. Reduced capacity to tak<br>mitigate visual impact.            |                          |              |
|   | veloped retail park or independent acc  |                          | Suitability:   |                          | 2            |
| dditional Comments  | \$:   |                          | Potentially suitable for resider<br>sustainable location but assin<br>Careful design is required e.g | nilation into landscape  | is an issue. |
| eeded. Watercourse a  | untryside beyond - sensitive site. FRA<br>and SW floodplain through site. EA (n<br>EH - Site includes grade II lbs  |                          |  |                          |              |
| trengths/ Opportuni   | ties:   |                          | Achievability:<br>Development would be econd   | miaelly viable teking in |              |
| oundary, has clear bo<br>pportunity to satisfy E  | on close to the town centre, in the sett<br>bundaries i.e. bypass and BVW, retail<br>Biddulph's housing requirements witho<br>reen belt. Pedestrian links to BVW. | dev.                     | likely costs and planning oblig  |                          |              |
| /eakneses/ Constrai   | nts:  |                          | Classification: B  | Full Capacity            | 180          |
| ountryside beyond. Is   | rural character with extensive views to<br>s designated as VOS in SMLP. Ident   | ified as                 |  | 5 Year Capacity          | / 0          |
| portant landscape so<br>be suitable to retain   | etting to settlement in study and cons as VOS.  | idered                   |  | Density                  | 27.69        |
|   | Plan  | ning Ap                  | olication Details  |                          |              |
| Planning Applica  | tion:   | Application <sup>-</sup> | Гуре:  | Approval Date:           |              |
| Building Control I  | Ref   | Other Applic             | ation:   | Approval Life:           |              |
| Date Last Upc   | lated 12-Jun-15   |                          | Date Form Printed  | 26-Jun-15                |              |

| Site Ref. No.: 2558<br>SMDC Ref. No.: BD071a   | Land on west side of   |
|--|--|
| NLUD Ref. No.:<br>PA Ref. No.: SM<br>LDF Ref. No.:   | Meadows Way<br>Biddulph  |
| S         Description       Agricultural land in settlement         Comments:  | Site Details<br>t boundary   |
| Area: 1 ha. gross 1.000 ha.  | n net Policy: 1 Status: NC   |
| Grid Ref.: E 387938 N 357320   | Commitment: 7 Use: 8   |
| Type: <u>G</u> Hierarchy:  | T Conversion: NB Location: U   |
| Greenbelt: N Flooding:   | N Replacement Dwg: N Owner: 3  |
| Site   | Assessment   |
| ite Features:  | Deliverability Assessment  |
| and directly abutting bypass used for grazing - has access p   | point Availability: 2  |
| nto bypass.<br>wailabile Access:<br>Vould be developed as part of BD071 and accessed off the b                                     | Owner willing to release land for development. Reduced capacity to take acc of mine entries and design to mitigate visual impact.  |
| the north or south nit through existing gate.  | Suitability: 2   |
| additional Comments:   | 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. |
| Previously part of BD071 until it was discovered that there we eparate owners.   |  |
| transthe/Opportunities   | Achievability:   |
| Strengths/ Opportunities:<br>Sustainable location close to town centre can be developed a<br>f neighbouring BD071. Not Green Belt. | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.   |
| Veakneses/ Constraints:  | Classification: B Full Capacity 25   |
| /isually sensitive site - possible flooding issues would need t heck with County re watercourse. Important to setting of           | to 5 Year Capacity 0   |
| ettlement. Recommended for VOS in L & SCA.   | Density <b>25.00</b>   |
| Plann  | ning Application Details   |
| Planning Application: SM A   | Application Type: Approval Date:   |
| Duilding Control Def   | Other Application: Approval Life:  |
| Date Last Updated 12-Jun-15  | Date Form Printed 26-Jun-15  |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |   | Newpool Meadows<br>Tunstall Road<br>Biddulph |
|--|---|--|
|  | 5   | Site Details                                 |
| Description  | Designated a village green or   | on 10th August 09 so no longer available.    |
| Comments:  | Planning permission has expired   |  |
| Area:  | 3.9 ha. gross 3.900 ha  | a. net Policy: 1 Status: NC                  |
| Grid Ref.:   | E 387961 N 356406   | Commitment: 7 Use: 8                         |
| Туре:  | G Hierarchy:  | T Conversion: NB Location: U                 |
| Greenbelt:   | N Flooding:   | N Replacement Dwg: N Owner: 1                |
|  | Site  | e Assessment                                 |
| Site Features:   |   | Deliverability Assessment                    |
| Indeveloped vacant la  | nd sloping down from Tunstall Road.   | Availability:                                |
|  |   | Not available - now a Village Green.         |
|  |   |  |
| Availabile Access:   |   |  |
| Off Tunstall Road.   |   |  |
|  |   | Suitability: 2                               |
| Additional Comments  | ::  |  |
| RA needed. Deep sw   | floodplain on site. Consult EA and S  | SCC.   |
|  |   |  |
|  | 4   | Achievability:                               |
|  | , has planning permission, because o<br>arly visible from Tunstall Road if deve |  |
| Weakneses/ Constrai  | nts:  | Classification: C Full Capacity 117          |
| Pending Village Green approved.  | application which has recently been   | 5 Year Capacity <b>0</b>                     |
|  |   | Density <b>30.00</b>                         |
|  | Planı   | ning Application Details                     |
| Planning Applicat  | ion: SM06-0947  | Application Type: O Approval Date: 11/22/20  |
| Building Control F   | Ref   | Other Application: Approval Life:            |
| Date Last Upd  | ated 12-Jun-15  | Date Form Printed 26-Jun-15                  |

| Site Ref. No.: 136<br>SMDC Ref. No.: BD07<br>NLUD Ref. No.:<br>PA Ref. No.:<br>LDF Ref. No.:  | <u>4</u>                    |               | ws School<br>Il Road  |                   |                    |         |
|---|-----------------------------|---------------|---|-------------------|--------------------|---------|
| <b>Description</b> Playing f  |                             | Site Deta     | <b>tils</b><br>face playing pitch at disus  | sed Meado         | Ne School          |         |
| Comments: Playing fiel  |                             |               | cial School now has been gifted   |                   |                    | not     |
| Area: 1.6 h   | na. gross 1.600 ha          | . net         | Policy: 1   |                   | Status:            | NC      |
| Grid Ref.: E 388  | 8050 N 356960               |               | Commitment:   | 7                 | Use:               | 5       |
| Type: G   | Hierarchy:                  | T             | Conversion:   | NB                | Location:          | U       |
| Greenbelt: N  | Flooding:                   | Ν             | Replacement Dwg   | N                 | Owner:             | 1       |
|   | Site                        | Assess        | ment  |                   |                    |         |
| ite Features:   |                             |               | Deliverabi  | lity Assessn      | nent               |         |
| ite is grassed and relatively level sused Meadows School. Adjace  |                             |               | Availability:   |                   |                    | 3       |
| vailabile Access:<br>access points on to Tunstall Roa<br>ast. Consult EA and SCC.   | ad. FRA needed. Some S      | W in          | Land not now available for de<br>James Bateman School.<br>Suitability:                                    |                   | -                  | 3       |
| dditional Comments:<br>a fenced off and secured at prese<br>chool site so there is no public ac<br>orth and west. Sports pitch is inc | ccess. Tree lined boundary  | / to          | Site is not considered suitab<br>because there will be a need<br>for the adjacent planned resi<br>BD071). | l for playing fie | elds and playing p | bitches |
| MDC Open Space Survey,  |                             |               | Achievability:  |                   |                    | 1       |
| trengths/ Opportunities:<br>a settlement boundary, close to to<br>pportunity to integrate these facil<br>a disused Meadows School and | lities with a housing schem | ne at         | Development would be econ<br>likely costs and planning obli   |                   |                    |         |
| /eakneses/ Constraints:   |                             |               | Classification: C   | Ful               | I Capacity         | 55      |
| ite is green field. Whole area is i<br>uch facilties will be needed to ser<br>esidential development (shortage                        | rve the adjacent planned    | dit -         |   | 5 Yea             | ar Capacity        | 0       |
| onsidered appropriate to retain th  |                             |               |   |                   | Density 3          | 4.38    |
|   | Plann                       | ning App      | blication Details   |                   |                    |         |
| Planning Application:   |                             | Application T | ype:  | Approval E        | Date:              |         |
| Building Control Ref  |                             | Other Applica |   | Approval L        | .ife:              |         |
| Date Last Updated   | 12-Jun-15                   |               | Date Form Printed   | 26-Jun            | i-15               |         |

| Site Ref. No.:   | 143                     |                      |               |  |             |                  |         |
|--|-------------------------|----------------------|---------------|--|-------------|------------------|---------|
| SMDC Ref. No<br>NLUD Ref. No.  |                         |                      | Albion        | Mill   |             |                  |         |
| PA Ref. No.:   | · [                     |                      | Station       | Road   |             |                  |         |
|  |                         |                      | Biddul        | bh   |             |                  |         |
| LDF Ref. No.:  |                         |                      |               |  |             |                  |         |
|  |                         | S                    | ite Deta      | ils  |             |                  |         |
| Description  | Mill building and       | 1 neighbouring       | buildings     |  |             |                  |         |
| Comments:  | Derelict mills - most   | t of area identified | l now has pla | anning permission.   |             |                  |         |
| Area:  | 0.2 ha. gros            | s 0.200 ha           | . net         | Policy: 1  |             | Status:          | NC      |
| Grid Ref.:   | E 388319 N              | 358091               |               | Commitment:  | 7           | Use:             | 2/9     |
| Туре:  | B H                     | lierarchy:           | Т             | Conversion:  | С           | Location:        | U       |
| Greenbelt:   | N F                     | looding:             | Ν             | Replacement Dwg  | N           | Owner:           | 3       |
|  |                         | Site                 | Assess        | ment   |             |                  |         |
| ite Features:  |                         |                      | ſ             | Deliverabi   | lity Assess | ment             |         |
| storey mill, 2 storey c  | hapel (both derelict)   | & a hall - not sur   | e if in       | Availability:  |             |                  | 1       |
| se. Former mill yard to rear has recently been developed for<br>busing so mill is surrounded by residential development.<br>otentially suitable for conversion depends on viability. |                         |                      |               | Has planning permission for 9 town houses (Albion Mill) and 4 flats (Westlyan Chapel). |             |                  |         |
| vailabile Access:  |                         |                      |               |  |             |                  |         |
| 'es - road frontage but  | not much of a curtil    | age for any off roa  | ad            |  |             |                  |         |
| arking.  |                         |                      |               | Suitability:   |             |                  | 2       |
|  |                         |                      |               | Has planning permission.   |             |                  |         |
| dditional Comments   |                         |                      |               |  |             |                  |         |
| Inknown as to whether<br>onversion or if the site  | e needs clearing. Dif   | ficult to calculate  |               |  |             |                  |         |
| nany dwellings site cou<br>ym but does not appe  |                         | lanning permissic    | on for a      | Achievability:   |             |                  | 2       |
| trengths/ Opportuni  | ties:                   |                      |               | Development could be made  | economicall | v viable through | 2       |
| n a sustainable resider  | ntial location in the s | ettlement bounda     | ry            | reduced planning obligations   |             | ,                |         |
| lose to the town centre<br>uildings are not listabl  | e so a conversion or    | new build would      |               |  |             |                  |         |
| ossible. Employment  |                         | ienity.              |               |  |             |                  |         |
| Buildings are probably   |                         | n so assembling a    | a site        | Classification: B  |             | Ill Capacity     | 16<br>0 |
| or new build could be probably   |                         |                      |               |  | 010         |                  | -       |
|  |                         |                      |               |  |             |                  | 0.00    |
|  |                         | Plann                | ing App       | lication Details   |             |                  |         |
| Planning Applicat  | ion:                    | 4                    | Application T | ype:   | Approval    | Date:            |         |
| Building Control F   |                         |                      | Other Applica |  | Approval    | Life:            |         |
| Date Last Upd  | ated 12-Jun-1           |                      |               | Date Form Printed  | 26-Ju       | n-15             |         |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No. | 343800044   | Land c                                   | off<br>ows Way  |
|---|---|--|---|
| PA Ref. No.:                                    | SM  | Biddul                                   | -   |
| LDF Ref. No.:                                   |   |  |   |
|   | -   | Site Deta                                |   |
| Description                                     | Land within AAP area with pro   | evious pla                               | nning permission for non-food retail  |
| Comments:                                       |   |  |   |
| Area:   | 1.81 ha. gross 1.810 ha   | a. net                                   | Policy: 1 Status: ALP   |
| Grid Ref.:                                      | E 387949 N 357507   |  | Commitment: 4 Use: 6  |
| Туре:   | B/G Hierarchy:  | T  | Conversion: NB Location: U  |
| Greenbelt:                                      | N Flooding:   | N  | Replacement Dwg:   N   Owner:   3   |
|   | Site  | Asses                                    | sment   |
| te Features:                                    |   |  | Deliverability Assessment   |
|   | located for employment use in the SI<br>ent / retail / leisure use in the Biddulpl  |  | Availability:     2       Planning consent for retail use has now lapsed. Owner has indicated availability.   |
|   |   |  | Suitability:  |
| der site. Consult EA                            | ver of watercourse which runs throug and SCC. Works on watercourse will   | need                                     | Suitable for employment use or residential use. Need for<br>employment land close to TC takes precedence. Lack of other<br>suitable sites. Resi on neighbouring land. Sustainable location.<br>Mine entries will act as a constraint. |
| and Drainage Consen<br>aa). FRA needed.         | t of SCC. Consult EA on surface wate  | er (over                                 | Achievability: 2  |
| eeds of Biddulph. 207 location would be app     | ties:<br>lot now required to meet identified ref<br>l3 Retail Study reveals smaller conve<br>ropriate instead so this can be<br>of site (see BD076a). |  | Development could be made economically viable through reduced planning obligations.   |
| eakneses/ Constrai                              | nts:  |  | Classification: B Full Capacity 50  |
| AP allocation.                                  |   |  | 5 Year Capacity <b>0</b><br>Density <b>27.62</b>  |
|   | Planr   | ning Ap                                  | plication Details   |
| Planning Applicat<br>Building Control F         | ion: SM   | Application <sup>-</sup><br>Other Applic | Type: Approval Date:  |
| Date Last Upd                                   | ated 12-Jun-15  |  | Date Form Printed 26-Jun-15   |

| Site Ref. No.:<br>SMDC Ref. No                             | 2598<br><sup>.:</sup> BD076a  | Land o                   | off   |                             |   |           |
|--|---|--------------------------|---|-----------------------------|---|-----------|
| NLUD Ref. No.  | : 343800044   | Meado                    | ows Way   |                             |   |           |
| PA Ref. No.:   | SM  | Biddul                   | -   |                             |   |           |
| LDF Ref. No.:  |   | Biddu                    |   |                             |   |           |
| 5  |   | Site Det                 |   | '!                          |   |           |
| Description  | Land within AAP area with pr  | evious pia               | anning permission for non-re  | ou retail                   |   |           |
| Comments:  |   |                          |   |                             |   |           |
| Area:  | 2.5 ha. gross 2.500 ha  | a. net                   | Policy: 1   |                             | Status:                                 | ALP       |
| Grid Ref.:   | E 387949 N 357507   |                          | Commitment:   | 4                           | Use:                                    | 6         |
| Туре:  | B/G Hierarchy:  | Т                        | Conversion:   | NB                          | Location:                               | U         |
| Greenbelt:   | N Flooding:   | Ν                        | Replacement Dwg:  | Ν                           | Owner:                                  | 3         |
|  | Site  | e Asses                  | sment   |                             |   |           |
| ite Features:  |   |                          | Deliverability  | y Assessn                   | nent                                    |           |
| acant land formerly al                                     | located for employment use in the S   | MLP.                     | Availability:   |                             |   | 2         |
| Illocated for employme<br>centre AAP.<br>vailabile Access: | ent / retail / leisure use in the Biddulp   | h Iown                   | Allocated in Biddulph AAP so a<br>Planning consent for retail use<br>indicated availability.  |                             |   |           |
|  | vay.  |                          | Suitability:  |                             |   | 2         |
| inder site. Consult EA                                     | :<br>ver of watercourse which runs throug<br>and SCC. Works on watercourse wil<br>t of SCC. Consult EA on surface wat | Ineed                    | Although suitable for housing,<br>meet convenience retail needs<br>this has had a previous retail c<br>centre and difficult to find anoth | set out in 2<br>onsent & is | 013 Retail Study<br>well related to the | as        |
| ha). FRA needed.   |   |                          | Achievability:  |                             |   | 2         |
| trengths/ Opportunit                                       | ties:   |                          | Development could be made en reduced planning obligations.  | conomically                 | viable through                          |           |
| Veakneses/ Constrai  | nts:  |                          | Classification: C   | Full                        | Capacity                                | 55        |
| Biddulph and this is con                                   | ation, convenience provision needed<br>nsidered to be the only site which can<br>g v and v of town centre.            |                          |   | 5 Yea                       | r Capacity                              | 0<br>2.00 |
|  | Planı   | ning Ap                  | plication Details   |                             |   |           |
| Planning Applicat  | ion: SM   | Application <sup>-</sup> | Type:   | Approval E                  | Date:                                   |           |
| Building Control F   |   | Other Applic             |   | Approval L                  | .ife:                                   |           |
| Date Last Upd  | ated 12-Jun-15  |                          | Date Form Printed   | 26-Jun                      | -15                                     |           |

| NLUD Ref. No.:   | ria Business Park<br>all Road<br>Ilph  |
|--|--|
| Site Det   | tails  |
| Description Vacant land associated with former Vi  | ctoria Colliery  |
| Comments: Site has partially been redeveloped as Victoria NLUD.  | Business Park but a large amount is still undeveloped so included on   |
| Area: 11.45 ha. gross 11.450 ha. net   | Policy: 1 Status: NC   |
| Grid Ref.: E 387874 N 355455   | Commitment: 7 Use: 6   |
| Type: G Hierarchy: T   | Conversion: NB Location: U   |
| Greenbelt: N Flooding: N   | Replacement Dwg: N Owner: 4  |
| Site Asses   | sment  |
| e Features:  | Deliverability Assessment  |
| e is partly developed for employment use and a road has been   | Availability: 3  |
| <ul> <li>ilt to service the whole of the site. Undeveloped part of site is atively flat scrub.</li> <li>ailabile Access:</li> <li>s - access already built on to Brown Lees Road / Tunstall Road.</li> </ul> | Not available, allocated for employment use in SMLP and continues to be developed for this purpose.  |
|  | Suitability: 3   |
| ditional Comments:<br>A needed. Some SW flooding on site. Consult EA and SCC.  | Unsuitable for residential development as the land is remote from<br>Biddulph Town Centre and would be adjacent to existing<br>employment uses which could cause amenity issues. |
|  | Achievability: 2   |
| rengths/ Opportunities:<br>cellent access, industrial area, partially developed already as<br>ctoria Business Park'.   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.   |
| eakneses/ Constraints:   |  |
|  | Classification: C Full Capacity 300  |
| ne known.  | 5 Year Capacity 0  |
|  | Density <b>26.20</b>   |
| Planning Ap  | oplication Details   |
| Planning Application: SM Application   | Approval Date:   |
| · · · · · · · · · · · · · · · · · · ·  | · · / · · /  |

Date Last Updated

12-Jun-15

26-Jun-15

| PA Ref. No.: Biddu<br>LDF Ref. No.: Site De<br>Description Vacant land - previously associated w   | tall Road<br>Jph<br>etails   |
|--|--|
| Area:0.96ha. gross0.960ha. netGrid Ref.:E387924N354920Type:GHierarchy:TGreenbelt:YFlooding:N   | Policy:       2       Status:       NC         Commitment:       7       Use:       9         Conversion:       NB       Location:       R         Replacement Dwg:       N       Owner:       4   |
| Site Asses<br>ite Features:<br>ormer coal mining site, slopes down north-south, bounded by<br>unstall Road and the District boundary, appears green in nature,<br>vidence of recent planting, some public access to garden area at<br>outh of site, rural in character.<br>vailabile Access:<br>currently one access point north of site but is on a dangerous<br>end. Most of site has road frontage on to Tunstall Road.<br>dditional Comments:<br>considered to be greenfield land (has now reverted back to nature).<br>trengths/ Opportunities: | Deliverability Assessment         Availability:       2         No known availability constraints.       2         Suitability:       3         In a sensitive location on border with Stoke on Trent in Green<br>Belt, remote from Biddulph town centre. Not considered to be<br>suitable for any non-green belt development as this would<br>undermine the purpose of the green belt i.e. separation of<br>settlements.         Achievability:       2         Development could be made economically viable through |
| o obvious strengths.<br>/eakneses/ Constraints:<br>and last used for coal mining, access difficulties, green field,<br>reen belt location on boundary with Stoke on Trent. FRA needed.<br>/atercourse and floodplain run through site. Consult SCC.  | reduced planning obligations.         Classification:       C         Full Capacity       30         5 Year Capacity       0         Density       31.25   |

| Site Ref. No.:<br>SMDC Ref. No   | 1886<br>BD079  | Forme           | r SMDC Biddulph Depot  |   |
|--|--|-----------------|--|---|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:   | : 343800068<br>SM  | Meado<br>Biddul | ws Way<br>ph   |   |
|  | S  | Site Deta       | ails   |   |
| Description  | Former depot with planning p   | ermission       | for Sainsburys Petrol Station  |   |
| Comments:  | Vacant unimplemented brownfield si   | te with plann   | ing permission.  |   |
| Area:  | 0.21 ha. gross 0.210 ha  | a. net          | Policy: 1  | Status: NC                                  |
| Grid Ref.:   | E 388167 N 357814  |                 | Commitment: 7  | 7 <b>Use</b> : 9                            |
| Туре:  | B Hierarchy:   | T               | Conversion: N  | B Location: U                               |
| Greenbelt:   | N Flooding:  | Ν               | Replacement Dwg:   | V Owner: 4                                  |
|  | Site   | Assess          | sment  |   |
| Site Features:   |  |                 | Deliverability As  | sessment                                    |
| now been demolished.<br>Concrete fence contair<br>adjacent.<br>Availabile Access:<br>Good purpose built acc<br>Additional Comments<br>Suitable for employmen |  | daries.<br>POS  | Availability: Has expired planning permission for<br>development.11/00403/FUL - Appro<br>which has now been built so unavail Suitability: Potentially suitable for residential de<br>development and open space adjac Achievability: | 2 evelopment. Has residential               |
| Strengths/ Opportuni<br>n settlement boundary<br>ite up.   | ties:<br>, good road access, development wo                                    | uld tidy        | Development could be made econor<br>reduced planning obligations.  |   |
|  | anning permission for industrial units petrol filling station. Would need to a |                 | Classification: C  | Full Capacity105 Year Capacity0Density47.62 |
|  | Planr  | ning App        | blication Details  |   |
| Planning Applicat  | ion: SM  | Application T   | уре: Арр   | proval Date:                                |
| Building Control F   |  | Other Applic    |  | proval Life:                                |
| Date Last Upd  | ated 12-Jun-15   |                 | Date Form Printed  | 26-Jun-15                                   |

| Site De         Description       Green field land with development interaction         Comments:   |   |
|---|---|
| Grid Ref.: E 388672 N 359088  |   |
| Type: <u>G</u> Hierarchy: <u>OC</u>   |   |
| Greenbelt: Y Flooding: Y  | Conversion: NB Location: R  |
|   | Replacement Dwg: N Owner: 3   |
| Site Asses  | ssment  |
| ite Features:   | Deliverability Assessment   |
| Site bounded by residential development to south and east,<br>biddulph Valley Way to west, Marsh Green Road to north. Has<br>tone wall boundary with Marsh Green Road, grass/trees, slopes up<br>rom road, used for grazing, well contained, hedgerow boundaries.<br>Availabile Access:<br>Availabile Access:<br>Availabile Access on to Marsh Green Road, a narrow lane<br>with awkward access on to Congleton Road. Query capacity to<br>access dev on this site + BD068 and BD087.<br>Additional Comments:<br>Public footpath the southern boundary which rises steeply up to<br>Marshfield House. Flood zones 2 & 3 adjacent to stream.<br>Environmental Health are concerned about future residents amenity. | Availability:       1         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:       2         Potentially suitable for some development if constraints can be overcome. Works on watercourse will need Land Drainage Consent of EA. SFRA3 needed.         Achievability:       1 |
| trengths/ Opportunities:<br>lose to a residential area, adjoins settlement boundary, limited<br>apact on openness of GB. Owner's agent considers that<br>evelopment here would round off the settlement and would have<br>xcellent links with s & f.  | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.  |
| /eakneses/ Constraints:   | Classification: B Full Capacity 40  |
| Greenfield, green belt, close proximity of sewage works, possible<br>iccess limitations. Stream creates a flooding issue. Applicant's<br>igent considers no infr problems. EA comment - marginal FZ.<br>leeds SFRA3.  | 5 Year Capacity 0<br>Density 23.39  |
| Planning Ap   | oplication Details  |
| Planning Application: SM Application  | Approval Date:  |
| Building Control Ref Other Appl   |   |

| Site Ref. No.: 12<br>SMDC Ref. No.: BD             |  | Land of          | if   |   |                                      |            |
|--|--|------------------|--|---|--------------------------------------|------------|
| NLUD Ref. No.:                                     |  | Beaum<br>Biddulp | ont Close<br>oh  |   |                                      |            |
| LDF Ref. No.:                                      |  |                  |  |   |                                      |            |
|  | S  | ite Deta         | ils  |   |                                      |            |
| Description Gree                                   | en field   |                  |  |   |                                      |            |
| Comments: Green                                    | n field with developer interest (S   | HLAA forms       | 147 & 226).  |   |                                      |            |
| <b>Area:</b> 0.94                                  | 4 ha. gross 0.940 ha.  | net              | Policy: 2  |   | Status:                              | NC         |
| Grid Ref.: E                                       | 388871 N 359130  |                  | Commitment:  | 7                                       | Use:                                 | 6          |
| Type: G  | B Hierarchy:   | Т                | Conversion:  | NB                                      | Location:                            | R          |
| Greenbelt: Y                                       | <b>Flooding</b> :  | Y                | Replacement I  | Dwg: N                                  | Owner:                               | 3          |
|  | Site   | Assess           | ment   |   |                                      |            |
| ite Features:                                      |  |                  | Delive   | rability Assess                         | ment                                 |            |
| ounded by stream, public for                       | otpath and houses fronting Con   | gleton           | Availability:  |   |                                      | 1          |
| ecluded - not visible from Co<br>vailabile Access: | oping gently down to stream.<br>ongleton Rd and well contained.  |                  | SHLAA form (no 147) n<br>site. SHLAA form (no 2<br>immediate availability.E<br>boundary in April 14 as   | 226) received from<br>Excluded Flood Zo | owner stating<br>ne 3 area from site | -          |
| ould require upgrading works                       | s. Possibility of access directly<br>e over brook. A total exceeding   | off              | Suitability:   |   |                                      | 2          |
|  | eviously developed as it used to<br>/orks on watercourse will need L   |                  | Site is well contained w<br>suitable for developmen<br>constraints exist - gfield<br>neighbouring sites. | nt. It is within a re                   | sidential area but                   | d with     |
| trengths/ Opportunities:                           | ent, adjoins settlement boundar<br>pact according to land owner.   | y, well          | Achievability:<br>Development would be<br>likely costs and plannin                                       |   |                                      |            |
| /eakneses/ Constraints:                            |  |                  | Classification:  | B Fu                                    | Ill Capacity                         | 25         |
| one 2 and 3 corridor - small                       | n on western boundary has a Fl<br>part of site cannot be developed<br>estricted by highway requiremer<br>SFRA2 | d on.            |  | 5 Ye                                    | ar Capacity                          | 0<br>26.60 |
|  | Plann  | ing App          | lication Details   |   |                                      |            |
|  |  |                  |  | Approval                                | Date:                                |            |
| Planning Application:<br>Building Control Ref      |  | opplication Ty   |  | Approval                                |                                      |            |
| Date Last Updated                                  | 12-Jun-15  |                  | Date Form Prir   | nted 26-Ju                              | - 45                                 |            |

| Site Deta         Description       Builders yard in use         Comments:   | Policy:       1       Status:       NC         Commitment:       7       Use:       2         Conversion:       NB       Location:       U         Replacement Dwg:       N       Owner:       3  |
|--|---|
| Comments:       Image: Comments:         Area:       0.24       ha. gross       0.240       ha. net         Grid Ref.:       E       388526       N       358043         Type:       B       Hierarchy:       T         Greenbelt:       N       Flooding:       N         Site Assess | Commitment:       7       Use:       2         Conversion:       NB       Location:       U         Replacement Dwg:       N       Owner:       3         sment       Image: State of the state of t |
| Area:       0.24       ha. gross       0.240       ha. net         Grid Ref.:       E       388526       N       358043         Type:       B       Hierarchy:       T         Greenbelt:       N       Flooding:       N         Site Assess  | Commitment:       7       Use:       2         Conversion:       NB       Location:       U         Replacement Dwg:       N       Owner:       3         sment       Image: State of the state of t |
| Grid Ref.:       E 388526 N 358043         Type:       B         Hierarchy:       T         Greenbelt:       N         Flooding:       N         Site Assess   | Commitment:       7       Use:       2         Conversion:       NB       Location:       U         Replacement Dwg:       N       Owner:       3         sment       Image: State of the state of t |
| Type:  B  Hierarchy:  T    Greenbelt:  N  Flooding:  N   Site Assess   | Conversion: NB Location: U<br>Replacement Dwg: N Owner: 3<br>sment  |
| Greenbelt: N Flooding: N Site Assess   | Replacement Dwg: N Owner: 3   |
| Site Assess  | sment   |
|  |   |
| ite Features:  | Deliverability Assessment   |
|  |   |
| uilders yard and building at end of Thomas Street currently in use.  | Availability: 3   |
|  | Currently unavailable - in use.   |
|  |   |
| vailabile Access:  |   |
| rom Thomas Street.   |   |
|  | Suitability:  |
| dditional Comments:  | In a sustainable location in the Town Centre so potentially<br>suitable for a range os uses including residential.  |
|  |   |
|  |   |
|  | Achievability:  |
| trengths/ Opportunities:   | Development could be made economically viable through   |
| n development boundary, close to town centre.  | reduced planning obligations.   |
|  |   |
|  |   |
| Veakneses/ Constraints:  | Classification: C Full Capacity 10  |
| he builders yard is currently in use.  | 5 Year Capacity 0   |
|  | Density <b>41.67</b>  |
| Planning Ap  | plication Details   |
| Planning Application: SM Application   |   |
| Building Control Ref Other Applic  |   |

Date Form Printed 26-Jun-15

| Site Ref. No.:                             | 611  |               |   |                   |                     |        |
|--|--|---------------|---|-------------------|---------------------|--------|
| SMDC Ref. No                               |  |               |   |                   |                     |        |
| NLUD Ref. No                               |  | Yarn M        | ill   |                   |                     |        |
| PA Ref. No.:                               |  | Stringe       | r Street  |                   |                     |        |
| LDF Ref. No.:                              |  | Biddulp       | bh  |                   |                     |        |
| LDF Kel. NO                                |  | <u> </u>      |   |                   |                     |        |
|  | S  | Site Deta     | ils   |                   |                     |        |
| Description                                | Vacant industrial building   |               |   |                   |                     |        |
| Comments:                                  | Vacant mill within Biddulph Town Cer   | ntre AAP bou  | undary.   |                   |                     |        |
| Area:                                      | 0.16 ha. gross 0.160 ha.   | net           | Policy: 1   |                   | Status:             | NC     |
| Grid Ref.:                                 | E 388371 N 357927  | . net         | Commitment:   | 7                 | Use:                | ·      |
| Туре:                                      | B Hierarchy:   | Т             |   |                   |                     | 2<br>U |
| Greenbelt:                                 | N Flooding:  | Ν             | Conversion:   | NB                | Location:           |        |
|  |  |               | Replacement Dv  | vg: N             | Owner:              | 3      |
|  | Site   | Assess        | ment  |                   |                     |        |
| ite Features:                              |  |               | Delivera  | ability Assess    | ment                |        |
|  | building with 1960s extension. U shap  |               | Availability:   |                   |                     | 2      |
| ses occupy half build                      | parking area. Flat site. Underused - 2<br>ing. Rest vacant. Building poor - dem      |               | No known availability con   |                   |                     |        |
|  | r size would seem appropriate.   |               | currently marketed for rer<br>reports of local sw floodin<br>unknown. |                   |                     |        |
| vailabile Access:                          |  |               | unknown.  |                   |                     |        |
| sible from bypass. Ic                      | Stringer Street. Good access. Building<br>dentified in Employment Land Study 20      |               | Suitability:  |                   |                     |        |
| mployment use.                             | defined as having a high suitability for   |               | Potentially suitable for res  | aidential develor | mont Consoitu       | 2      |
| dditional Comments                         | s:   |               | been calculated with the a replaced by a new apartn                   | assumption that   | the building will b | e      |
|  | nusic studio very unlikely to be implement   |               | assuming that new build   |                   |                     |        |
| more recent one sub<br>to 20 apartments in | omitted for Minster Mill. Could accommon a 3 storey re-build.                        | odate         |   |                   |                     |        |
|  |  |               | Achievability:  |                   |                     | 2      |
| trengths/ Opportuni                        | ities:   |               | Development could be mareduced planning obligation                    |                   | y viable through    |        |
|  | the town centre. Opportunity for a goo<br>eme. Will improve the appearance of the    |               |   | 0110.             |                     |        |
| -  |  |               |   |                   |                     |        |
| /eakneses/ Constrai                        | ints:  |               | Classification:   | Fi Fi             | III Capacity        | 24     |
|  | n Centre AAP area - Policy DS4 'the o  |               |   |                   | ar Capacity         | 0      |
| nould not alter signific                   | upied by employment and residential us<br>cantly in this area.' This effectively res |               |   |                   | Density             | 50.00  |
| esidential developmei                      | nt. ELS 2006. Employment uses.   |               |   |                   |                     |        |
|  | Plann  | ning App      | lication Details  |                   |                     |        |
|  |  | • • • •       |   | Annessel          | Date:               |        |
| Planning Applica                           |  | Application T | уре:  | Approval          |                     |        |
| Building Control                           | Ket C  | Other Applica | ation:  | Approval          | Life:               |        |
| Date Last Upo                              | dated 12-Jun-15  |               | Date Form Printe  | ed 26-Ju          | n 15                |        |
|  |  |               |   | ∠o-Ju             | 1-10                |        |

| Site Ref. No.: 613<br>SMDC Ref. No.: BD10<br>NLUD Ref. No.:  | 02   | Minster<br>Walley :                 |   |   |   |                  |
|--|--|-------------------------------------|---|---|---|------------------|
| PA Ref. No.:   |  | Biddulp                             |   |   |   |                  |
| P  | S  | Site Deta                           | ils   |   |   |                  |
| Description Underu   | ised retail & employme   | ent site                            |   |   |   |                  |
| Comments: Site is loc  | cated in Biddulph Town Cent  | tre AAP bour                        | ndary.  |   |   |                  |
| Area: 0.28   | ha. gross 0.280 ha.  | . net                               | Policy: 1   |   | Status:   | NC               |
| Grid Ref.: E 38  | 8404 N 357957  |                                     | Commitment:   | 7   | Use:  | 2/3              |
| Type: B  | Hierarchy:   | Т                                   | Conversion:   | NB  | Location:   | U                |
| Greenbelt: N   | Flooding:  | Ν                                   | Replacement Dwg   | : N   | Owner:  | 3                |
|  | Site   | Assess                              |   |   |   |                  |
| Site Features:   |  |                                     | Deliverabi  | lity Assess   | ment  |                  |
| arge 2 storey 19th Century mill b<br>Currently underused - small part i<br>furniture) and employment. Wou<br>Prominent site highly visible from<br>Availabile Access:<br>On to Stringer Street and Walley<br>Employment Land Study 2006 as<br>aving a high suitability for emplo<br>Additional Comments:<br>Proportion of floorspace which is<br>loodplain (Deep) and reports of S<br>Consult SCC. FRA needed. | in use as manufacture + reta<br>uld benefit from improvemen<br>h bypass.<br>Street. Good access. Iden<br>s being part of an area define<br>byment use.<br>in use 40%.surface water | tail<br>nts.<br>htified in<br>ed as | Owner has indicated that he<br>for residential development.<br>Suitability:<br>Potentially suitable for resid<br>calculated with the assumpt<br>by a new apartment block.<br>assuming that new build apa<br>Achievability:<br>Development could be made | ential develop<br>ion that the bu<br>Density figure<br>artment blocks | ment. Capacity<br>uilding will be repla<br>has been calcula<br>s have a higher de | 2<br>aced<br>ted |
| Sustainable location in the town of cheme - probably new build apa edevelop the site with a residenti <b>Veakneses/ Constraints:</b>   | artments. Owner wishes to  | sidential                           | Classification:   |   | II Capacity   | 42               |
| s within Biddulph Town Centre A<br>the overall quantities of land occu<br>esidential uses should not alter s<br>tudio would preclude resi. ELS   | upied by employment and significantly in this area.' Mu  |                                     |   | 5 Ye  | ar Capacity Density 1   | 0<br>50.00       |
|  | Plann  | ning App                            | lication Details  |   |   |                  |
| Planning Application:  | A  | Application Ty                      | ype:  | Approval  | Date:   |                  |
| Building Control Ref   |  | Other Applica                       | ition:  | Approval  | Life:   |                  |
| Date Last Updated  | 12-Jun-15  |                                     | Date Form Printed   | 26-Ju   | n-15  |                  |

| Site Ref. No.:<br>SMDC Ref. No   |   |   | Land b                   | etween  |             |               |                   |            |
|--|---|---|--------------------------|---|-------------|---------------|-------------------|------------|
| NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.:  | .:  <br> SM   |   | Meado<br>Biddul          | ws Way & Tu<br>ph   | Install I   | Road          |                   |            |
|  |   | ę   | Site Deta                | ails  |             |               |                   |            |
| Description  | Undeveloped   | d land left over fr   | om bypass                | construction.   |             |               |                   |            |
| Comments:  | Undeveloped lar   | nd with planting - bo   | rders bypass             |   |             |               |                   |            |
| Area:  | 0.3 ha. g   | ross 0.300 ha   | a. net                   | Policy:   | 1           |               | Status:           | NC         |
| Grid Ref.:   | E 387959  | N 357639  |                          | Commitme  | ent:        | 7             | Use:              | 6          |
| Туре:  | G   | Hierarchy:  | Т                        | Conversio   | n:          | NB            | Location          | 1: U       |
| Greenbelt:   | Ν   | Flooding:   | Ν                        | Replacem  | ent Dwg:    | Ν             | Owner:            | 4          |
|  |   | Site  | e Assess                 | ment  |             |               |                   |            |
| ite Features:  |   |   |                          | D   | eliverabil  | ity Assess    | sment             |            |
| levated site in promir<br>oad. Mainly grass wi<br>outh to north). Used<br>igh) (SCC) part of a l<br>vailabile Access:<br>roblematic - immedia<br>uthority unlikely to alle | ith some recently<br>by a local school<br>and swap when b<br>tely adjacent to a | planted trees. Slop<br>I (James Bateman J<br>pypass built.<br>a roundabout but high | es down<br>unior<br>hway | Availability:<br>Believed to be ow<br>availability is unlik |             | C - used by   | a local school so | 3          |
| ave to be part of neig<br>unstall Road if possib<br>dditional Comments<br>ave assumed density  | s:  |   |                          | Suitability: Potentially suitab                             | le for some | residential c | levelopment.      | 2          |
| be retained close to   |   |   | Space                    | Achievability:  |             |               |                   |            |
| trengths/ Opportuni  |   |   |                          | Development wou<br>likely costs and p                       |             |               |                   |            |
| settlement boundary<br>PG17 audit.   | , sustainadie 10Ca  |   | 111                      |   |             |               |                   |            |
| /eakneses/ Constrai  |   | ailability unknown  | W                        | Classification  | n: C        |               | ull Capacity      | 10<br>0    |
| podplain on site. Con  |   |   |                          |   |             | 5 16          | Density           | 0<br>33.33 |
|  |   | Planı   | ning App                 | olication Deta  | ails        |               |                   |            |
| Planning Applica   | tion: SM  |   | Application 1            | ype:  |             | Approval      | Date:             |            |
| Building Control I   |   |   | Other Applic             |   |             | Approval      | Life:             |            |
| Date Last Upo  | lated 12-Ju   | un-15   |                          | Date For  | m Printed   | 26-Ju         | ın-15             |            |

| SMDC Ref. No.: BD105   | nd between  |
|--|---|
| NLUD Ref. No.: Cra   | abtree Avenue & bypass                                |
|  | ldulph  |
|  |   |
| Site   | Details   |
| •  | buffering Crabtree Avenue from the bypass.            |
| Comments: Elevated grassland acting as a buffer. Left  | over land from bypass construction.                   |
| Area: 0.3 ha. gross 0.300 ha. net  | Policy: 1 Status: NC                                  |
| Grid Ref.: E 388061 N 357369   | Commitment: 7 Use: 5                                  |
| Type: G Hierarchy: T   | Conversion: NB Location: U                            |
| Greenbelt: N Flooding: N   | N Replacement Dwg: N Owner: 4                         |
| Site Ass   | sessment  |
| Site Features:   | Deliverability Assessment                             |
| Grassland with some mature and some recently planted trees.  | Availability: 2                                       |
| Elevated from bypass acting as a buffer. Also houses street lamps  | s. No known availability constraints.                 |
| Availabile Access:   |   |
| Fronts Crabtree Avenue.  |   |
|  | Suitability:  |
|  | Unsuitable for development.                           |
| Additional Comments:   |   |
|  |   |
|  | Achievability: 2                                      |
| Strengths/ Opportunities:  | Development could be made economically viable through |
| n the settlement boundary.   | reduced planning obligations.                         |
|  |   |
| Neakneses/ Constraints:  | Classification: C Full Capacity 10                    |
| Greenfield, identified in PPG17 Audit as open space. Street lamps  |   |
| are a constraint. Strip of land only narrow so not much capacity.<br>Land is of amenity value to nearby residents. | Density <b>33.33</b>                                  |
|  |   |
| Planning   | Application Details                                   |
| Planning Application: SM Applica   | ation Type: Approval Date:                            |
| Building Control Ref Other A   | Application: Approval Life:                           |
|  |   |
| Date Last Updated 12-Jun-15  | Date Form Printed 26-Jun-15                           |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |   | Tunsta<br>Bidduli | ws School<br>Il Road<br>oh  |   |            |
|--|---|-------------------|---|---|------------|
| <b>5</b>   | _   | Site Deta         | ills  |   |            |
| Description  | Field in settlement boundary  |                   |   |   |            |
| Comments:  | Field in settlement boundary.   |                   |   |   |            |
| Area:  | 1.078 ha. gross 1.078 ha  | . net             | Policy: 1   | Status:                                 | NC         |
| Grid Ref.:   | E 387943 N 356911   |                   | Commitment:   | 7 Use:                                  | 9          |
| Туре:  | G Hierarchy:  | Т                 | Conversion:   | NB Locatio                              | n: U       |
| Greenbelt:   | N Flooding:   | Ν                 | Replacement Dwg:  | N Owner:                                | 3          |
|  | Site  | Assess            | ment  |   |            |
| te Features:   | One   |                   |   | ty Assessment                           |            |
|  |   |                   |   | , · · · · · · · · · · · · · · · · · · · | ,          |
| suggested future hound<br>idulating and seclude                                  | ws School. Close to bypass and adjac<br>using sites. In a mixed area. Field is<br>ad so cannot be seen from public land |                   | Availability:   |   | 1<br>A no. |
| -  | ary with some mature trees.   |                   | 148. Also SHLAA 203 receive   | 20.                                     |            |
| vailabile Access:  |   |                   |   |   |            |
|  | single track and has very limited without neighbouring land.  |                   | Suitability:  |   |            |
|  |   |                   | -   |   | 2          |
| ditional Comments  | :   |                   | Potentially suitable for resider<br>location in the settlement bou<br>integrated scheme with neight | ndary. Opportunity to deve              | elop an    |
| and not used for agric   | cultural purposes according to owner.   | FRA               | of Biddulph's housing needs.  |   | arge part  |
| eded. Deep SW floo<br>CC.  | dplain along west boundary. Consult E   | EA and            |   |   |            |
|  |   |                   | Achievability:  |   | 1          |
| rengths/ Opportuni   | ties:   |                   | Development would be econo<br>likely costs and planning oblig                                       |   |            |
|  | n in the settlement boundary. Opport scheme with neighbouring sites and m   |                   |   |   | Site.      |
|  | housing needs. Not within SMLP VC   |                   |   |   |            |
| eakneses/ Constrai   | nts:  |                   | Classification: B   | Full Capacity                           | 34         |
|  | eloped as part of an integrated scheme  | e with            |   | 5 Year Capacity                         | 0          |
| andscape Study. Ide  | commended for inclusion as VOS in<br>ntified as being important landscape s   | setting           |   | Density                                 | 31.54      |
| settlement. FRA nee  | eded.   |                   |   |   |            |
|  | Plann   | ning App          | lication Details  |   |            |
| Planning Applicat  | tion:   | Application T     | vne.  | Approval Date:                          |            |
| Building Control F   |   |                   |   | Approval Life:                          |            |
|  |   | Other Applica     |   |   |            |
| Date Last Upd  | lated 12-Jun-15   |                   | Date Form Printed   | 26-Jun-15                               |            |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.:   |  |   |                   | ons Nursery<br>II Road   |                          |                 |            |
|---|--|---|-------------------|--|--------------------------|-----------------|------------|
|   |  |   | Site Deta         | ails   |                          |                 |            |
| Description   | Disused land   | d previously use  | d as a garc       | en centre  |                          |                 |            |
| Comments:   | Land and buildi  | ngs associated with   | garden centr      | e. Development interest.   |                          |                 |            |
| Area:   | 0.44 ha. g   | gross 0.440 h   | a. net            | Policy: 1  |                          | Status:         | NC         |
| Grid Ref.:  | E 388015   | N 356922  |                   | Commitment:  | 7                        | Use:            | 7          |
| Туре:   | G  | Hierarchy:  | Т                 | Conversion:  | C/NB                     | Locatio         | n: U       |
| Greenbelt:  | Ν  | Flooding:   | Ν                 | Replacement Dw   | vg: N                    | Owner:          | 3          |
|   |  | Site  | e Assess          | sment  |                          |                 |            |
| ite Features:   |  |   |                   | Delivera   | bility Assessr           | nent            |            |
| welling at entrance to<br>Garage in middle of sin<br>vith derelict greenhous<br>creened/secluded wit<br>wailabile Access:<br>There is an access dir<br>ut further highway invo<br>ne number of dwelling | te may not be list<br>ses and hard star<br>h hedgerow bour<br>ectly on to Tunsta<br>restigations would | ted. Land is mainly<br>nding. Flat & well<br>ndary.<br>all Road along a driv<br>d be required to dete | scrub             | Availability:<br>Agent acting on behalf of<br>deliverable immediately.<br>been received. SHLAA for<br>Suitability: | Core Strategy re         | presentations   |            |
| dditional Comment   | S:   |   |                   | Potentially suitable. Land<br>greenhouses and scrub. S<br>a low visual impact and in<br>town centre and schools.   | Site is well seclu       | ided so there v | vould be   |
| trengths/ Opportun  | ities:   |   |                   | Achievability:   |                          |                 | 1          |
| rownfield site. Availa<br>sustainable location.<br>ite.   | ble immediately.   |   |                   | Development would be ec<br>likely costs and planning c   |                          |                 |            |
| /eakneses/ Constra  | ints:  |   |                   | Classification: B  | Fu                       | II Capacity     | 12         |
| eed to determine sta<br>uilding close by which<br>w density to allow for  | h could still affect   | t capacity. Have as   | listed<br>sumed a |  | 5 Yea                    | ar Capacity     | 0<br>27.27 |
|   |  | Plan  | ning Ap           | blication Details  |                          |                 |            |
| Planning Applica<br>Building Control  |  |   | Application T     |  | Approval I<br>Approval I |                 |            |
| Date Last Up  | dated 12-J   | lun-15  |                   | Date Form Printe   | d 26-Jur                 | 1-15            |            |

| Site Ref. No.:<br>SMDC Ref. No | 1090<br>BD110  | Land a         | djacent to   |                |                  |            |
|--------------------------------|--|----------------|--|----------------|------------------|------------|
| NLUD Ref. No.                  | .:   | Plover         | Drive  |                |                  |            |
| PA Ref. No.:                   |  | Biddul         |  |                |                  |            |
| LDF Ref. No.:                  |  | Biddui         |  |                |                  |            |
|                                |  | Site Deta      | iils   |                |                  |            |
| Description                    | Agricultural land in green belt  | adjoining      | settlement boundary  |                |                  |            |
| Comments:                      | Agricultural land in the green belt ad   | joining the se | ttlement boundary.   |                |                  |            |
| Area:                          | 1.7 ha. gross 1.700 ha   | a. net         | Policy: 2/3  |                | Status:          | NC         |
| Grid Ref.:                     | E 389500 N 357813  |                | Commitment:  | 7              | Use:             | 8          |
| Туре:                          | G Hierarchy:   | Т              | Conversion:  | NB             | Location:        | R          |
| Greenbelt:                     | Y Flooding:  | Ν              | Replacement Dwg  | Ν              | Owner:           | 3          |
|                                | Site   | Assess         | ment   |                |                  |            |
| ite Features:                  |  |                | Deliverabi   | lity Assessm   | ient             |            |
| Grazing land bordered          | by hawthorn hedge and dry stone wa   | lls.           | Availability:  |                |                  | 1          |
|                                |  |                | Have a SHLAA form for this                                   | site.          |                  |            |
|                                |  |                |  |                |                  |            |
| Availabile Access:             |  |                |  |                |                  |            |
| and in third party owne        | nto Plover Drive. Query whether there<br>ership which would be needed to creat                                     | te             | Suitability:   |                |                  | 2          |
| dditional Comments             | \$:<br>  |                | Could be suitable for resider intrusion into the green belt. | tial developme | ent but would be | an         |
| Strengths/ Opportuni           |  |                | Achievability:   |                | taking into acco | 1          |
| djacent to settlement          | boundary, available.   |                | likely costs and planning obli                               |                |                  |            |
| Veakneses/ Constrai            | ints:  |                | Classification: B  | Full           | Capacity         | 50         |
| levelopment pressure           | . Development of this site would put<br>on the surrounding fields. Developm<br>e gap between the town and Biddulph |                |  | 5 Year         | Capacity         | 0<br>29.41 |
|                                |  |                | ligation Dataila   |                |                  |            |
|                                |  |                | olication Details  | Approval       | ata              |            |
| Planning Applica               |  | Application T  |  | Approval D     |                  |            |
| Building Control I             | Ket  | Other Applica  | ation:   | Approval Li    |                  |            |
| Date Last Upo                  | dated 12-Jun-15  |                | Date Form Printed  | 26-Jun-        | -15              |            |

| Site Ref. No.: 1092 Land   | at   |
|--|--|
| NLUD Ref. No.:   |  |
|  | ch Road  |
| Bidd   | ulph   |
| LDF Ref. No.:  |  |
| Site De  |  |
| Description Small portion of open space - part of  | 5  |
| Comments: Small scale development may be acceptable  | linked with enabling development hence net figure.   |
| Area: 3.8 ha. gross 0.460 ha. net  | Policy: 1 Status: NC   |
| Grid Ref.: E 388672 N 356998   | Commitment: 7 Use: 5   |
| Type: G Hierarchy: T   | Conversion: NB Location: U   |
| Greenbelt: N Flooding: N   | Replacement Dwg: N Owner: 1  |
| Site Asse  | ssment   |
| te Features:   | Deliverability Assessment  |
|  |  |
| s a whole, is mainly grassed with a sports pitch and other open<br>ace, site is elevated and sloping. Site is prominent in the area                          | Availability: 2<br>SMDC owned.   |
| In provides valuable open space, though this parcel of land is cated in a dip and is not particularly prominent.   |  |
| vailabile Access:  |  |
| ccess to this parcel of land would be needed through the<br>ighbouring pub car park.   |  |
|  | Suitability:   |
| ditional Comments:   | This site is only suitable for development under exceptional circumstances as an enabling development due to its open space designation. |
|  | Achievability:   |
| rengths/ Opportunities:  | Development would be economically viable taking into account all   |
| a sustainable location in the settlement boundary. Opportunity for<br>abling development on a small part of site to fund improvements<br>rest of open space. | likely costs and planning obligations associated with the site.  |
| eakneses/ Constraints:   | Classification: C Full Capacity 15   |
| designated open space of which there is a shortage in this area  | 5 Year Capacity <b>0</b>   |
| ld green field.  | Density <b>32.61</b>   |
|  |  |
| Planning A   | pplication Details   |
|  |  |
| Planning Application: Applicatio   | n Type: Approval Date:   |

Date Last Updated

12-Jun-15

26-Jun-15

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:<br>Description<br>Comments:                 | · · · · · · · · · · · · · · · · · · ·   | Frogm<br>Meado<br>Biddu<br>Site Det | -   |   |          |
|--|---|-------------------------------------|---|---|----------|
| Area:  | 0.87 ha. gross 0.   | 870 ha. net                         | Policy: 2/3   | Sta   | tus: NC  |
| Grid Ref.:   | E 387822 N 357  |                                     | Commitment:   | 7 Use   | : 8      |
| Туре:  | G Hierard   | -                                   | Conversion:   | NB Loc  | ation: R |
| Greenbelt:   | Y Floodii   | ng: N                               | Replacement Dwg:  | N Owr   | ner: 3   |
|  |   | Site Asses                          | sment   |   |          |
| ite Features:  |   |                                     | Deliverabilit   | y Assessment  |          |
| according to owner). If<br>telatively flat and visib<br>vailabile Access:<br>he owner claims that<br>ew road being built fro | road access is potentially grown the bypass towards the s<br>BVW.) Also could be linked<br>ess.   | ood in view of a site (but is this  | Availability:          A SHLAA form has been subm         Suitability:         Not suitable. On the west side boundary to settlement) - intrus access difficulties are a major         Achievability: | of the BVW (which p<br>sion into the open co<br>constraint. | 1        |
| elatively close to the t   | own centre. Linkages could area 4 on the other side to the  |                                     | Development would be econor<br>likely costs and planning obliga   |   |          |
| evelopment on this sid   | nts:<br>vehicular access - a major<br>de of the BVW intrudes into<br>gedge to the settlement at t | the countryside.                    | Classification: C   | Full Capaci<br>5 Year Capac<br>Density                      | ity 0    |
|  |   | Planning Ap                         | plication Details   |   |          |
| Planning Applicat  | ion:  | Application                         | Туре:   | Approval Date:  |          |
| Building Control F   | Ref   | Other Appli                         | cation:   | Approval Life:  |          |
| Date Last Upd  | ated 12-Jun-15  |                                     | Date Form Printed   | 26-Jun-15   |          |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.:   | ·   | Land w<br>Biddul<br>Biddul       | ph Valley Way  |  |                    |                  |
|---|---|----------------------------------|--|--|--------------------|------------------|
|   | S   | Site Deta                        | ails   |  |                    |                  |
| Description   | Greenfield and greenbelt agri   | cultural la                      | nd   |  |                    |                  |
| Comments:   | Agricultural field previously used for o  | open cast mi                     | ining in 1950s and 60s.  |  |                    |                  |
| Area:   | 2.34 ha. gross 2.340 ha   | . net                            | Policy: 2/3  | 3  | Status:            | NC               |
| Grid Ref.:  | E 387778 N 357284   |                                  | Commitment:  | 7  | Use:               | 8                |
| Туре:   | G Hierarchy:  | Т                                | Conversion:  | NB   | Location:          | R                |
| Greenbelt:  | Y Flooding:   | Ν                                | Replacement [  | Dwg: N                                       | Owner:             | 3                |
|   | Site  | Assess                           | ment   |  |                    |                  |
| Site Features:  |   |                                  | Delive   | rability Assess                              | sment              |                  |
| and has little or no va<br>lave been carried out<br>on a similar level).<br>Availabile Access:<br>The owner claims that<br>lew road being built fr<br>iable? Need to cross<br>bedestrian access.<br>Additional Comments<br>Hard to tell the land is | previously open cast - appears to have<br>Some limited areas of SW flooding s   | tests<br>BVW<br>w of a<br>s this | Availability:          A SHLAA form has bee         Suitability:         Not suitable. On the we boundary to settlement access difficulties are a         Achievability: | est side of the BV\<br>) - intrusion into th | ne open countrysid |                  |
| e made with the BVW   | ties:<br>town centre, a large capacity. Linkage<br>' and through area 4 on the other side<br>vailable for development.              |                                  | Development would be likely costs and plannin  |  |                    |                  |
| levelopment on this si  | nts:<br>, vehicular access - a major constraint<br>de of the BVW intrudes into the count<br>g edge to the settlement at this point. |                                  | Classification:  | -  | ull Capacity       | 80<br>0<br>34.19 |
|   | Plann   | ning App                         | blication Details  |  |                    |                  |
| Planning Applica  | tion:   | Application T                    | ype:   | Approval                                     | Date:              |                  |
| Building Control  | Ref (   | Other Applica                    | ation:   | Approval                                     | Life:              |                  |
| Date Last Upo   | lated 12-Jun-15   |                                  | Date Form Prir   | nted 26-Ju                                   | ın-15              |                  |

| Site Ref. No.:<br>SMDC Ref. No                 | 1159<br>D.: BD117  | Land s            | outh of  |                |                      |           |
|--|--|-------------------|--|----------------|----------------------|-----------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |  | Victori<br>Biddul |  |                |                      |           |
|  | S  | Site Deta         | ails   |                |                      |           |
| Description                                    | Greenfield greenbelt land from   | nting Victo       | ria Row  |                |                      |           |
| Comments:                                      | Field fronting residential street but in   | n green belt.     |  |                |                      |           |
| Area:  | 2.2 ha. gross 2.200 ha   | a. net            | Policy: 2/3  |                | Status:              | NC        |
| Grid Ref.:                                     | E 388108 N 355586  |                   | Commitment:  | 7              | Use:                 | 8         |
| Туре:  | G Hierarchy:   | T                 | Conversion:  | NB             | Location:            | R         |
| Greenbelt:                                     | Y Flooding:  | Ν                 | Replacement Dwg:   | Ν              | Owner:               | 3         |
|  | Site   | Assess            | sment  |                |                      |           |
| Site Features:                                 |  |                   | Deliverabilit  | y Assess       | ment                 |           |
| Relatively flat field. An                      | opears that some domestic planting ha  | as                | Availability:  |                | [                    | 1         |
| Availabile Access:                             | age.<br>ghways (Dave Plant 21 8 14) that an a  | access            | SHLAA form received from ow<br>and recent letter stating availal<br>to be more suitable for employ   | bility. Office | er opinion - conside |           |
|  | access onto Tunstall Rd would be mo<br>y involve loss of dwellings fronting Tur  |                   | Suitability:   |                | [                    | 2         |
| Additional Comments                            | s:   |                   | Less suitable for resi as it is re<br>would spread development clo<br>suitable for employment - good | ser to Distr   | rict boundary. More  | e         |
| FRA needed but no sp                           | pecific flooding concerns.   |                   | limited landscape impacts.   |                |                      |           |
| Strengths/ Opportuni                           |  |                   | Achievability:   |                | [                    | 1         |
| 0 11   | sidential street, good access, close to  |                   | Development would be econon<br>likely costs and planning obliga                                      |                |                      |           |
| Weakneses/ Constrai                            | ints:  |                   | Classification: B  | Fu             | III Capacity         | 65        |
| development closer to                          | t, remote from the town centre, spread<br>District boundary. Adjustments to g'b<br>that side of Tunstall Road is all curren<br>A needed. | belt              |  | 5 Ye           | Density 2            | 0<br>9.55 |
|  | Planr  | ning Ap           | olication Details  |                |                      |           |
| Planning Applica                               | ition:   | Application 7     | Гуре:  | Approval       | Date:                |           |
| Building Control I                             | Ref  | Other Applic      | ation:   | Approval       | Life:                |           |
| Date Last Upo                                  | dated 12-Jun-15  |                   | Date Form Printed  | 26-Ju          | n-15                 |           |

| Site Ref. No.:<br>SMDC Ref. No   | [                                  |                      | Land o        | off  |             |                                 |         |
|--|------------------------------------|----------------------|---------------|--|-------------|---------------------------------|---------|
| NLUD Ref. No.  | : [                                |                      | Brook         | Street   |             |                                 |         |
| PA Ref. No.:   |                                    |                      | Biddul        | nh   |             |                                 |         |
| LDF Ref. No.:  |                                    |                      | Diadaa        | <b>k</b>   |             |                                 |         |
|  |                                    |                      | Site Deta     | ails   |             |                                 |         |
| Description  | Greenbelt la                       | and with develop     | ment intere   | est for housing  |             |                                 |         |
| Comments:  |                                    |                      |               | dwellings (see record BD114) and<br>ord BD109). HLAA rep 105 would   |             |                                 |         |
| Area:  | 0.63 ha.                           | gross 0.630 h        | a. net        | Policy: 2/3  |             | Status:                         | NC      |
| Grid Ref.:   | E 387438                           | 3 N 356281           |               | Commitment:  | 7           | Use:                            | 6       |
| Туре:  | G                                  | Hierarchy:           | Т             | Conversion:  | NB          | Location:                       | R       |
| Greenbelt:   | Y                                  | Flooding:            | Ν             | Replacement Dwg:   | Ν           | Owner:                          | 3       |
|  |                                    | Sit                  | e Assess      | sment  |             |                                 |         |
| ite Features:  |                                    |                      |               | Deliverabilit  | y Assess    | ment                            |         |
| escribed by owner as<br>oundary. Appears to<br>ontends that it is poor<br>esidential developme | be mainly grass<br>quality and not | sland though the own | ner           | Availability:<br>Have a SHLAA form for this lar  | nd (numbei  | r 105).                         | 1       |
| vailabile Access:  |                                    |                      |               |  |             |                                 |         |
| /ould need to be off T<br>rook Street access is<br>djoining site BD109.                        |                                    |                      |               | Suitability:   |             |                                 | 2       |
| dditional Comments   | ::                                 |                      |               | Potentially suitable if a suitable<br>neighbouring land. Site is no o<br>existing residential developmen<br>settlements is not reduced. Co<br>BD109. | loser to SO | OT boundary than ap between the | e       |
|  |                                    |                      |               | Achievability:   |             |                                 | 1       |
| trengths/ Opportuni  | ties:                              |                      |               | Development would be econom  |             |                                 | unt all |
| a residential area, la   | nd of no landsc                    | ape value.           |               | likely costs and planning obliga   | tions asso  | ciated with the site            | 9.      |
| /eakneses/ Constrai  | nts:                               |                      |               | Classification: B  | Fu          | III Capacity                    | 26      |
| reen belt, 78 apartme<br>duced capacity base   |                                    |                      |               |  | 5 Ye        | ar Capacity                     | 0       |
| ghway impacts. Clos<br>ouncil but limited imp  | e to boundary w                    |                      |               |  |             | Density 4                       | 1.27    |
|  |                                    | Plan                 | ning Ap       | plication Details  |             |                                 |         |
| Planning Applicat  | ion:                               |                      | Application 1 | Гуре:  | Approval    | Date:                           |         |
| Building Control F   |                                    |                      | Other Applic  |  | Approval    | Life:                           |         |
| Date Last Upd  | ated 12-                           | Jun-15               |               | Date Form Printed  | 26-Ju       | n-15                            |         |

| Site Ref. No.: 1997<br>SMDC Ref. No.: BD123<br>Old Coal Yard   |  |  |  |  |
|--|--|--|--|--|
| NLUD Ref. No.: Mo  | w Lane   |  |  |  |
| PA Ref. No.: SM Bid  | ldulph   |  |  |  |
| LDF Ref. No.:  |  |  |  |  |
| Site   | Details  |  |  |  |
| <b>Description</b> Former coal yard in green belt  |  |  |  |  |
| Comments: Not clear how the site is being used at pres   | sent (if at all).  |  |  |  |
| Area: 0.4 ha. gross 0.400 ha. net  | Policy: 2/3 Status: NC   |  |  |  |
| Grid Ref.: E 387719 N 358672   | Commitment: 7 Use: 6   |  |  |  |
| Type: B Hierarchy: 1   | Conversion: NB Location: R   |  |  |  |
| Greenbelt: Y Flooding: N   | N Replacement Dwg: N Owner: 3  |  |  |  |
| Site Ass   | sessment   |  |  |  |
| ite Features:  | Deliverability Assessment  |  |  |  |
| ed brick building to road frontage which appears to be in poor   | Availability: 2  |  |  |  |
| ondition. Large gate adjacent which is padlocked so no access o<br>o site or views into site. Well screened from road. Appears to be |  |  |  |  |
| eavily wooded from aerial pic with hard standing.  |  |  |  |  |
|  |  |  |  |  |
| Road frontage to Mow Lane.   | Suitability:   |  |  |  |
|  | Unsuitable. In greenbelt some distance from development  |  |  |  |
| Additional Comments:   | boundary, narrow winding lane, rural location, doesn't relate well<br>to town. Possible contamination. |  |  |  |
|  |  |  |  |  |
|  | Achievability: 2   |  |  |  |
| strengths/ Opportunities:  | Development could be made economically viable through  |  |  |  |
| ppears to be brownfield.   | reduced planning obligations.  |  |  |  |
|  |  |  |  |  |
| Veakneses/ Constraints:  | Classification: C Full Capacity 12   |  |  |  |
| n greenbelt some distance from development boundary, narrow<br>vinding lane, rural location, doesn't relate well to town. Possible   | 5 Year Capacity 0  |  |  |  |
| contamination due to previous use.   | Density <b>30.00</b>   |  |  |  |
|  |  |  |  |  |
| Planning   | Application Details  |  |  |  |
| Planning Application: SM Applica   | ation Type: Approval Date:   |  |  |  |
| Building Control Ref Other   | Application: Approval Life:  |  |  |  |
|  |  |  |  |  |
| Date Last Updated 12-Jun-15  | Date Form Printed 26-Jun-15  |  |  |  |

| Site Ref. No.:<br>SMDC Ref. No                      | 1887<br>BD131  | Land no             | orth of  |   |                 |       |
|---|--|---------------------|--|---|-----------------|-------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:      | : SM   | Mill Hay<br>Biddulp | yes Road<br>oh   |   |                 |       |
|   | S  | Site Deta           | ils  |   |                 |       |
| Description   | Large area of land in a variety  | of uses o           | n southern edge of towr  | ו   |                 |       |
| Comments:   | Greenbelt land in various uses.  |                     |  |   |                 |       |
| Area:   | 41.98 ha. gross 3.200 ha   | . net               | Policy: 2/3  |   | Status:         | NC    |
| Grid Ref.:  | E 388303 N 356188  |                     | Commitment:  | 7   | Use:            | 1/5/8 |
| Туре:   | G Hierarchy:   | OC                  | Conversion:  | NB  | Location:       | R     |
| Greenbelt:  | Y Flooding:  | Ν                   | Replacement Dwg  | g: N  | Owner:          | 4     |
|   | Site   | Assess              | ment   |   |                 |       |
| ite Features:                                       |  |                     | Deliverab  | ility Assessme                              | nt              |       |
|   | ng home, resi, sports grounds, pond (<br>stables, a listed building. Land itself                                       |                     | Availability:  |   |                 | 3     |
| ndulating and high in<br>load.<br>vailabile Access: | places. This is apparent from Mill Ha  | yes                 | Ownerships not known - the<br>forward as a small urban ex<br>constraints including potent                                  | tension - conside                           | red to be too r |       |
| ontage is built up but                              | one to link onto Tunstall Road, most o<br>there are some small gaps. Some ac<br>bad but this is very narrow in places. |                     | Suitability:   |   |                 | 3     |
| eeded. Extensive SW                                 | :<br>ject to consultation at PO stage. FRA<br>flooding and watercourses. Consult I                                     |                     | Constraints limit this area's<br>development - the area not<br>pitches is furthest south, re<br>and some distance from the | immediately adjace<br>latively close to the | cent to the spo |       |
| CC.   |  |                     | Achievability:   |   |                 | 1     |
|   | ties:<br>yment and sporting facilities. Area to<br>w is most developable.  | south               | Development would be eco<br>likely costs and planning ob   |   |                 |       |
| /eakneses/ Constrai                                 | nts:   |                     | Classification: C  | Full C                                      | apacity         | 200   |
|   | unity for sports clubs to expand. Sc<br>undary with Stoke on Trent and is sor  |                     |  | 5 Year C                                    | Capacity        | 0     |
|   | tre. The rest is too constrained by ot   |                     |  | D   | ensity          | 62.50 |
|   | Planr  | ning App            | lication Details   |   |                 |       |
| Planning Applicat                                   | ion: SM  | Application T       | vpe:   | Approval Date                               | e:              |       |
| Building Control F                                  |  | Other Applica       |  | Approval Life                               | :               |       |
| Date Last Upd                                       | ated 12-Jun-15   |                     | Date Form Printed  | 26-Jun-18                                   | 5               |       |

| SMDC Ref. No.: BD131a   | north of  |
|---|---|
| NLUD Ref. No.: Mill H   | ayes Road   |
| PA Ref. No.: SM<br>LDF Ref. No.: Biddu  | llph  |
|   |   |
| Site De   | tails   |
| Description Field to south of town  |   |
| <b>Comments:</b> Formerly part of a larger area - BD131.  |   |
| Area: 1.28 ha. gross 1.280 ha. net  | Policy: 2,3 Status: NC  |
| Grid Ref.: E 388303 N 356188  | Commitment: 7 Use: 8  |
| Type: G Hierarchy: OC   | Conversion: NB Location: R  |
| Greenbelt: Y Flooding: N  | Replacement Dwg: N Owner: 3   |
| Site Asses  | ssment  |
| ite Features:   | Deliverability Assessment   |
| ell contained field with hedgerow boundaries to N, E and W.   | Availability:   |
| oad to southern boundary.   | No known availability constraints. Owners letter sent 15/11/13.   |
| vailabile Access:<br>oad frontage onto Mill Hayes Road.<br>dditional Comments:  | Suitability: 3 Unsuitable for development, relatively isolated from built dev and historical interest (former parkland to Knypersley Hall). |
|   | Achievability:  |
| trengths/ Opportunities:  | Development would be economically viable taking into account all  |
| djacent to residential area, immediately adjacent to school playing<br>elds and close to school, well contained. Site could potentially be<br>ade larger to the west if needed. | likely costs and planning obligations associated with the site.   |
| /eakneses/ Constraints:   | Classification: C Full Capacity 40  |
| reen field, Green Belt. FRA may be required. EH - Close to<br>nypersley Hall grade II*  | 5 Year Capacity <b>0</b>  |
|   | Density <b>31.25</b>  |
| Planning Ap   | oplication Details  |
| Planning Application: SM Application  | Approval Date:  |
|   | Approval Life:  |

Date Last Updated

12-Jun-15

26-Jun-15

| SMDC Ref. No.: BD131b   | Land off  |
|---|---|
| PA Ref. No.: SM   | Harlech Drive<br>Biddulph   |
| S   | ite Details   |
| <b>Description</b> Field in Green Belt adj to Deve                        | elopment Boundary   |
| Comments:   |   |
| Area: 2.72 ha. gross 2.720 ha.  | net Policy: 2,3 Status: NC  |
| Grid Ref.: E 388221 N 356492  | Commitment: 7 Use: 8  |
| Type: <u>G</u> Hierarchy:   | T Conversion: NB Location: R  |
| Greenbelt: Y Flooding:  | N Replacement Dwg: N Owner: 3   |
| Site  | Assessment  |
| ite Features:   | Deliverability Assessment   |
| ield with some mature tree / hedgerow boundaries.                         | Availability: 2   |
|   | No known availability constraints.  |
| vailabile Access:   |   |
|   |   |
| n to Harlech Drive but may be via an unadopted track.                     | Suitability: 2  |
| dditional Comments:   | Potentially suitable for development as it is close to some key facilities - sports facilities, schools. Would need to find out more info about access. |
| trengths/ Opportunities:  | Achievability: 1  |
| elates well to the urban area, schools nearby.                            | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.                        |
| /eakneses/ Constraints:   | Classification: B Full Capacity 80  |
| reen Belt, possibly access. Electricity sub-station on easter<br>oundary. | m 5 Year Capacity 0   |
| Sundary.  | Density <b>29.41</b>  |
| Planni  | ing Application Details   |
| Planning Application: SM A  | pplication Type: Approval Date:   |
| Building Control Ref  | Other Application: Approval Life:   |
| Date Last Updated 12-Jun-15   | Date Form Printed 26-Jun-15   |

| Site Ref. No.: 1888<br>SMDC Ref. No.: BD132   | Land E            | ast of                               |          |              |          |
|---|-------------------|--------------------------------------|----------|--------------|----------|
| NLUD Ref. No.: SM<br>LDF Ref. No.:  | Mill Ha<br>Biddul | yes Road<br>ph                       |          |              |          |
|   | Site Deta         | ails                                 |          |              |          |
| <b>Description</b> Agricultural land in green l   | oelt              |                                      |          |              |          |
| Comments: Agricultural land in greenbelt  |                   |                                      |          |              |          |
| Area: 13.3 ha. gross 13.300   | ha. net           | Policy: 2/3                          |          | Status:      | NC       |
| Grid Ref.: E 389037 N 356290  |                   | Commitment:                          | 7        | Use:         | 8        |
| Type: G Hierarchy:  | Т                 | Conversion:                          | NB       | Location:    | R        |
| Greenbelt: Y Flooding:  | Ν                 | Replacement Dwg:                     | Ν        | Owner:       | 3        |
| S   | ite Assess        | ment                                 |          |              |          |
| ite Features:   |                   | Deliverabilit                        | y Assess | ment         |          |
| loping agricultural land bounded by hedgerow.   |                   | Availability:                        |          |              | 2        |
|   |                   | Owner unknown.                       |          |              |          |
| vailabile Access:   |                   |                                      |          |              |          |
| ronts Mill Hayes Road.  |                   |                                      |          |              |          |
| · · · · · · · · · · · · · · · · · · ·   |                   | Suitability:                         |          |              | 3        |
|   |                   | Unsuitable - would create spra       | wl.      |              |          |
| dditional Comments:   |                   |                                      |          |              |          |
| RA needed. SW flooding. Consult EA and SCC.   |                   |                                      |          |              |          |
|   |                   | Achievability:                       |          |              | 1        |
| trengths/ Opportunities:  |                   | Development would be econor          |          |              | ount all |
| Residential development to north.   |                   | likely costs and planning obligation |          |              |          |
|   |                   |                                      |          |              |          |
| Veakneses/ Constraints:   |                   | Classification: C                    | Fu       | ull Capacity | 350      |
| Greenbelt, Mill Hayes Road acts as a natural boundary t ettlement at this point. Would create sprawl. Ridgeline | :o<br>through     |                                      | 5 Ye     | ear Capacity | 0        |
| entre of site - see landscape study - would make devel<br>isually prominent. FRA needed.                        | opment            |                                      |          | Density      | 26.32    |
| · ·   |                   |                                      |          |              |          |
| Pla   | anning App        | blication Details                    |          |              |          |
| Planning Application: SM  | Application T     | уре:                                 | Approval | Date:        |          |
| Building Control Ref  | Other Applica     | ation:                               | Approval | Life:        |          |
|   |                   |                                      |          |              |          |
| Date Last Updated 12-Jun-15   |                   | Date Form Printed                    | 26-Ju    | ın-15        |          |

| LDF Ref. No.:       Encourprime         Site Details         Description       Large area of land to east of town important to setting of settlement.         Comments:       Large area of land to east of town important to setting of settlement.         Area:       T4       ha. gross T4.000 ha. net       Policy: 2/3       Status: NCC         Grid Ref.:       E 389582 N 356879       Commitment: T       Use: 8         Type:       G       Hierarchy:       T       Conversion: NB       Location: R         Greenbeit:       Y       Flooding:       N       Replacement Dwg: N       Owner: 4         Site Assessment       Site Assessment       Conversion: NB       Location: R         Auruber of fields with at least 2 farmhouses and other dweilings, and likely to be in multiple accesses.       Deliverability Assessment         Availabile Access:       Would need to create multiple accesses.       Statubility:       3         Not suitable for landscape reasons set out. FRA needed.       Extensive SW flooding and watercourses. Consult EA and SCC.         Strengths/ Opportunities:       1       Development the stream ould see the gap between the town and addulph Moor eroded.         Weaknesse/ Constraints:   | Site Ref. No.:<br>SMDC Ref. No.<br>NLUD Ref. No.<br>PA Ref. No.: |   | Land to       | o south east of Bidd  | ulph            |       |  |  |
|---|--|---|---------------|-----------------------|-----------------|-------|--|--|
| Description       Large area of land to east of town important to setting of settlement.         Comments:       Large area of land to east of town important to setting of settlement.         Area:       74       ha. gross 74.000       ha. net       Policy:       2/3       Status:       NC         Area:       74       ha. gross 74.000       ha. net       Policy:       2/3       Status:       NC         Grid Ref.:       E 389582 N 356879       Commitment:       7       Use:       8         Greenbelt:       Y       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment         Site Assessment       Availability Assessment       Availability:       2       2         Availabile Access:       Would need to create multiple accesses.       Suitability:       3       3         Would need to create multiple accesses.       Suitability:       3       3       3         Additional Comments:       Vol identified as a bread area due to landscape constraints.       Svelopment of this area would see the gap between the town and bidduph Moor eroded.       1       Development would be economically viable taking into account all likely costs and planning obligations associated with the site.       Classification:       C       Full Capacity       600 <t< th=""><th>LDF Ref. No.:</th><th></th><th>Diddul</th><th></th><th></th><th></th></t<>   | LDF Ref. No.:  |   | Diddul        |                       |                 |       |  |  |
| Comments:       Large area of land to east of town important to setting of settlement.         Area:       74       ha. gross 74.000       ha. net       Policy:       2/3       Status:       NC         Grid Ref.:       E 389562 N 356879       Commitment:       7       Use:       8         Type:       G       Hierarchy:       T       Conversion:       NB       Location:       R         Greenbelt:       Y       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment         Site Features:       Anumber of fields with at least 2 farmhouses and other dwellings.<br>and likely to be in multiple ownership.       Rises up S to N to Biddulph       Availabile Access:         Would need to create multiple accesses.       Suitability:       2       0       3         Additional Comments:       Suitability:       3       3       3         Voi identified as a broad area due to landscape constraints.       Sevelopment of this area would see the gap between the town and Biddulph Moor eroded.       Status:       C       FAIn exacts.         Not identified as a broad area due to landscape constraints.       Sevelopment of this area would see the gap between the town and Biddulph Moor eroded.       Status:       C       FAIn exacts.         Neaknessel Constraints:  |  | -                                       |               | -                     |                 |       |  |  |
| Area:       74       ha. gross       74.000       ha. net       Policy:       2/3       Status:       NC         Grid Ref:       E       389582 N       356879       Commitment:       7       Use:       8         Type:       G       Hierarchy:       T       Conversion:       NB       Location:       R         Greenbelt:       Y       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment         Aumote of fields with at least 2 farmhouses and other dwellings, doo:       Views.       Quinerability Assessment         Anumber of fields with at least 2 farmhouses and other dwellings, doo:       Views.       Quinerability:       2       Quinerability:       2       Quinerability Assessment         Autiabile Access:       Would need to create multiple accesses.       Suitability:       3       3       Suitability:       3       3         Not suitable for landscape reasons set out. FRA needed.       Extensive SW flooding and watercourses. Consult EA and SCC.       Achievability:       1       1         Development of this area would see the gap between the town and aldduph Moor eroded.       Status:       C       Full Capacity       600       5       Year Capacity       0       5       Year Cap  | Description  |   |               |                       | nt.             |       |  |  |
| Grid Ref.:       E 389582 N 356879       Commitment:       7       Use:       8         Type:       G       Hierarchy:       T       Conversion:       NB       Location:       R         Greenbelt:       Y       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment         Beliverability Assessment         Availabile Access:         Would need to create multiple accesses.       Suitability:       2       Ownerships unknown.         Weidements:         Not suitable for landscape reasons set out. FRA needed.         Strengths/ Opportunities:         Outerships unknown.         Strengths/ Opportunities:         Net suitabile for landscape reasons set out. FRA needed.         Extensive SW flooding and watercourses. Consult EA and SCC.         Achievability:       1         Development would be economically viable taking into account all likely costs and planning obligations associated with the site.         Strengths/ Opportunities:         Achievability:       1         Strengths/ Opportunities:         Astypication:       C       Fuil Capacit   | Comments:  | Large area of land to east of town im   | portant to se | etting of settlement. |                 |       |  |  |
| Type:       G       Hierarchy:       T       Conversion:       NE       Location:       R         Greenbelt:       Y       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment         Site Features:         A number of fields with at least 2 farmhouses and other dwellings.<br>and likely to be in multiple ownership. Rises up S to N to Biddulph<br>Woor. Views.       Deliverability Assessment         Availabile Access:       ////////////////////////////////////   | Area:  | 74 ha. gross 74.000 ha                  | a. net        | Policy: 2/3           | Status          | : NC  |  |  |
| Greenbelt:       Y       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment         Site Features:         Anumber of fields with at least 2 farmhouses and other dwellings.<br>and likely to be in multiple ownership. Rises up S to N to Biddulph<br>door. Views.       Deliverability Assessment         Availabile Access:       Vold need to create multiple accesses.       Ownerships unknown.         Would need to create multiple accesses.       Suitability:       3         Not suitable for landscape reasons set out. FRA needed.<br>Extensive SW flooding and watercourses. Consult EA and SCC.       I         Verified as a broad area due to landscape constraints.<br>Development for lina area would see the gap between the town and<br>liddulph Moor eroded.       1         Athievability:       1         Development for lina area would see the gap between the town and<br>liddulph Moor eroded.       1         Athievability:       1         Development would be economically viable taking into account all<br>likely costs and planning obligations associated with the site.         Classification:       C       Full Capacity       600         S Year Capacity       0         adscape seting to the settement. Features the and<br>scape seting to the settement. Features the and<br>scape seting to the settement. Features the and<br>praw, visually prominent stoping land with views of town.       Elasification:  | Grid Ref.:   | E 389582 N 356879                       |               | Commitment:           | 7 Use:          | 8     |  |  |
| Site Assessment         Site Features:         A number of fields with at least 2 farmhouses and other dwellings.<br>admilkely to be in multiple ownership. Rises up S to N to Biddulph<br>door. Views.         Availabile Access:         Would need to create multiple accesses.         Vouid need to create multiple accesses.         Voti dentified as a broad area due to landscape constraints.<br>Development of this area would see the gap between the town and<br>isdiduph Moor eroded.         Strengths/ Opportunities:         Veakneses/ Constraints:         As St study identifies the whole area as being an important<br>andscape study outcrops have been identified. Would create urban<br>prawt, visually prominent sloping land with views of town.         Veakneses/ Constraints:         A S Study identifies the whole area as being an important<br>andscape study identifies the whole area as being an important<br>andscape study usually prominent sloping land with views of town.         Planning Application Details         Planning Application Type:       Approval Date:         Planning Application Type:       Approval Date:   | Туре:  | G Hierarchy:                            | Т             | Conversion:           | NB Locatio      | on: R |  |  |
| Deliverability Assessment         Number of fields with at least 2 farmhouses and other dwellings.         number of fields with at least 2 farmhouses and other dwellings.         number of fields with at least 2 farmhouses and other dwellings.         number of fields with at least 2 farmhouses and other dwellings.         number of fields with at least 2 farmhouses and other dwellings.         wailabile Access:         Yould need to create multiple accesses.         udditional Comments:         Iot identified as a broad area due to landscape constraints.         vevelopment of this area would see the gap between the town and iddulph Moor eroded.         Keakneses/ Constraints:         3. Study identifies the whole area as being an important andscape setting to the settlement. Features such as nidgelines and rocky outcrops have been identified. Would create urban praw, visually prominent sloping land with views of town.       Classification:       C       Full Capacity       600         Study identifies the whole area as being an important andscape setting to the settlement. Features such as nidgelines and rocky outcrops have been identified. Would create urban praw, visually prominent sloping land with views of town.       Classification Details       Full Capacity       600         Banning Application:       SM       Application Type:       Approval Date:       Approval Date:       Approval Date:  | Greenbelt:   | Y Flooding:                             | Ν             | Replacement Dwg:      | N Owner:        | 4     |  |  |
| Availability:       2         Ownerships unknown.       3         Additional Comments:       3         Iot identified as a broad area due to landscape constraints.       3         Not suitable for landscape reasons set out. FRA needed.       5         Extensive SW flooding and watercourses. Consult EA and SCC.       1         Idevelopment of this area would see the gap between the town and iddulph Moor eroded.       1         Weakneses/ Constraints:       1         Achievability:       1         Development would be economically viable taking into account all likely costs and planning obligations associated with the site.         Veakneses/ Constraints:       Classification:       C         A S study identifies the whole area as being an important and scape setting to the settlement. Features such as ridgelines in a row outcops have been identified. Would create urban praw, visually prominent sloping land with views of town.       600         S Study identifies the whole area as being an important and scape setting to the settlement. Features such as ridgelines in a row outcop back       5 Year Capacity       0         Density       1  |  | Site                                    | Assess        | sment                 |                 |       |  |  |
| Achievability:   1    1  <  | ite Features:  |   |               | Deliverabili          | ty Assessment   |       |  |  |
| and likely to be in multiple ownership. Rises up S to N to Biddulph<br>foor. Views.<br>vailabile Access:<br>Vould need to create multiple accesses.<br>Vould receive the gap between the town and<br>Videuph Moor eroded.<br>Achievability:<br>Veakneses/ Constraints:<br>& SS study identifies the whole area as being an important<br>and crecky outcrops have been identified. Would create urban<br>prawl, visually prominent sloping land with views of town.<br>Planning Application Details<br>Planning Application:<br>Market Actievability:<br>Application Type:<br>Approval Date:<br>Application Type:<br>Application Type: | number of fields with  | at least 2 farmhouses and other dwe     | ellinas.      | Availability:         |                 | 2     |  |  |
| Vould need to create multiple accesses.   | and likely to be in mul  |   |               | Ownerships unknown.   |                 |       |  |  |
| Vould need to create multiple accesses.         additional Comments:         Indicational Comments:         Indicating the whole area as being an important and cope setti   |  |   |               |                       |                 |       |  |  |
| Suitability:       3         Additional Comments:       3         Iot identified as a broad area due to landscape constraints.       Achievability:       3         Ivexelopment of this area would see the gap between the town and iddulph Moor eroded.       Achievability:       1         Iterngths/ Opportunities:       1       1         Veaknesses/ Constraints:       1       Development would be economically viable taking into account all likely costs and planning obligations associated with the site.       1         Is SS study identifies the whole area as being an important andscape setting to the settlement. Features such as ridgelines nd rocky outcrops have been identified. Would create urban prawl, visually prominent sloping land with views of town.       Classification:       C       Full Capacity       600         S Planning Application:       SM       Application Type:       Approval Date:  | vailabile Access:  |   |               |                       |                 |       |  |  |
| Additional Comments:         Iot identified as a broad area due to landscape constraints.         Development of this area would see the gap between the town and iddulph Moor eroded.         Strengths/ Opportunities:         Intersection of the strength of the strengt of the strength of the strength of the str   | Vould need to create n   | nultiple accesses.                      |               |                       |                 |       |  |  |
| dditional Comments:         lot identified as a broad area due to landscape constraints.         lot identified as a broad area due to landscape constraints.         lot identified as a broad area due to landscape constraints.         lot identified as a broad area due to landscape constraints.         lot identified as a broad area due to landscape constraints.         lot identified as a broad area due to landscape constraints.         lot identified as a broad area as being an important         indexpe setting to the settlement. Features such as ridgelines         nd rocky outcrops have been identified. Would create urban         prawl, visually prominent sloping land with views of town.         Planning Application:         SM       Application Type:         Approval Date:         Output Date:  |  |   |               | -                     |                 |       |  |  |
| Achievability: 1   Achievability: 1   Achievability: 1   Development would be economically viable taking into account all likely costs and planning obligations associated with the site.   Veakneses/ Constraints: Classification:   & SS study identifies the whole area as being an important andscape setting to the settlement. Features such as ridgelines nd rocky outcrops have been identified. Would create urban prawl, visually prominent sloping land with views of town.   Planning Application:   SM Application Type:   Approval Date:  | dditional Comments   | :                                       | _             |                       |                 |       |  |  |
| Siddulph Moor eroded.       Achievability:       1         Strengths/ Opportunities:       1         Veakneses/ Constraints:       Development would be economically viable taking into account all likely costs and planning obligations associated with the site.         & SS study identifies the whole area as being an important andscape setting to the settlement. Features such as ridgelines ind rocky outcrops have been identified. Would create urban prawl, visually prominent sloping land with views of town.       Classification:       C       Full Capacity       600         Planning Application:       SM       Application Type:       Approval Date:   |  |   |               |                       |                 |       |  |  |
| Strengths/ Opportunities:   |  | הם איטעות אבר נווב עמף מפנשפנו נוופ נסע |               |                       |                 |       |  |  |
| Veakneses/ Constraints: <ul> <li>&amp; SS study identifies the whole area as being an important and scape setting to the settlement. Features such as ridgelines not rocky outcrops have been identified. Would create urban prawl, visually prominent sloping land with views of town.</li> </ul> Classification: <ul> <li>C Full Capacity</li> <li>G O</li> <li>S Year Capacity</li> <li>O Density</li> <li>Bensity</li> </ul> Planning Application:         SM         Application Type:         Approval Date: <ul> <li>Approval Date:</li> <li>O Density</li> <li>Density</li> <li>Density</li> <li>Density</li> <li>Density</li> </ul> <ul> <li>Application:</li> <li>SM</li> <li>Application Type:</li> <li>Approval Date:</li> <li>O Density</li> </ul> <ul> <li>Approval Date:</li> <li>O Density</li> <li>Density</li> <li>Density</li> <li>Density</li> <li>Density</li> </ul>   | trengths/ Opportunit   | ties:                                   |               |                       |                 |       |  |  |
| A SS study identifies the whole area as being an important and scape setting to the settlement. Features such as ridgelines ind rocky outcrops have been identified. Would create urban prawl, visually prominent sloping land with views of town.       5 Year Capacity       0         Planning Application:       SM       Application Type:       Approval Date:         Publication Details       Approval Date:       Approval Date:  |  |   |               |                       |                 |       |  |  |
| A SS study identifies the whole area as being an important andscape setting to the settlement. Features such as ridgelines ind rocky outcrops have been identified. Would create urban prawl, visually prominent sloping land with views of town.       5 Year Capacity       0         Planning Application:       SM       Application Type:       Approval Date:         Publication:       SM       Application Type:       Approval Date:  |  |   |               |                       |                 |       |  |  |
| & SS study identifies the whole area as being an important and scape setting to the settlement. Features such as ridgelines nd rocky outcrops have been identified. Would create urban prawl, visually prominent sloping land with views of town.       5 Year Capacity       0         Planning Application:       SM       Application Type:       Approval Date:   |  |   |               |                       |                 |       |  |  |
| Andscape setting to the settlement. Features such as ridgelines<br>nd rocky outcrops have been identified. Would create urban<br>prawl, visually prominent sloping land with views of town.   | Veakneses/ Constrain   | nts:                                    |               | Classification: C     | Full Capacity   | 600   |  |  |
| nd rocky outcrops have been identified. Would create urban prawl, visually prominent sloping land with views of town.       Density       8.11         Planning Application Details         Planning Application:       SM       Approval Date:   |  |   | lines         |                       | 5 Year Capacity | 0     |  |  |
| Planning Application:     SM     Application Type:     Approval Date:   | nd rocky outcrops hav  | e been identified. Would create urba    |               |                       | Density         | 8.11  |  |  |
| Planning Application:     SM     Application Type:     Approval Date:   |  |   |               |                       |                 |       |  |  |
|   |  | Planr                                   | ning App      | blication Details     |                 |       |  |  |
| Building Control Ref       Other Application:       Approval Life:  | Planning Applicat  | ion: SM                                 | Application T | уре:                  | Approval Date:  |       |  |  |
|   | Building Control F   | Ref                                     | Other Applic  | ation:                | Approval Life:  |       |  |  |
| Date Last Updated 12-Jun-15 Date Form Printed 26-Jun-15   |  |   |               | Date Form Printed     | 26-Jun-15       |       |  |  |

| SMDC Ref. No.: BD134   | and west of  |
|--|--|
| NLUD Ref. No.: B   | Blackbird Way  |
| B  | Biddulph   |
| LDF Ref. No.:  | ·  |
| Site   | e Details  |
| <b>Description</b> Agricultural land in greenbelt adj  | acent to settlement boundary   |
| Comments: Agricultural land in greenbelt   |  |
| Area: 1.29 ha. gross 1.290 ha. n   | et Policy: 2/3 Status: NC  |
| Grid Ref.: E 389435 N 357686   | Commitment: 7 Use: 8   |
| Type: <u>G</u> Hierarchy:  | T Conversion: NB Location: R   |
| Greenbelt: Y Flooding:   | N Replacement Dwg: N Owner: 3  |
| Site A   | ssessment  |
| te Features:   | Deliverability Assessment  |
| Grazing land bordered by hawthorn hedge and dry stone walls.   | Availability: 2  |
|  | Land Registry search has revealed that a significant part of the land is not registered. The owner of the small part registered has          |
| vailabile Access:  | been identified & correspondence reveals that this part of the<br>land is not appropriate to take forward so site area reduced               |
| Vould need to create one - probably from Blackbird Way.  |  |
|  | Suitability: 2   |
| Additional Comments:   | Could be suitable for residential development but would be an intrusion into the green belt. Any flooding issues would need to be mitigated. |
| his has been considered at Preferred Options consultation - paroad area 1.SW floodplain on site. Consult SCC. Boundaries to ite have changed to exclude rear gardens to properties on Balf | to   |
| Brove as these are in 6 individual ownerships.   | Achievability: 1   |
| strengths/ Opportunities:  | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.             |
| djacent to settlement boundary.  |  |
| Veakneses/ Constraints:  | Classification: B Full Capacity 40   |
| Green field, green belt. Development of this site would put levelopment pressure on the surrounding fields. Development  | of 5 Year Capacity 0   |
| his area would see the gap between the town and Biddulph Mo<br>roded. Availability unknown.  |  |
|  |  |
| Plannin  | g Application Details  |
| Planning Application: SM App   | lication Type: Approval Date:  |
| Building Control Ref Oth   | er Application: Approval Life:   |
|  |  |
| Date Last Updated 12-Jun-15  | Date Form Printed 26-Jun-15  |

| Site Details         Description       Land forming part of Biddulph Grange and surroundings         Comments:       Not an option for urban expansion.         Area:       32       ha. gross [32,000] ha. net       Policy: [2/3/9]       Status:: NC         Grid Ref.:       E 389279 N 359193       Commitment:       T       Use:       9         Type:       B/G       Hierarchy:       T       Conversion:       NB       Location: R         Greenbelt:       Y       Flooding:       N       Replacement Dwg:       N       Owner:       3         Site Assessment       Site Assessment       Site Assessment       National Trust gardene, listed building, historic parktand. Fronting       National Trust and SMDC land. Is in use.       3         Availabile Access:       Tes       3       National Trust and SMDC land. Is in use.       3         Matibile Access:       Westeneed. Extensive SW flooding and watercourses. Consult EA       Suitability:       3         Regeted. Extensive SW flooding and watercourses. Consult EA       Antiverability sable taking into account all likely costs and planning obligations associated with the site.       1         Brenstlive area.       Grade 1 Registered Historically sensitive area - Grade 1 Registered Historically sensitive area - Grade 1 Registered Struct and connectory. Flooding issue.       Streat Capacity   | Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.: |  | Land a<br>Biddul<br>Biddul | oh Grange                   |               |                       |      |
|--|---|--|----------------------------|-----------------------------|---------------|-----------------------|------|
| Comments:       Not an option for urban expansion.         Area:       32       ha. gross 32.000       ha. net         Grid Ref.:       E 389279       N 359193       Commitment:       7       Use:       9         Type:       Br/G       Hierarchy:       T       Conversion:       NB       Location:       R         Greenbelt:       Y       Flooding:       N       Replacement Dwg:       N       Owner:       3         Site Assessment         Site Features:       N       Deliverability Assessment         Availabile Access:       Yes       Suitability:       3         Additional Comments:       Suitability:       3         Rended:       Extensive SW flooding and watercourses. Consult EA and SCC.       Suitability:       1         Streages/Constraints:       T       Suitability:       1         Weaknesse/ Constraints:       Steed Streages of the second of the secon  |   | \$                                       | Site Deta                  | iils                        |               |                       |      |
| Area:       32       ha. gross       32.000       ha. net       Policy:       2/3/9       Status:       NC         Grid Ref.:       E       389279       N       359193       Commitment:       7       Use:       9         Type:       B/G       Hierarchy:       T       Conversion:       NB       Location:       R         Greenbelt:       Y       Flooding:       N       Replacement Dwg:       N       Owner:       3         Site Assessment         Valiability Assessment         Availability:       3         National Trust gardens, listed building, historic parkland. Fronting congeton Road is a church and cemetery.         Availabile Access:         fes       Suitability:       3         Not suitability:       3         National Trust and SMDC land. Is in use.       Valiability:       3         Not suitability:       3         Not suitability:       3         Not suitability:       3         Not suitability:       1         Development would be economically wable taking into account all likely costs and planning obligations associated with the site. <tr< th=""><th>Description</th><th>Land forming part of Biddulph</th><th>n Grange a</th><th>ind surroundings</th><th></th><th></th><th></th></tr<>  | Description   | Land forming part of Biddulph            | n Grange a                 | ind surroundings            |               |                       |      |
| Grid Ref.: E 389279 N 359193   Type: B/G   Hierarchy: Conversion:   Replacement Dwg: N   Owner: 3   Site Assessment   Site Features:   Idational Trust gardens, listed building, historic parkland.   Katiabile Access:   Ges   Suitability:   Ges   Suitability:   Strengths/ Opportunities:   Raneeded. Extensive SW flooding and watercourses. Consult EA<br>md SCC.   Strengths/ Opportunities:   Ione.   Weaknesses/ Constraints:   Strengths/ SLA, Historically sensitive area - Grade 1 Registered<br>istoric Parkland, conservation area, listed building, presence of<br>hurch and cemetery.   Planning Application:   Medication Type:   Application Type:   Application Type:   | Comments:   | Not an option for urban expansion.       |                            |                             |               |                       |      |
| Type:       B/G       Hierarchy:       T       Conversion:       N       R         Greenbelt:       Y       Flooding:       N       Replacement Dwg:       N       Owner:       3         Site Assessment         Site Assessment         Site Features:         Valiability Assessment         Availabile Access:         Yes       Suitability:       3         National Trust and SMDC land. Is in use.         Availabile Access:         Yes       Suitability:       3         Additional Comments:       Suitability:       3         RA needed. Extensive SW flooding and watercourses. Consult EA and SCC.       Suitability:       3         None.       Development would be economically viable taking into account all likely costs and planning obligations associated with the site.         Development would be economically viable taking into account all likely costs and planning obligations associated with the site.         Classification:       C       Full Capacity       650         Strengther, Gooding issue.         Planning Application Type:       Approval Date:  | Area:   | 32 ha. gross 32.000 ha                   | a. net                     | <b>Policy:</b> 2/3/9        |               | Status:               | NC   |
| Greenbelt:       Y       Flooding:       N       Replacement Dwg:       N       Owner:       3         Site Assessment         Site Features:         Valiability Assessment         Additional Trust gardens, listed building, historic parkland. Fronting<br>congleton Road is a church and cemetery.         Valiability Assessment         Availabile Access:         (es         Suitability:       3         Not suitable - too many constraints - impact on a historically<br>Bensitive area.         Additional Comments:         RA needed. Extensive SW flooding and watercourses. Consult EA<br>and SCC.         Strengthe/ Opportunities:         Image: Strengthe/ Opportunities:         Image: Strengthe/ Opportunities:         Classification:         C         Planning Application Details         Planning Application Type:         Approval Date:   | Grid Ref.:  | E 389279 N 359193                        |                            | Commitment:                 | 7             | Use:                  | 9    |
| Kepracement Dwg:       N       Owner:       3         Site Assessment         Site Features:       Deliverability Assessment         Availabile Access:       Yes       3         Availabile Access:       National Trust and SMDC land. Is in use.       3         Valiabile Access:       Yes       3         Additional Comments:       Suitability:       3         FRA needed. Extensive SW flooding and watercourses. Consult EA and SCC.       Not suitable - too many constraints - impact on a historically sensitive area.         Strengths/ Opportunities:       1         Vone.       Development would be economically viable taking into account all likely costs and planning obligations associated with the site.         Weaknesse/ Constraints:       C         Greenbelt, SLA, Historically sensitive area - Grade 1 Registered Historic Privation area, listed building, presence of church and cemetery. Flooding issue.       Classification:       C       Full Capacity       650         Stear Capacity       0       Density       20.31       Density       20.31   | Туре:   | B/G Hierarchy:                           | Т                          | Conversion:                 | NB            | Location:             | R    |
| Site Features:       Deliverability Assessment         National Trust gardens, listed building, historic parkland. Fronting       3         Availabile Access:       3         Yes       3         Additional Comments:       Suitability:       3         RA needed. Extensive SW flooding and watercourses, Consult EA       Not suitable - too many constraints - impact on a historically sensitive area.         Strengths/ Opportunities:       1         None.       1         Weakneses/ Constraints:       1         Greenbelt, SLA, Historically sensitive area. Grade 1 Registered Historic Parkland, conservation area, listed building, presence of church and cemetery. Flooding issue.       Classification:       C         Planning Application Type:       Approval Date:  | Greenbelt:  | Y Flooding:                              | Ν                          | Replacement Dwg:            | Ν             | Owner:                | 3    |
| Vational Trust gardens, listed building, historic parkland. Fronting       Availability:       3         Availabile Access:       Image: Stream of the strea |   | Site                                     | Assess                     | ment                        |               |                       |      |
| Congleton Road is a church and ceingine v.   Congleton Road is a church and ceingine v.   Availabile Access:   Yes   Additional Comments:   ERA needed. Extensive SW flooding and watercourses. Consult EA   Strengths/ Opportunities:   None.   Weakneses/ Constraints:   Creenbelt, SLA, Historically sensitive area - Grade 1 Registered   Historic Parkland, conservation area, listed building, presence of church and ceinetery. Flooding issue.   Planning Application Details  | Site Features:  |  |                            | Deliverabili                | ity Assess    | ment                  |      |
| Congleton Road is a church and cemetery.         Availabile Access:         Yes         Additional Comments:         TRA needed. Extensive SW flooding and watercourses. Consult EA         Strengths/ Opportunities:         None.         Weakneses/ Constraints:         Thereobelt, SLA, Historically sensitive area - Grade 1 Registered         Strengths, Parking Application Details         Planning Application:         SM         Application Type:         Application         Strengths/ Opportunities:         None.  | National Trust gardens  | , listed building, historic parkland. Fr | onting                     | Availability:               |               | ]                     | 3    |
| Yes       3         Additional Comments:       3         FRA needed. Extensive SW flooding and watercourses. Consult EA and SCC.       Not suitable - too many constraints - impact on a historically sensitive area.         Strengths/ Opportunities:       1         None.       1         Weakneses/ Constraints:       1         Streenbelt, SLA, Historically sensitive area - Grade 1 Registered ristoric Parkind, conservation area, listed building, presence of church and cemetery. Flooding issue.       Classification:       C       Full Capacity       650         Planning Application:       SM       Application Type:       Approval Date:   |   |  | Ū                          | National Trust and SMDC lan | d. Is in use  |                       | 1    |
| Yes       3         Additional Comments:       3         FRA needed. Extensive SW flooding and watercourses. Consult EA and SCC.       Not suitable - too many constraints - impact on a historically sensitive area.         Strengths/ Opportunities:       1         None.       1         Weakneses/ Constraints:       1         Streenbelt, SLA, Historically sensitive area - Grade 1 Registered ristoric Parkind, conservation area, listed building, presence of church and cemetery. Flooding issue.       Classification:       C       Full Capacity       650         Planning Application:       SM       Application Type:       Approval Date:   |   |  |                            |                             |               |                       |      |
| Suitability: 3   Additional Comments:   FRA needed. Extensive SW flooding and watercourses. Consult EA<br>and SCC.   Strengths/ Opportunities:   None.   None.   Meakneses/ Constraints:   Greenbelt, SLA, Historically sensitive area - Grade 1 Registered<br>Historic Parkland, conservation area, listed building, presence of<br>church and cemetery. Flooding issue.   Planning Application:   Meakneses/ Constraints:   Planning Application:   Meakneses/ Constraints:   Strengths/ Opportunities:   And Conservation area, listed building, presence of<br>church and cemetery. Flooding issue.  |   |  |                            |                             |               |                       |      |
| Additional Comments:         FRA needed. Extensive SW flooding and watercourses. Consult EA and SCC.         Strengths/ Opportunities:         None.         Weakneses/ Constraints:         Greenbelt, SLA, Historically sensitive area - Grade 1 Registered Historic Parkland, conservation area, listed building, presence of church and cemetery. Flooding issue.         Planning Application:         SM         Application Type:         Approval Date:         Devince on the proval Date:  | res   |  |                            | Suitability                 |               |                       |      |
| Additional Comments:   FRA needed. Extensive SW flooding and watercourses. Consult EA   and SCC.   Strengths/ Opportunities:   None.   Weakneses/ Constraints:   Greenbelt, SLA, Historically sensitive area - Grade 1 Registered   Historic Parkland, conservation area, listed building, presence of church and cemetery. Flooding issue.   Planning Application:   SM   Application Type:   Approval Date:   Approval Date:   Application Type:   |   |  |                            | -                           | rainte imp    | act on a historically |      |
| Achievability: 1   Strengths/ Opportunities: 1   None. Development would be economically viable taking into account all likely costs and planning obligations associated with the site.   Weakneses/ Constraints: Classification:   Greenbelt, SLA, Historically sensitive area - Grade 1 Registered Historic Parkland, conservation area, listed building, presence of church and cemetery. Flooding issue. Classification:   C Full Capacity   650   5 Year Capacity   0   Planning Application:   SM   Application Type:   Approval Date:   | Additional Comments   | 5:                                       |                            |                             | i ants - impe | act on a historically |      |
| Strengths/ Opportunities:       1         None.       Development would be economically viable taking into account all likely costs and planning obligations associated with the site.         Weaknesses/ Constraints:       Classification:         Greenbelt, SLA, Historically sensitive area - Grade 1 Registered distoric Parkland, conservation area, listed building, presence of church and cemetery. Flooding issue.       Classification:       C       Full Capacity       650         Planning Application:       SM       Application Type:       Approval Date:   |   | e SW flooding and watercourses. Cor      | nsult EA                   |                             |               |                       |      |
| Strengths/ Opportunities:         None.         Weakneses/ Constraints:         Greenbelt, SLA, Historically sensitive area - Grade 1 Registered         Historic Parkland, conservation area, listed building, presence of church and cemetery. Flooding issue.         Planning Application:         SM       Application Type:         Application Type:       Approval Date:         Division Control Detail   | and SCC.  |  |                            |                             |               |                       |      |
| None.       Development would be economically viable taking into account an likely costs and planning obligations associated with the site.         None.       likely costs and planning obligations associated with the site.         Weakneses/ Constraints:       Classification:       C         Greenbelt, SLA, Historically sensitive area - Grade 1 Registered       5 Year Capacity       0         Historic Parkland, conservation area, listed building, presence of church and cemetery. Flooding issue.       Density       20.31         Planning Application:       SM       Application Type:       Approval Date:   |   |  |                            | Achievability:              |               | [                     | 1    |
| None.       Meakneses/ Constraints:       Classification:       C       Full Capacity       650         Greenbelt, SLA, Historically sensitive area - Grade 1 Registered       5 Year Capacity       0         Historic Parkland, conservation area, listed building, presence of church and cemetery. Flooding issue.       Density       20.31         Planning Application:       SM       Application Type:       Approval Date:         Planning Application:       SM       Application Type:       Approval Date:   |   | IUes:                                    |                            |                             |               |                       |      |
| Greenbelt, SLA, Historically sensitive area - Grade 1 Registered         Historic Parkland, conservation area, listed building, presence of         Charsender de  | None.   |  |                            |                             |               |                       |      |
| Greenbelt, SLA, Historically sensitive area - Grade 1 Registered         Historic Parkland, conservation area, listed building, presence of         Charsender de  |   |  |                            |                             |               |                       |      |
| Greenbelt, SLA, Historically sensitive area - Grade 1 Registered<br>Historic Parkland, conservation area, listed building, presence of<br>church and cemetery. Flooding issue.<br>Planning Application Details<br>Planning Application: SM Application Type: Approval Date: Approval Date:   | Neakneses/ Constrai   | ints:                                    |                            | Classification: C           | Fu            | ull Capacity          | 650  |
| Church and cemetery. Flooding issue.     Density     20.31       Planning Application Details       Planning Application:     SM     Application Type:     Approval Date:       Density     Approval Date:     Approval Date:  |   |  |                            |                             | 5 Ye          | ar Capacity           | 0    |
| Planning Application: SM Application Type: Approval Date:  |   |  |                            |                             |               | Density 2             | 0.31 |
| Planning Application: SM Application Type: Approval Date:  |   |  |                            |                             |               |                       |      |
|  |   | Planr                                    | ning App                   | blication Details           |               |                       |      |
| Building Control Ref       Other Application:       Approval Life:   | Planning Applica  | tion: SM                                 | Application T              | ype:                        | Approval      | Date:                 |      |
|  | Building Control I  | Ref                                      | Other Applica              | ation:                      | Approval      | Life:                 |      |
|  | Date Last Upo   | dated 12-Jun-15                          |                            | Date Form Printed           | 26-Ju         | in-15                 |      |

| Site Ref. No.:<br>SMDC Ref. No     |  | Land b                   | between  |      |
|------------------------------------|--|--------------------------|--|------|
| NLUD Ref. No.                      |  | Grang                    | efields & Fold Lane  |      |
| PA Ref. No.:                       | SM   | Biddul                   |  |      |
| LDF Ref. No.:                      |  | Diada                    |  |      |
|                                    |  | Site Det                 | ails   |      |
| Description                        | Wooded area in the green   | belt                     |  |      |
| Comments:                          | Wooded area with a blanket TPO                                       | in the green b           | elt.   |      |
| Area:                              | 2.7 ha. gross 2.700  | ha. net                  | Policy: 2/3 Status:  | NC   |
| Grid Ref.:                         | E 389232 N 359639  |                          | Commitment: 7 Use:   | 8    |
| Туре:                              | G Hierarchy:   | Т                        | Conversion: NB Location:                                       | R    |
| Greenbelt:                         | Y Flooding:  | Ν                        | Replacement Dwg: N Owner:                                      | 3    |
|                                    | Si   | ite Asses                | sment  |      |
| Site Features:                     |  |                          | Deliverability Assessment                                      |      |
| Nooded area 3/4 cove               | ered by trees, which are a blanket                                   | TPO                      | Availability:  | 2    |
| Slopes down steeply fr             | rom road to stream. Thick hedgerd<br>ne. Amenity value to residents. | w                        | Owner unknown.   |      |
|                                    |  |                          |  |      |
| Availabile Access:                 |  |                          |  |      |
| Restricted off Grange F<br>places. | Road or off Fold Lane which is very                                  | y narrow in              |  |      |
|                                    |  |                          | Suitability:   | 3    |
| Additional Comments                | s:   |                          | Unsuitable due to constraints.                                 |      |
|                                    |  |                          |  |      |
|                                    |  |                          |  |      |
|                                    |  |                          | Achievability:   | 1    |
| Strengths/ Opportuni               | ities:   |                          | Development would be economically viable taking into acco      |      |
| None.                              |  |                          | likely costs and planning obligations associated with the site |      |
|                                    |  |                          |  |      |
| Neakneses/ Constrai                | ints:  |                          | Classification: C Full Capacity                                | 80   |
| Greenbelt, blanket TP0             | O, stream, topography, access.In f                                   | loodplain                | 5 Year Capacity  | 0    |
| of watercourse which r             | uns through site. Consult SCC. We Land Drainage Consent of SCC. C    | orks on                  |  | 9.63 |
| on surface water (over             |  |                          |  | 9.03 |
|                                    | Pla  | nning Ap                 | plication Details  |      |
| Planning Applicat                  | tion: SM   | Application <sup>-</sup> | Type: Approval Date:   |      |
| Building Control F                 |  | Other Applic             |  |      |
| Date Last Upd                      | dated 12-Jun-15  |                          | Date Form Printed 26-Jun-15                                    |      |

| Site Ref. No.:<br>SMDC Ref. No.<br>NLUD Ref. No.   |   | Land t                   | o north of  |              |                          |          |  |
|--|---|--------------------------|---|--------------|--------------------------|----------|--|
| PA Ref. No.:   | SM  | Marsh                    | Green Road  |              |                          |          |  |
| LDF Ref. No.:  |   | Biddul                   | ph  |              |                          |          |  |
|  |   |                          |   |              |                          |          |  |
|  | -   | Site Deta                |   |              |                          |          |  |
| Description  | Undeveloped green belt land   |                          | of town with constraints  |              |                          |          |  |
| Comments:  | Undeveloped green belt land with co   | onstraints               |   |              |                          |          |  |
| Area:  | 18.7 ha. gross 18.700 ha  | a. net                   | Policy: 2/3   |              | Status:                  | NC       |  |
| Grid Ref.:   | E 388801 N 359331   |                          | Commitment:   | 7            | Use:                     | 8        |  |
| Туре:  | G Hierarchy:  | Т                        | Conversion:   | NB           | Location:                | R        |  |
| Greenbelt:   | Y Flooding:   | Y                        | Replacement Dwg:  | Ν            | Owner:                   | 4        |  |
|  | Site  | Asses                    | sment   |              |                          |          |  |
| te Features:   | 0.10  |                          | Deliverabilit   | v Assessr    | ment                     |          |  |
|  |   |                          |   | ,            |                          |          |  |
| ndeveloped land. Baileys wood to north- ancient woodland which<br>under the management of the Woodland Trust. Slopes down to       |   | own to                   | Availability: 2   |              |                          |          |  |
| oundary - stretches int  | ane - undulating land. Beyond defens<br>to open countryside.                    | sidie                    | No known availability constraints. Consult EA and SCC. Works<br>on watercourse will need Land Drainage Consent of SCC and/or<br>EA. Consult EA on surface water (over 1ha). FRA needed. |              |                          |          |  |
| vailabile Access:  |   |                          |   |              | <i>a)</i> . The checked. |          |  |
| nis would be problemate were developed.  | atic due to potential access issues if  | whole                    |   |              |                          |          |  |
|  |   |                          | Suitability: 3  |              |                          |          |  |
| dditional Comments   |   |                          | Unsuitable due to constraints.<br>of the open countryside beyond  |              |                          | e part   |  |
|  | at the west part of the site (between l   |                          | boundary. Housing here could heritage assets at Biddulph Gr   |              | affect the setting of    | of the   |  |
| nd Baileys Bank) is ide  | entified in the Landscape & Settleme<br>important to the setting of the settlen | ent                      |   |              |                          |          |  |
|  |   | lient.                   | Achievability:  |              |                          | 1        |  |
| trengths/ Opportunit   | ies:  |                          | Development would be econon   |              |                          |          |  |
| one.   |   |                          | likely costs and planning obliga  | itions assoc | ciated with the site     | 9.       |  |
|  |   |                          |   |              |                          |          |  |
| /eakneses/ Constraiı   |   |                          |   |              |                          |          |  |
|  | d north) affected by Flood Zones 2 ar   | nd 3                     | Classification: C   |              | Il Capacity              | 300<br>0 |  |
| lue to stream. Blanket TPOs to northern part of site (Baileys<br>Vood). This is also identified in PPG17 audit as natural and semi |   | /S                       |   | 2.50         |                          | 6.04     |  |
|  | so historic earthwork here. BVW we  |                          |   |              |                          | 0.04     |  |
|  | Planı   | nina Δn                  | plication Details   |              |                          |          |  |
|  |   | יאר פיייי                |   |              |                          |          |  |
| Planning Applicat  |   | Application <sup>-</sup> | Туре:   | Approval [   |                          |          |  |
| Building Control F   | lef   | Other Applic             | cation:   | Approval L   | _ife:                    |          |  |
| Data Loot Lind   | atod 12 lup 15  |                          | <b>-</b>  |              |                          |          |  |
| Date Last Upd  | ated 12-Jun-15  |                          | Date Form Printed   | 26-Jur       | า-15                     |          |  |

| Site Ref. No.:<br>SMDC Ref. No                 | P   | Land to         | o north of  |               |                  |      |
|--|---|-----------------|---|---------------|------------------|------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | SM  | Marsh<br>Biddul | Green Road<br>ph  |               |                  |      |
|  |   | Site Deta       | ails  |               |                  |      |
| Description                                    | Small undeveloped parcel of   | land in gre     | een belt.   |               |                  |      |
| Comments:                                      |   |                 |   |               |                  |      |
| Area:  | 1.02 ha. gross 1.020 ha   | ı. net          | <b>Policy:</b> 2,3  |               | Status:          | NC   |
| Grid Ref.:                                     | E 388801 N 359331   |                 | Commitment:   | 7             | Use:             | 8    |
| Туре:  | G Hierarchy:  | OC              | Conversion:   | NB            | Location:        | R    |
| Greenbelt:                                     | Y Flooding:   | Ν               | Replacement Dwg:  | Ν             | Owner:           | 3    |
|  | Site  | Assess          | sment   |               |                  |      |
| Site Features:                                 |   |                 | Deliverabilit   | y Assessn     | nent             |      |
| ield adjacent to Biddu                         | Iph Valley Way, bounded by hedgero  | ws, part        | Availability:   |               |                  | 2    |
| of a larger area of oper                       | n countryside.  |                 | Potentially available. SHLAA form received (no 232)   |               |                  |      |
| No direct access.                              |   |                 | Suitability:<br>Green belt. Considered to be l<br>development boundary and pa<br>have to be developed with neig<br>direct access. | rt of the ope | n countryside. W |      |
|  |   |                 | Achievability:  |               |                  | 1    |
| Strengths/ Opportuni                           | ties:   |                 | Development would be econon<br>likely costs and planning obliga   |               |                  |      |
| Veakneses/ Constrai                            | nts:  |                 | Classification: C   | Ful           | Capacity         | 25   |
| oundary and part of the                        | d to be beyond the defensible develop<br>he open countryside. Would have to b | be              |   | 5 Yea         | r Capacity       | 0    |
| leveloped with neighb                          | ouring land as the site has no direct a                                       | ccess.          |   |               | Density 2        | 4.51 |
|  | Planr   | ning App        | olication Details   |               |                  |      |
| Planning Applicat                              | tion: SM  | Application 7   | Гуре:   | Approval D    | Date:            |      |
| Building Control F                             | Ref   | Other Applic    | ation:  | Approval L    | .ife:            |      |
| Date Last Upd                                  | lated 12-Jun-15   |                 | Date Form Printed   | 26-Jun        | -15              |      |

| Site Ref. No.:1895LandSMDC Ref. No.:BD138aMowNLUD Ref. No.:MowPA Ref. No.:SMLDF Ref. No.:Biddu   | Lane  |
|--|---|
| Site De  | tails   |
| Description Agricultural land in green belt to north   | -west of town   |
| <b>Comments:</b> Field adjacent to a residential area.   |   |
| Area: 3.7 ha. gross 3.700 ha. net  | Policy: 2/3 Status: NC  |
| Grid Ref.: E 388323 N 359031   | Commitment: 7 Use: 8  |
| Type: G Hierarchy: OC  | Conversion: NB Location: R  |
| Greenbelt: Y Flooding: N   | Replacement Dwg: N Owner: 3   |
| Site Asses   | ssment  |
| ite Features:  | Deliverability Assessment   |
| /ell contained field in a residential area. Undulating with highest  | Availability: 2   |
| bint being in the centre. Hedgerow boundaries, used for grazing.<br>ublic footpath runs through centre but overgrown at Mow Lane<br>htrance. Some mature trees within site. Secluded.<br>vailabile Access:<br>oad frontage but this is an issue which requires further | Available according to SHLAA form 230.In surface water<br>floodplain of watercourse which to north of site. Consult SCC.<br>Works on watercourse will need Land Drainage Consent of SCC.<br>Consult EA on surface water (over 1ha). FRA needed. |
| vestigation. Wedgewood Lane and Marshfield L, single track in aces. Linkages with the main Congleton Road are poor - involves arrow lanes. Mow Lane access possible.   | Suitability:  |
| dditional Comments:  | Potentially suitable for development if constraints can be<br>overcome. The site is well contained, secluded and in a<br>residential area. Flood mitigation measures needed.  |
| Vould need to establish the capacity of the junction onto ongleton Road.   |   |
| trengths/ Opportunities:   | Achievability: 1 Development would be economically viable taking into account all   |
| ell contained, in a residential area. Site appears quite secluded -<br>ot overlooked by much.  | likely costs and planning obligations associated with the site.   |
| /eakneses/ Constraints:  | Classification: B Full Capacity 90  |
| reen belt, access, the whole of the site has been identified in the andscape & Settlement Setting Study as being important to the  | 5 Year Capacity <b>0</b>  |
| etting of the settlement, noise from adjacent employment use<br>build be an issue. FRA needed.   | Density <b>24.32</b>  |
| Planning Ap  | oplication Details  |
| Planning Application: SM Application<br>Building Control Ref Other Appl  |   |
| Building Control Ref Other Appl  |   |
| Date Last Updated 12-Jun-15  | Date Form Printed 26-Jun-15   |

| SMDC Ref. No.: BD138b<br>NLUD Ref. No.: Wel<br>PA Ref. No.: SM   | d off<br>I Lane<br>dulph   |  |  |  |
|--|--|--|--|--|
| Site D   | Details  |  |  |  |
| <b>Description</b> Field in green belt adjacent to reside  | ential area.   |  |  |  |
| Comments:  |  |  |  |  |
| Area: 2.6 ha. gross 2.600 ha. net  | Policy: 2,3 Status: NC   |  |  |  |
| Grid Ref.: E 388323 N 359031   | Commitment: 7 Use: 8   |  |  |  |
| Type: <u>G</u> Hierarchy: OC   | Conversion: NB Location: R   |  |  |  |
| Greenbelt: Y Flooding: N   | Replacement Dwg: N Owner: 3  |  |  |  |
| Site Ass   | essment  |  |  |  |
| Site Features:   | Deliverability Assessment  |  |  |  |
| Field - well contained with clear hedgerow boundaries. Track N,  | Availability: 2  |  |  |  |
| oads W and S, neighbouring property + nursery E. Gently slopes<br>outh to north. More visible and overlooked than BD138a. Views    | SHLAA form received (no. 231).   |  |  |  |
| across to surrounding hills.   |  |  |  |  |
| Availabile Access:   | _  |  |  |  |
| Could be problematic - Marshfield Lane where an access gate exists is very narrow. Well Lane more likely but further investigation | Quitability  |  |  |  |
| s required.  | Potentially suitable for development if constraints can be   |  |  |  |
| Additional Comments:   | overcome. The site is well contained and in a residential area.<br>Flood mitigation measures needed.                             |  |  |  |
| n surface water floodplain of watercourse which to north of site.  |  |  |  |  |
| Consult SCC. Works on watercourse will need Land Drainage<br>Consent of SCC. Consult EA on surface water (over 1ha). FRA           |  |  |  |  |
| needed.  | Achievability: 1   |  |  |  |
| Strengths/ Opportunities:  | Development would be economically viable taking into account all likely costs and planning obligations associated with the site. |  |  |  |
| Vell contained, in a residential area.   |  |  |  |  |
|  |  |  |  |  |
| Neakneses/ Constraints:  | Classification: B Full Capacity 76   |  |  |  |
| Green belt, access, the whole of the site has been identified in the   | 5 Year Capacity 0  |  |  |  |
| Landscape & Settlement Setting Study as being important to the setting of the settlement. FRA needed.                              | Density 29.23  |  |  |  |
|  |  |  |  |  |
| Planning <i>i</i>  | Application Details  |  |  |  |
| Planning Application: SM Applicat  | tion Type: Approval Date:  |  |  |  |
|  | pplication: Approval Life:   |  |  |  |
|  |  |  |  |  |
| Date Last Updated 12-Jun-15  |  |  |  |  |

| Site Ref. No.:       2552         SMDC Ref. No.:       BD138C         NLUD Ref. No.:       PA Ref. No.:         PA Ref. No.:       SM         LDF Ref. No.:       Image: Comparison of the second | Marsh<br>Well La<br>Biddul |  |           |                    |           |
|--|----------------------------|--|-----------|--------------------|-----------|
| <b>Description</b> Field in green belt used as   | Site Deta                  | ails   |           |                    |           |
| Comments:  |                            |  |           |                    |           |
| Area: 3.7 ha. gross 3.700  | ha. net                    | Policy: 2,3  |           | Status:            | NC        |
| Grid Ref.: E 388323 N 359031   |                            | Commitment:  | 7         | Use:               | 2         |
| Type: G Hierarchy:   | OC                         | Conversion:  | NB        | Location:          | R         |
| Greenbelt: Y Flooding:   | Ν                          | Replacement Dwg:   | Ν         | Owner:             | 3         |
| Si   | ite Assess                 | sment  |           |                    |           |
| Site Features:   |                            | Deliverability   | y Assessi | nent               |           |
| Well contained, field to north, buildings and polytunnels a  | ssociated                  | Availability:  |           |                    | 3         |
| with nursery to south.   |                            | A significant part of the site is currently in use as a nursery. |           |                    |           |
| Availabile Access:<br>off Well Lane but problematic if full developed. Would red<br>further investigation.   | quire                      | Suitability:   |           |                    | 2         |
| Additional Comments:   |                            | Potentially suitable for resident constraints could be overcome  |           | ment in the future | if        |
| n surface water floodplain of watercourse which to north<br>Consult SCC. Works on watercourse will need Land Drain<br>Consent of SCC. Consult EA on surface water (over 1ha)<br>needed.  | nage                       |  |           |                    |           |
| Strengths/ Opportunities:  |                            | Achievability:<br>Development would be econom                    |           | a taking into appa | 1         |
| Adjacent to residential development.   |                            | likely costs and planning obliga                                 |           |                    |           |
| Weakneses/ Constraints:  |                            | Classification: C  | Fu        | Il Capacity        | 85        |
| Green belt, access, the whole of the site has been identif<br>Landscape & Settlement Setting Study as being importar<br>setting of the settlement. Currently in use as a nursery. F<br>needed.   | nt to the                  |  | 5 Yea     | ar Capacity        | 0<br>2.97 |
| Pla  | nning Ap                   | plication Details  |           |                    |           |
| Planning Application: SM   | Application 7              | Гуре:  | Approval  | Date:              |           |
| Building Control Ref   | Other Applic               |  | Approval  | Life:              |           |
| Date Last Updated 12-Jun-15  |                            | Date Form Printed  | 26-Jur    | n-15               |           |

| Site Ref. No.:<br>SMDC Ref. No  |  | Land to           | o west of                                      |                      |                     |            |
|---|--|-------------------|--|----------------------|---------------------|------------|
| NLUD Ref. No.   |  | Wedge             | wood Lane                                      |                      |                     |            |
| PA Ref. No.:  | SM   | Biddul            |  |                      |                     |            |
| LDF Ref. No.:   |  |                   |  |                      |                     |            |
|   |  | Site Deta         |  |                      |                     |            |
| Description   | Agricultural land in the green   | belt to the       | west of the town                               |                      |                     |            |
| Comments:   | Agricultural land in the green belt to   | the west of the   | ne town.                                       |                      |                     |            |
| Area:   | 8 ha. gross 8.000 ha   | a. net            | Policy: 2/3                                    |                      | Status:             | NC         |
| Grid Ref.:  | E 387863 N 358573  |                   | Commitment:                                    | 7                    | Use:                | 8          |
| Туре:   | G Hierarchy:   | Т                 | Conversion:                                    | NB                   | Location:           | R          |
| Greenbelt:  | Y Flooding:  | Ν                 | Replacement Dwg:                               | Ν                    | Owner:              | 3          |
|   | Site   | e Assess          |  |                      |                     |            |
| ite Features:   |  |                   | Deliverabilit                                  | y Assessr            | nent                |            |
| gricultural land with h   | edgerow to boundary with Wedgewo   | od                | Availability:                                  |                      |                     | 2          |
| ane. Feels rural in ch  | naracter.  |                   | Owner unknown.                                 |                      |                     |            |
| ppropriate as Mow La<br>with the main Congletc<br>anes.<br>Additional Comments<br>n floodplain of waterco | ood Lane. Wedgewood Lane would<br>ine is narrow in this area. Transport<br>on Road are difficult in this area due t<br>s:<br>ourse which runs through and under s<br>Works on watercourse will need Land | links<br>o narrow | Suitability:<br>Unsuitable due to character of | area and la          | ndscape value.      | 3          |
|   | CC. Consult EA on surface water (ov  |                   | Achievability:                                 |                      |                     |            |
| trengths/ Opportuni   | ties:  |                   | Development would be econor                    |                      |                     | ount all   |
| lone.   |  |                   | likely costs and planning obligation           | ations assoc         | iated with the site | 9.         |
| Veakneses/ Constrai   | nts:   |                   | Classification: C                              | Ful                  | I Capacity          | 200        |
| Settlement Setting Stu<br>settlement. Rural char  | as been identified in the Landscape<br>dy as being important to the setting or<br>racter of the area. Wedgewood Lane<br>to the settlement at this point. FRA   | of the            |  | 5 Yea                | ar Capacity         | 0<br>25.00 |
|   | Plan   | ning App          | blication Details                              |                      |                     |            |
| Planning Applica  | tion: SM   | Application T     | уре:   | Approval [           | Date:               |            |
| Building Control I  | Ref  | Other Applica     | ation:   | Approval L           | _ife:               |            |
| Building Control I  |  | Other Applica     | ation:   | Approval L<br>26-Jur |                     |            |

| SMDC Ref. No.: BD140   | and east of  |
|--|--|
| PA Ref. No.: SM  | Akesmoor Lane<br>Biddulph  |
|  | e Details  |
| Description Agricultural green belt land to w  |  |
| Comments: Agricultural green belt land to west of to   |  |
| Area: 34 ha. gross 34.000 ha. n  | net Policy: 2/3 Status: NC   |
| Grid Ref.: E 387805 N 358054   | Commitment: 7 Use: 8   |
| Type: <u>G</u> Hierarchy:  | T Conversion: NB Location: R   |
| Greenbelt: Y Flooding:   | N Replacement Dwg: N Owner: 3  |
| Site A   | Assessment   |
| te Features:   | Deliverability Assessment  |
| gricultural land bordered by Akesmoor Lane to west and BVW<br>ast. Grass, relatively flat, mature green boundaries to housing<br>east). Thick hedgerow to Akesmoor Lane. Used for grazing,<br>arious accesses off Akesmoor Lane. Rural in character. |  |
| vailabile Access:<br>new access would need to be created probably across BVW kesmoor Lane likely to be too narrow to serve a large number wellings.  |  |
| dditional Comments:  | Not considered suitable for development due to potential access difficulties and the rural character of this area.               |
| floodplain of three watercourses which runs through and und-<br>te. Consult EA and SCC. Works on watercourses will need La<br>rainage Consent of SCC. Consult EA on surface water (over 1<br>RA needed.  | and  |
| trengths/ Opportunities:   | Achievability: 1   |
| ot highlighted as being high quality landscape in the landscap<br>ettlement Setting study.   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site. |
| /eakneses/ Constraints:  | Classification: C Full Capacity 600  |
| trusion into the greenbelt. Area rural in character. Goes beyo<br>VW. Access. Likely to be a number of landowners. FRA nee   | ond 5 Year Capacity 0<br>eded. Density 17.65   |
| Plannir  | ng Application Details   |
| Dutitive Overland Def  | plication Type:     Approval Date:       her Application:     Approval Life:   |

Date Last Updated

12-Jun-15

26-Jun-15

| Site Ref. No.: 1943<br>SMDC Ref. No.: BD140A   | nd to north of  |  |  |  |
|--|---|--|--|--|
| PA Ref. No.: SM  | adow Side<br>Idulph   |  |  |  |
| Site I   | Details   |  |  |  |
| Description Greenfield land in greenbelt   |   |  |  |  |
| Comments: Greenfield land in greenbelt   |   |  |  |  |
| Area: 1.6 ha. gross 1.600 ha. net  | Policy: 2/3 Status: NC  |  |  |  |
| Grid Ref.: E 387743 N 357110   | Commitment: 7 Use: 8  |  |  |  |
| Type: G Hierarchy: T   | Conversion: NB Location: R  |  |  |  |
| Greenbelt: Y Flooding: N   | Replacement Dwg: N Owner: 3   |  |  |  |
| Site Ass   | sessment  |  |  |  |
| te Features:   | Deliverability Assessment   |  |  |  |
| art of land adjacent to BVW. Most to north of Meadowside. When   | n Availability: 2   |  |  |  |
| ewed from public footpath off Meadowside land falls away<br>eeply - may have been mined and subsided? Not developable.   | No known availability constraints.  |  |  |  |
| ack which also acts as a right of way off Meadowside but<br>oblematic to extend this. Would question the viability of creating<br>new access through Area 4 and across the BVW.<br>dditional Comments: | Suitability:       3         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. |  |  |  |
| ome limited areas of SW flooding shown on site. FRA should insider this risk. Consult EA and SCC.  |   |  |  |  |
| rengths/ Opportunities:  | Achievability:  |  |  |  |
| elatively close to the town centre but linkages would need to be eated through neighbouring areas and across the BVW.  | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.  |  |  |  |
| eakneses/ Constraints:   | Classification: C Full Capacity 55  |  |  |  |
| reen field, green belt, vehicular access - a major constraint, evelopment on this side of the BVW intrudes into the countryside.   | 5 Year Capacity <b>0</b>  |  |  |  |
| W provides a strong edge to the settlement at this point. FRA seded.   | Density <b>34.38</b>  |  |  |  |
| Planning   | Application Details   |  |  |  |
| Planning Application: SM Applica   | ation Type: Approval Date:  |  |  |  |
|  | Application: Approval Life:   |  |  |  |
| Date Last Updated 12-Jun-15  | Date Form Printed 26-Jun-15   |  |  |  |

| SMDC Ref. No.: BD141   | at Brown Lees<br>of district boundary<br>Iph   |
|--|--|
| Site Det   | tails  |
| <b>Description</b> Agricultural land in green belt adjacent  | t to District boundary   |
| Comments: Agricultural land.   |  |
| Area: 20.4 ha. gross 20.400 ha. net  | Policy: 2/3 Status: NC   |
| Grid Ref.: E 387254 N 356417   | Commitment: 7 Use: 8   |
| Type: G Hierarchy: T   | Conversion: NB Location: R   |
| Greenbelt: Y Flooding: N   | Replacement Dwg: N Owner: 3  |
| Site Asses   | sment  |
| ite Features:  | Deliverability Assessment  |
| gricultural land, some used for grazing, relatively flat. Some gricultural buildings and at least one residence.  Availabile Access:  Fronts Tower Hill Road to the east. Southern part could be ccessed off Brook Street. | Availability:     2       No known availability constraints.   |
|  | Suitability: 3   |
| dditional Comments:  | Not considered suitable for development because developing here would erode the greenbelt gap separating Biddulph from the SOT boundary. |
| RA needed. SW floodplain and watercourses on site. Surface Vater sewer seems to discharge to site. Consult EA, SCC and vater company.  | Achievability:   |
| strengths/ Opportunities:  | Development would be economically viable taking into account all   |
| and is of no particular quality in terms of settlement setting.<br>Ithough possibly suitable for residential development, this needs to<br>e balanced against the function of the green belt in this location.             | likely costs and planning obligations associated with the site.  |
| /eakneses/ Constraints:  | Classification: C Full Capacity 450  |
| evelopment of this area would mean building up to the District<br>oundary in this significant area of green belt which maintains the   | 5 Year Capacity 0  |
| eparation of Biddulph from Stoke on Trent. FRA needed.   | Density 22.06  |
| Planning Application: SM Application   |  |
| Building Control Ref Other Appli   |  |

| SMDC Ref. No.: BD143                           |  | Land b              | etween  |                             |   |              |
|--|--|---------------------|---|-----------------------------|---|--------------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | SM   | Brook \$<br>Biddulp | ek Street & Biddulph Valley Way<br>ulph   |                             |   |              |
|  | S  | Site Deta           | iils  |                             |   |              |
| Description                                    | Sloping agricultural land in the   | e green be          | It on the district boundary   |                             |   |              |
| Comments:                                      | On the district boundary.  |                     |   |                             |   |              |
| Area:  | 10.1 ha. gross 10.100 ha   | . net               | Policy: 2/3   |                             | Status:                                 | NC           |
| Grid Ref.:                                     | E 387579 N 355882  |                     | Commitment:   | 7                           | Use:                                    | 8            |
| Туре:  | G Hierarchy:   | Т                   | Conversion:   | NB                          | Location:                               | R            |
| Greenbelt:                                     | Y Flooding:  | Ν                   | Replacement Dwg:  | Ν                           | Owner:                                  | 3            |
|  | Site   | Assess              | ment  |                             |   |              |
| ite Features:                                  |  | [                   | Deliverability  | y Assessn                   | nent                                    |              |
| Sloping agricultural lan                       | ıd.  |                     | Availability:   |                             |   | 2            |
|  |  |                     | No known availability constraints.  |                             |   |              |
| wailabile Access:                              |  |                     | Suitability:  |                             |   |              |
|  | s:<br>plain and watercourses on site. Surface<br>discharge to site. Consult EA, SCC a                |                     | Development of this area would<br>boundary in this significant area<br>separation of Biddulph from Sto<br>Victoria Business Park so may | a of green b<br>oke on Tren | elt which maintain<br>t. Also, adjacent | ns the<br>to |
| ater company.                                  |  |                     | Achievability:  |                             | [                                       | 1            |
|  | i <b>ties:</b><br>xtension to Victoria Business Park in t<br>but would need a link over the Biddulph |                     | Development would be econom<br>likely costs and planning obliga   |                             |   |              |
| Veakneses/ Constrai                            | ints:  |                     | Classification: C   | Full                        | Capacity                                | 100          |
| Green belt land on the<br>ousing. FRA needed.  | District boundary not considered suita   | able for            |   | 5 Yea                       | r Capacity                              | 0            |
|  | Plann  | ning App            | lication Details  |                             |   | 9.90         |
| Planning Applica                               | tion: SM A   | Application T       | уре:  | Approval D                  | Date:                                   |              |
| Building Control I                             | Ref  | Other Applica       | ation:  | Approval L                  | ife:                                    |              |
| Date Last Upo                                  | dated 12-Jun-15  |                     | Date Form Printed   | 26-Jun                      | -15                                     |              |

| Site Ref. No.:         1976         La           SMDC Ref. No.:         BD144   | nd on west side of  |
|---|---|
| PA Ref. No.: SM   | werhill Road<br>ddulph  |
| Site  | Details   |
| Description Field in green belt   |   |
| Comments: Field in green belt   |   |
| Area: 2.4 ha. gross 2.400 ha. net   | t Policy: 2/3 Status: NC  |
| Grid Ref.: E 387397 N 356379  | Commitment: 7 Use: 8  |
| Type: G Hierarchy:  | T Conversion: NB Location: R  |
| Greenbelt: Y Flooding:  | N Replacement Dwg: N Owner: 3   |
| Site As   | sessment  |
| te Features:  | Deliverability Assessment   |
| elatively flat field with hedgerow boundary to Towerhill Road.  | Availability: 2   |
| bes not appear to be used for agricultural purposes. Residential<br>evelopment to east and south.<br>vailabile Access:            | No known availability constraints. Land registered but no owner response yet.   |
| bad frontage to Towerhill Road.   |   |
|   | Suitability: 2  |
| dditional Comments:<br>RA needed. SW floodplain on site. Consult EA and SCC.  | 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: 1  |
| rengths/ Opportunities:<br>a residential area, good access, not identified as being significa<br>landscape terms.                 | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.  |
| eakneses/ Constraints:  | Classification: B Full Capacity 80  |
| reenbelt, close to the boundary with Stoke on Trent City (though te is no closer than existing residential development so the gap | 5 Year Capacity 0   |
| etween the settlements is not reduced) limited impact, within a ineral consultation area. FRA needed.                             | Density 33.33   |
| Planning  | Application Details   |
| Planning Application: SM Applic   | cation Type: Approval Date:   |
|   | Application: Approval Life:   |
| Date Last Updated 12-Jun-15   | Date Form Printed 26-Jun-15   |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.    |                                       |  | Levens        | 5  |               |                    |      |
|--|---------------------------------------|--|---------------|--|---------------|--------------------|------|
| PA Ref. No.:                                       | Į.                                    |  | Tunsta        | III Road   |               |                    |      |
|  | SM                                    |  | Biddul        | ph   |               |                    |      |
| LDF Ref. No.:                                      |                                       |  |               | •  |               |                    |      |
|  |                                       | ę  | Site Deta     | ails   |               |                    |      |
| Description  | House and                             | curtilage in develo  | opment bo     | oundary  |               |                    |      |
| Comments:  | House with lar                        | ge curtilage and devel   | lopment inter | rest.  |               |                    |      |
| Area:  | 0.84 ha.                              | gross 0.840 ha   | a. net        | Policy: 1  |               | Status:            | NC   |
| Grid Ref.:   | E 38794                               | 3 N 356911   |               | Commitment:  | 7             | Use:               | 1,8  |
| Туре:  | B/G                                   | Hierarchy:   | Т             | Conversion:  | NB            | Location:          | U    |
| Greenbelt:   | Ν                                     | Flooding:  | Ν             | Replacement Dwg:   | Ν             | Owner:             | 3    |
|  |                                       | Site   | Assess        | sment  |               |                    |      |
| Site Features:                                     |                                       | One  | , 49969       | Deliverabil  | itv Assess    | ment               |      |
|  |                                       |  |               |  |               |                    |      |
| oypass and adjacent to                             | 2 suggested find the south, a         | f Tunstall Road. Close<br>uture housing sites. Ir<br>disused nursery and a | na            | Availability:<br>No known availability constra<br>203).        | iints SHLAA   | forms received (14 | 1    |
| Availabile Access:                                 | · · · · · · · · · · · · · · · · · · · |  |               |  |               |                    |      |
| No road frontage. Adja                             | acent site has q                      | ood access potential s   | 50            |  |               |                    |      |
| vould need to be deve                              |                                       |  |               | Suitability:   |               |                    | 2    |
|  |                                       |  |               | Potentially suitable for reside                                |               |                    |      |
| Additional Comments                                | s:                                    |  |               | location in the settlement bou<br>integrated scheme with neigh | nbouring site | s and meet a large | part |
| SW floodplain on site.                             | Consult SCC.                          |  |               | of Biddulph's housing needs.                                   | Flood mitiga  | ation measures ma  | ıy   |
|  |                                       |  |               |  |               |                    |      |
| Strengths/ Opportuni                               | ties:                                 |  |               | Achievability:   |               |                    | 1    |
| n a sustainable locatio<br>levelop an integrated s | n in the settlem                      | nent boundary. Oppor<br>ighbouring sites and n<br>s. Not within SMLP VC    | neeta         | Development would be econo<br>likely costs and planning oblig  |               |                    |      |
| Veakneses/ Constrai                                | nts:                                  |  |               | Classification: B  | Fu            | III Capacity       | 26   |
| Nould need to be deve<br>neighbouring sites. Ree   |                                       | of an integrated schem<br>r inclusion as VOS in                            | e with        |  | 5 Ye          | ar Capacity        | 0    |
| andscape Study. Ide<br>o settlement. Some m        |                                       | important landscape song boundaries.                                       | setting       |  |               | Density 3          | 0.95 |
|  |                                       | Planr  | ning Ap       | olication Details  |               |                    |      |
| Planning Applicat                                  | tion: SM                              |  | Application 7 | Гуре:  | Approval      | Date:              |      |
| Building Control F                                 |                                       |  | Other Applic  |  | Approval      | Life:              |      |
| Date Last Upd                                      | lated 12-                             | Jun-15   |               | Date Form Printed  | 26-Ju         | n-15               |      |

| SMDC Ref. No.:BD157FerNLUD Ref. No.:CorPA Ref. No.:SMLDF Ref. No.:Bid  | nd adj to<br>m Lea<br>ngleton Road<br>Idulph<br>Details  |  |  |  |
|--|--|--|--|--|
| <b>Description</b> Large grounds belonging to house  |  |  |  |  |
| Comments: House with large curtilage.  |  |  |  |  |
| Area: 0.64 ha. gross 0.640 ha. net   | Policy: 2,3 Status: NC   |  |  |  |
| Grid Ref.: E 388836 N 359587   | Commitment: 7 Use: 1   |  |  |  |
| Type: G Hierarchy: T   | Conversion: NB Location: R   |  |  |  |
| Greenbelt: Y Flooding: Y   | Replacement Dwg: N Owner: 3  |  |  |  |
| Site Ass   | sessment   |  |  |  |
| ite Features:  | Deliverability Assessment  |  |  |  |
| arge garden plot with lengthy road frontage.   | Availability: 1  |  |  |  |
|  | SHLAA form received (201)  |  |  |  |
| vailabile Access:  |  |  |  |  |
| es - Congleton Road.   |  |  |  |  |
|  | Suitability: 3   |  |  |  |
| dditional Comments:  | Flood risk issues, potential impact on Bailey's Wood, linear development along Congleton Road, green belt, not well related to settlement. |  |  |  |
| RA needed. Serious concerns. Entirely in main river floodplain.<br>onsult EA and SCC.                              |  |  |  |  |
|  | Achievability: 1   |  |  |  |
| trengths/ Opportunities:   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.           |  |  |  |
| ood access, potential for high quality executive house with<br>avironmental features (according to owner's agent). |  |  |  |  |
| /eakneses/ Constraints:  | Classification: C Full Capacity 15   |  |  |  |
| reen belt, not well related to settlement, risk of flooding, potential   |  |  |  |  |
| npact on Bailey's Wood, would be linear development. FRA<br>eeded.   | Density 23.44  |  |  |  |
| Planning Application: SM Applica   | Application Details         ation Type:       Approval Date:         Application:       Approval Life:                                     |  |  |  |
| Other A  | Application: Approval Life:  |  |  |  |
|  |  |  |  |  |

| Site Ref. No.:<br>SMDC Ref. No                 | 1649<br>CH001   | Land s        | outh of  |              |                    |        |
|--|---|---------------|--|--------------|--------------------|--------|
| NLUD Ref. No                                   | .:  | Donke         | vlano  |              |                    |        |
| PA Ref. No.:                                   |   | Chead         | -  |              |                    |        |
| LDF Ref. No.:                                  |   | Cheau         |  |              |                    |        |
|  | ξ   | Site Deta     | ails   |              |                    |        |
| Description                                    | Greenfield site within town de  | velopmen      | t boundary   |              |                    |        |
| Comments:                                      |   |               |  |              |                    |        |
| Area:  | 7.6 ha. gross 7.000 ha  | a. net        | Policy: 1  |              | Status:            | NC     |
| Grid Ref.:                                     | E 401294 N 344330   |               | Commitment:  | 1            | Use:               | 8      |
| Туре:  | G Hierarchy:  | T             | Conversion:  | NB           | Location:          | U/R    |
| Greenbelt:                                     | N Flooding:   | Y             | Replacement Dwg:   | Ν            | Owner:             | 3      |
|  | Site  | e Assess      | sment  |              |                    |        |
| te Features:                                   |   |               | Deliverability   | / Assessr    | nent               |        |
|  | eld site down to valley. Open landsca   |               | Availability:  |              |                    | 1      |
| w hedgerows and tre<br>st.                     | ees. Stronger vegetation along stream   | iline to      | SHLAA form submitted. Consi  | der the site | is available now.  |        |
| vailabile Access:                              |   |               |  |              |                    |        |
|  | nall Road. Other potential accesses o   | off Avr       |  |              |                    |        |
|  | enue and Thorpe Rise.   |               | Suitability:   |              |                    | 2      |
| ditional Comment                               | <br>5:  |               | Site is well related to the existin development. Coal authority de | o not consid | der coal workings  | al for |
| te had outline permis                          | ssion in the 1980's but was never   |               | prevent development, two disus                                     | sed mine sl  | hafts on the site. |        |
| plemented. Remain                              | ed in Local Plan as an allocation.<br>031 residential development of 198  |               |  |              |                    |        |
|  | due to housing over supply at that time   | e.            | Achievability:   |              |                    | 1      |
| rengths/ Opportuni                             | ties:   |               | Development would be econom likely costs and planning obliga       |              |                    |        |
| etween Thorpe Rise e<br>otential to extend the | sting settlement. Opportunity for better<br>estate (n) and Cheadle to the south. A<br>Cecilly Brook Nature Reserve into the<br>rate new school if required. | Also          |  |              |                    |        |
| eakneses/ Constra                              | nts:  |               | Classification: B  | Ful          | Il Capacity        | 240    |
|  | site. Previous coal extraction requires<br>ea of Flood Zone 3 (E). 2 x TPO's. Ph  |               |  | 5 Yea        | ar Capacity        | 0      |
| abitat survey recomm                           | nends watercourse protected & suitabl<br>tement produced for masterplanning p   | le            |  |              | Density            | 34.29  |
|  | Planr   | ning Ap       | plication Details  |              |                    |        |
| Planning Applica                               |   | Application 7 |  | Approval [   | Date:              |        |
|  |   |               |  | Approval I   |                    |        |
|  | Ref   | Other Applic  | ation.   | Appiovali    | _ite:              |        |
| Building Control                               | Ref   | Other Applic  | ation:   | Approvari    |                    |        |

| Site Ref. No.: 1651<br>SMDC Ref. No.: CH002a  | nainder of Lightwood Estate  |  |  |  |
|---|--|--|--|--|
| PA Ref. No.:  | bourne Road<br>adle  |  |  |  |
| Site D  | Details  |  |  |  |
| <b>Description</b> Greenfield site adjacent to Moor La  | ne Farm  |  |  |  |
| Comments:   |  |  |  |  |
| Area: 0.79 ha. gross 0.750 ha. net  | Policy: 1 Status: NC   |  |  |  |
| Grid Ref.: E 401685 N 343163  | Commitment: 1 Use: 8   |  |  |  |
| Type:   G   Hierarchy:   T  | Conversion: NB Location: U   |  |  |  |
| Greenbelt: N Flooding: Y  | Replacement Dwg: N Owner: 3  |  |  |  |
| Site Ass  | essment  |  |  |  |
| Site Features:  | Deliverability Assessment  |  |  |  |
| Single open field with no significant features within site. Currently in  |  |  |  |  |
| Igricultural use. Belt of mature trees along south western boundary<br>of site.   | Site is available. Previous application covered both sites CH002a  |  |  |  |
| Availabile Access:  | and CH002b.  |  |  |  |
| Access available off Arundel Drive.   | _  |  |  |  |
|   | Suitability:   |  |  |  |
|   | Within settlement boundary and adjacent to existing housing to   |  |  |  |
| Additional Comments:  | north and south. Good potential for housing.   |  |  |  |
| 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:   | Achievability:   |  |  |  |
| Vithin settlement boundary and adjacent to existing housing to<br>orth and south. It has good infill potential . Remaining part of<br>ightwood Local Plan allocation. Opportunities to link the adjacent<br>wo estates for pedestrian access. | Development would be economically viable taking into account all likely costs and planning obligations associated with the site. |  |  |  |
| Veakneses/ Constraints:   | Classification: B Full Capacity 26   |  |  |  |
| lood risk zone 3 adjoins western edge of site.  | 5 Year Capacity 0  |  |  |  |
|   | Density <b>34.67</b>   |  |  |  |
| Planning Application: Applicat  | Application Details  |  |  |  |
| Building Control Ref Other A  | pplication: Approval Life:   |  |  |  |
| Date Last Updated 12-Jun-15   | Date Form Printed 26-Jun-15  |  |  |  |

| Site Ref. No.:<br>SMDC Ref. No.<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:<br>Description<br>Comments: | : SM                               | ngs and surround      | Moor L<br>Cheadl<br>Site Deta | ane Farm<br>ane<br>e<br>ails                                 | ue.        |                      |           |
|---|------------------------------------|-----------------------|-------------------------------|--|------------|----------------------|-----------|
| Area:   | 1.2 ha. (                          | gross 1.200 h         | a. net                        | Policy: 1  |            | Status:              | NC        |
| Grid Ref.:  | E 401685                           | 5 N 343163            |                               | Commitment:  | 7          | Use:                 | 8         |
| Туре:   | G/B                                | Hierarchy:            | Т                             | Conversion:  | NB         | Location:            | U         |
| Greenbelt:  | Ν                                  | Flooding:             | Ν                             | Replacement Dwg:   | Ν          | Owner:               | 3         |
|   |                                    | Sit                   | e Assess                      | sment  |            |                      |           |
| te Features:  |                                    |                       |                               | Deliverability   | y Assess   | ment                 |           |
|   | acent naddocks                     | . No significant feat |                               | Availability:  |            |                      | 2         |
| vailabile Access:<br>ccess available from<br>ghtwood developmer   |                                    |                       | through                       | and CH002b Suitability:                                      |            |                      | 2         |
| Iditional Comments<br>//99/01337/ful refuse<br>the time. Inspector  | d and dismisse<br>did not consider | that there were any   |                               | Within settlement boundary an north and south. Good potentia |            |                      |           |
| nstraints to developr   | nent at that time                  | 9.                    |                               | Achievability:   |            |                      | 2         |
| rengths/ Opportuni  | ties:                              |                       |                               | Development would be econon                                  |            |                      | unt all   |
| ithin settlement bour<br>rth and south. It has  |                                    |                       | ng to                         | likely costs and planning obliga                             | auons asso | ciated with the site |           |
| eakneses/ Constrai  | nts:                               |                       | 1                             | Classification: B  | Fu         | III Capacity         | 42        |
| arm buildings and dw  | elling within site                 |                       |                               |  | 5 Ye       | ar Capacity          | 0<br>5.00 |
|   |                                    | Plan                  | ning App                      | blication Details  |            |                      |           |
| Planning Applica  | tion: SM                           |                       | Application T                 | ype:   | Approval   | Date:                |           |
| Building Control I  |                                    |                       | Other Applic                  |  | Approval   | Life:                |           |

Date Last Updated

16-Jun-15

| Site Ref. No.:<br>SMDC Ref. No                 | 1664<br>CH003  | Land South East of  |
|--|--|---|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |  | Brookhouse Way<br>Cheadle   |
|  |  | Site Details  |
| Description                                    | Vacant Land within developm  | nent boundary   |
| Comments:                                      | Vacant land which forms part of larg   | ger allocation now built.   |
| Area:  | 1.7 ha. gross 1.700 ha   | a. net Policy: 1 Status: NC   |
| Grid Ref.:                                     | E 400000 N 342500  | Commitment: 1 Use: 6  |
| Туре:  | G Hierarchy:   | T Conversion: NB Location: R  |
| Greenbelt:                                     | N Flooding:  | N         Replacement Dwg:         N         Owner:         3   |
|  | Site   | e Assessment  |
| Site Features:                                 |  | Deliverability Assessment   |
| /acant/underused land                          | d with no significant features within the  | ne site. Availability: 1  |
| Adjacent to existing ho<br>scattered trees.    | using. Slopes down to the brook with   | h Letter from agent promoting site for residential development.   |
|  | Balmoral Drive or from extended Broo<br>ised by SCC highways to previous   | okhouse       Suitability:       2         Part of Local Plan Allocation for housing within settlement boudary and adjacent to existing housing to north.       2 |
| Site approved March 2                          | 015.   |   |
| Strengths/ Opportuni                           | ties:  | Achievability: 1 Development would be economically viable taking into account all   |
| north. Relates well to e                       | ndary and adjacent to existing housing<br>existing development and would comp<br>e 1 habitat survey does not raise any | g to plete  |
| Weakneses/ Constrai                            | nts:   | Classification: B Full Capacity 55  |
|  | e adjacent to the dismantled railway a<br>used railway line to south east of site                                      |   |
|  |  | Density <b>32.35</b>  |
|  | Plan   | ning Application Details  |
| Planning Applicat                              | tion:  | Application Type: Approval Date:  |
| Building Control F                             | Ref  | Other Application: Approval Life:   |
| Date Last Upd                                  | lated 12-Jun-15  | Date Form Printed 26-Jun-15   |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:           | р.<br>Г         |  | 136<br>Frogha<br>Chead   |  |                          |                         |           |
|--|-----------------|--|--------------------------|--|--------------------------|-------------------------|-----------|
| Description  | Two poddo       |  | Site Det                 |  |                          |                         |           |
| Description<br>Comments:   | · · ·           | ock areas within d                         |                          | it boundary  |                          |                         |           |
| comments.  |                 |  | it boundary              |  |                          |                         |           |
| Area:  | 1.3 ha.         | gross 1.300 h                              | ia. net                  | Policy: 1  |                          | Status:                 | NC        |
| Grid Ref.:   |                 | 95 N 344425                                |                          | Commitment:  | 7                        | Use:                    | 8         |
| Туре:  | G               | Hierarchy:                                 | Т                        | Conversion:  | NB                       | Location:               | U         |
| Greenbelt:   | Ν               | Flooding:                                  | N                        | Replacement Dwg:   | Ν                        | Owner:                  | 4         |
|  |                 | Sit  | e Asses                  | sment  |                          |                         |           |
| Site Features:   |                 |  |                          | Deliverabilit  | y Assess                 | sment                   |           |
| Site comprises of 2 page   | dooko ourrour   | adad by built davalar                      | mont                     | Availability:  |                          | [                       | 1         |
| Site comprises of 2 pages<br>Flat open fields in agric                                     |                 |  |                          | Site is available.   |                          |                         | 1         |
| Availabile Access:<br>Access would have to booints to west or north<br>Additional Comments | or off Froghall |  | cess                     | Suitability:<br>Within development boundary<br>development. Good potential | surrounde<br>for develop | d by residential oment. | 2         |
|  | 41              |  |                          | Achievability:   |                          | [                       | 1         |
| Strengths/ Opportuni<br>Vithin development bo<br>levelopment. Land is i                    | undary surrour  |  | al use.                  | Development would be econor<br>likely costs and planning oblig             |                          |                         |           |
| Veakneses/ Constrai  | nts:            |  |                          | Classification: B  | F                        | ull Capacity            | 45        |
| Greenfield. Phase 1 has a standard and narshy grassland and ncorporated into scher         | recommends t    | as identified small are this is protected. | ea of<br>Could be        |  | 5 Ye                     | ear Capacity            | 0<br>4.62 |
|  |                 | Plan                                       | ning Ap                  | plication Details  |                          |                         |           |
| Planning Applicat  | ion:            | ]  | Application <sup>-</sup> | Туре:  | Approval                 | Date:                   |           |
| Building Control F   | Ref             |  | Other Applic             | cation:  | Approval                 | Life:                   |           |
| Date Last Upd  | ated 12         | -Jun-15                                    |                          | Date Form Printed  | 26-Jı                    | ın-15                   |           |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.: |   | Turner's<br>Cheadle | Pasture                              |                 |                            |                 |
|---|---|---------------------|--------------------------------------|-----------------|----------------------------|-----------------|
| LDI Kel. No   |   |                     |                                      |                 |                            |                 |
| <b>-</b>  | -   | Site Detai          | S                                    |                 |                            |                 |
| Description   | Greenfield site adjacent to the   |                     |                                      |                 |                            |                 |
| Comments:   | Farm buildings and surrounding gree   | nfield land.        |                                      |                 |                            |                 |
| Area:   | 1.5 ha. gross 1.500 ha  | . net               | Policy:                              |                 | Status:                    | NC              |
| Grid Ref.:  | E 401325 N 344020   |                     | Commitment                           | : 7             | Use:                       | 8               |
| Туре:   | G Hierarchy:  | Т                   | Conversion:                          | N               | B Locatio                  | n: U            |
| Greenbelt:  | N Flooding:   | Ν                   | Replacement                          | t Dwg: N        | Owner:                     | 4               |
|   | Site  | Assessn             | nent                                 |                 |                            |                 |
| e Features:   |   |                     | Deli                                 | verability Ass  | sessment                   |                 |
| eenfield land. Adjoir<br>d borders recreation<br>railabile Access:              | uildings and dwelling surrounded by vans brook which has scattered trees/veg<br>al ground.  | getation            | Availability:<br>No known ownership  | constraints.    |                            | 2               |
|   |   |                     | Suitability:                         |                 |                            | 2               |
| ditional Comments   | 3:  |                     | Within development development. Good |                 |                            |                 |
| e approved for hous   | ing. June 2015.   |                     | Achievability:                       |                 |                            |                 |
| rengths/ Opportuni  | ties:   |                     | Development would I                  | oe economically | viable taking into a       | 1<br>ccount all |
| undary surrounded I   | to reflect flood plain. Within developm<br>by residential development. Footpath v<br>creation use well used, potential for<br>rea.                | ient                | likely costs and planr               |                 |                            |                 |
| eakneses/ Constrai  | ints:   |                     | Classification:                      | В               | Full Capacity              | 45              |
| rthern edge/along bi<br>idscaping scheme /                                      | art (reflected in the net figure). TPOs<br>rook but could be accommodated with<br>habitat protection. Includes farm with<br>south eastern corner. |                     |                                      |                 | 5 Year Capacity<br>Density | 0<br>30.00      |
|   | Planr   | ing Appl            | ication Detail                       | s               |                            |                 |
| Planning Applica  | tion  | Application Typ     | ne.                                  | App             | roval Date:                |                 |
| Building Control  |   | Other Application   |                                      |                 | roval Life:                |                 |
| Date Last Upo   | dated 12-Jun-15   |                     | Date Form F                          | Printed         | 26-Jun-15                  |                 |

| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:   | : CH009<br>: SM  | Orchar          | nill Road  |
|--|--|-----------------|--|
|  | -  | Site Deta       |  |
| Description  | House, barns and garden plus   |                 |  |
| Comments:  | House could be brownfield but the re-<br>potential.                              | st of the site  | is greenfield. Requires demolition of existing buildings to maximise                                 |
| Area:  | 0.47 ha. gross 0.470 ha  | . net           | Policy: 1 Status: NC   |
| Grid Ref.:   | E 401224 N 343776  |                 | Commitment: 7 Use: 1/6   |
| Туре:  | B/G Hierarchy:   | Т               | Conversion: Location: U  |
| Greenbelt:   | N Flooding:  | Ν               | Replacement Dwg: N Owner: 4  |
|  | Site   | Assess          | sment  |
| ite Features:  |  |                 | Deliverability Assessment  |
|  | n the site but predominately greenfield<br>land. Some mature trees to the rear o |                 | Availability: 1  |
| xisting acess off Chur   | chill Road   |                 |  |
|  | chiir Road.  |                 | Suitability: 2   |
| dditional Comments   | :  |                 | Within settlement boundary and surrounded by housing. Good potential for development.                |
| versupply and greenfid<br>emolition. Phase 1 ha<br>oor semi-improved gra<br>trengths/ Opportunit<br>Vithin settlement boun<br>eveloped in conjunctic |  | r as            | Achievability: 2 Development could be made economically viable through reduced planning obligations. |
| Veakneses/ Constrai  | nts:   |                 | Classification: B Full Capacity 16   |
|  | igs are not listed but are attractive. W ns along rear of the site.              | /ell            | 5 Year Capacity <b>0</b>   |
|  | is along lear of the site.   |                 | Density <b>34.04</b>   |
|  |  | <b>hing App</b> | Dlication Details  |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.: | ,  | Land r<br>The Bi<br>Chead | irches  |
|---|--|---------------------------|---|
| LDF Ref. No.:   |  | Chead                     |   |
|   |  | Site Det                  | ails  |
| Description   | Vacant Greenfield Site   |                           |   |
| Comments:   | Site comprises of 2 parcels of vaca  | nt/greenfield             | underused land  |
| Area:   | 1.54 ha. gross 1.400 h   | a. net                    | Policy: 1 Status: NC  |
| Grid Ref.:  | E 400583 N 342850  |                           | Commitment: 7 Use: 8  |
| Туре:   | G Hierarchy:   | Т                         | Conversion: NB Location: U  |
| Greenbelt:  | N Flooding:  | Ν                         | Replacement Dwg: N Owner: 4   |
|   | Site   | e Asses                   | sment   |
| Site Features:  |  |                           | Deliverability Assessment   |
| Site comprises of 2 lev   | el open fields separated by hedgero  | w 2                       | Availability:   |
| mature trees to south o   |  |                           | SHLAA request indicates immediate availability.   |
|   |  |                           |   |
| Availabile Access:  |  |                           |   |
| Access available from   | Birchwood Grove.   |                           |   |
|   |  |                           | Suitability: 2  |
| Additional Comments   | :  |                           | Within settlement boundary and surrounded by housing and school grounds. Access may limit capacity.                             |
| No planning history.  |  |                           |   |
|   |  |                           |   |
| Strengths/ Opportuni  | tios   |                           | Achievability: 1  |
| Gently sloping field with                                       | nin settlement boundary. Surrounde<br>ligh School and associated buildings | d by<br>s. No             | Development would be economically viable taking into account all likely costs and planning obligations associated with the site |
| Weakneses/ Constrai   | nts:   |                           | Classification: B Full Capacity 50  |
| Couple of TPO's to the  | south of the site. Access may limit  | capacity.                 | 5 Year Capacity 0   |
|   |  |                           | Density <b>35.71</b>  |
|   | Plan   | ning Ap                   | plication Details   |
| Planning Applicat   | tion:  | Application               | Type: Approval Date:  |
| Building Control F  |  | Other Applie              |   |

| Date Last Updated | 12 |
|-------------------|----|
|-------------------|----|

2-Jun-15

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | 1   | Stodda<br>Leek R<br>Cheadl     |   |                         |
|--|---|--------------------------------|---|-------------------------|
|  |   | Site Deta                      | ails  |                         |
| Description  | Coach Depot and Oil Depot   | Yard                           |   |                         |
| Comments:  | Current employment site occupied p  | primarily by St                | toddards  |                         |
| Area:  | 0.8 ha. gross 0.800 ha  | a. net                         | Policy: 1   | Status: NC              |
| Grid Ref.:   | E 401030 N 343653   |                                | Commitment: 7   | <b>Jse:</b> 2           |
| Туре:  | B Hierarchy:  | T                              | Conversion: NB L  | ocation: U              |
| Greenbelt:   | N Flooding:   | Ν                              | Replacement Dwg: N C  | wner: 3                 |
|  | Site  | e Assess                       | ment  |                         |
| ite Features:  |   |                                | Deliverability Assessment   |                         |
|  | comprising low rise warehouse type ard space and also dwelling house.               |                                | Availability:   | 2                       |
| rm also includes buil  | dings to the south of the site which an<br>e from Leek Road and Harbourne Driv      | re in use.                     | SHLAA request received but site not available a years) due to need to relocate exsiting business  |                         |
|  |   |                                | Suitability:  | 2                       |
|  | s:<br>the Cheadle Town Centre Masterplan<br>991 approved for cou from retail to gy  |                                | Brownfield site within settlement boundary has<br>either housing or employment use but existing I |                         |
|  |   |                                | Achievability:  | 2                       |
|  | ties:<br>ettlement boundary. Surrounding us<br>site less well suited to its current | es are                         | Development could be made economically viab reduced planning obligations                          |                         |
| eakneses/ Constrai   | ints:   | ]                              | Classification: B Full Cap  | pacity <b>32</b>        |
|  | ay require relocating. Other uses on<br>extensive site remediation due to curr      |                                | 5 Year Ca<br>Der  | pacity 0<br>nsity 40.00 |
|  | Plan  | ning App                       | blication Details   |                         |
| Planning Applica<br>Building Control I   |   | Application T<br>Other Applica |   |                         |
| Date Last Upo  | lated 12-Jun-15   |                                | Date Form Printed 26-Jun-15   |                         |

| Date L | .ast U | pdated |  |
|--------|--------|--------|--|
|--------|--------|--------|--|

12-Jun-15

| Site Ref. No.:<br>SMDC Ref. No  | 1879<br>CH019  | Land to         | o West of   |              |                    |     |
|---|--|-----------------|---|--------------|--------------------|-----|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:                              | SM   | Drayco<br>Chead | ott Cross Road<br>le  |              |                    |     |
|   |  | Site Deta       | ails  |              |                    |     |
| Description   | Vacant/underused Land  |                 |   |              |                    |     |
| Comments:   | Former waste tip site now partly used  | d for storage   | <ul> <li>Has past permissions for empl</li> </ul>           | oyment use   |                    |     |
| Area:   | 4 ha. gross 4.000 ha   | a. net          | Policy: 1   |              | Status:            | NC  |
| Grid Ref.:  | E 399003 N 342352  |                 | Commitment:   | 7            | Use:               | 6   |
| Туре:   | B Hierarchy:   | Т               | Conversion:   | NB           | Location:          | U   |
| Greenbelt:  | N Flooding:  | Ν               | Replacement Dwg:  | Ν            | Owner:             | 3   |
|   | Site   | Assess          | sment   |              |                    |     |
| ite Features:   |  |                 | Deliverabilit   | y Assessi    | ment               |     |
|   | v used for storage. Raised site surrou   | unded           | Availability:   |              |                    | 2   |
| y woodland on all side  | es.  |                 | Outline planning permission for employment.                 |              |                    |     |
| wailabile Access:<br>Only access is through<br>Draycott Cross Road.         | the employment site to the east from   | 1               | Suitability:  |              |                    | 3   |
| Additional Comments   | 5:   |                 | Unsuitable for housing due to uses, ground conditions and p |              |                    | ent |
| torage/distribution and   | mission for pre-cast concrete tank<br>d temporary building (01/01200). Sou<br>crap metal site (08/01644) pending | th west         | Achiovahilián   |              |                    |     |
| strengths/ Opportuni  | ties:  |                 | Achievability:  |              | - t                | 3   |
| rownfield underused l   |  |                 | Unlikely to be viable for housir ground conditions.         | iy due to pa | isi use and curren |     |
| Veakneses/ Constrai   |  |                 | Classification: C   | Fu           | II Capacity        | 120 |
| ocated in an area of i<br>Possible ground stabili<br>Ithough not visible on | ntensive B2 and B8 employment uses<br>ty problems. Public right of way acros<br>aerial photo.                    | s.<br>ss site,  |   | 5 Yea        | ar Capacity        | 0   |
|   | Planr  | ning App        | olication Details   |              |                    |     |
| Planning Applica  | tion: SM   | Application 7   | Гуре:   | Approval     | Date:              |     |
| Building Control I  | Ref  | Other Applic    | ation:  | Approval     | Life:              |     |
| Date Last Upc   | lated 16-Jun-15  |                 | Date Form Printed   | 26-Ju        | n-15               |     |

| SMDC Ref. No.: CH020                             |   |                              | north of   |                     |                                       |
|--|---|------------------------------|--|---------------------|---------------------------------------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:   | : 343800028   | The Gi<br>Chead              |  |                     |                                       |
|  |   | Site Det                     | ails   |                     |                                       |
| Description                                      | Mixed Use Site  |                              |  |                     |                                       |
| Comments:  | Vacant industrial building ar   | nd scrubland                 |  |                     |                                       |
| Area:  | 1.2 ha. gross 1.2   | 00 ha. net                   | Policy: 1  | 5                   | Status: NC                            |
| Grid Ref.:                                       | E 399706 N 3429   | 77                           | Commitment:  | 7 l                 | <b>Jse:</b> 2/7                       |
| Туре:  | B/G Hierarcl  | hy: T                        | Conversion:  | NB                  | ocation: U                            |
| Greenbelt:                                       | N Floodin   | <b>g:</b> N                  | Replacement Dwg:   | N C                 | wner: 4                               |
|  |   | Site Asses                   | sment  |                     |                                       |
| ite Features:                                    |   |                              | Deliverabili   | ty Assessment       |                                       |
|  |   |                              | Availability:<br>SHLAA request indicating imm  | nediate availabilit |                                       |
| dditional Comments                               |   |                              | Suitability:<br>Within settlement boundary an<br>and residential uses. Site wou<br>employment or housing uses. |                     |                                       |
|  |   |                              | Achievability:   |                     | 2                                     |
| esidential uses. Site v<br>ousing uses. Large ir | ties:<br>dary and surrounded by mix<br>yould be suitable for either er<br>idustrial building to the north<br>incorporated into the scheme | nployment or<br>is underused | Development would be econor<br>likely costs and planning oblig   |                     |                                       |
| /eakneses/ Constrai                              | nts:  |                              | Classification: B  | Full Cap            | pacity <b>42</b>                      |
|  | ugh no longer in employment<br>st uses. Flood zone 3 to west  |                              |  | 5 Year Ca<br>Der    | pacity <b>0</b><br>nsity <b>35.00</b> |
|  |   | Planning Ap                  | plication Details  |                     |                                       |
| Planning Applicat                                | ion:  | Application                  | Туре:  | Approval Date:      |                                       |
| Building Control F                               |   | Other Applic                 |  | Approval Life:      |                                       |
| Date Last Upd                                    | ated 16-Jun-15  |                              | Date Form Printed  | 26-Jun-15           |                                       |

| Site Ref. No.: 1880 SMDC Ref. No.: CH022 NUUD Ref. No.: CH022  |   |             |   |                      |  |
|--|---|-------------|---|----------------------|--|
| NLUD Ref. No.<br>PA Ref. No.:  | SM  | Tean I      | Road  |                      |  |
| LDF Ref. No.:  |   | Chead       | lle   |                      |  |
|  |   |             |   |                      |  |
| Description  | Vacant Land   | Site Det    | alls  |                      |  |
| Comments:  | Vacant land, mainly wooded.   |             |   |                      |  |
| commento.  | , , , , , , , , , , , , , , , , , , ,   |             |   |                      |  |
| Area:  | 1.18 ha. gross 1.180  | ha. net     | Policy: 2   | Status: NC           |  |
| Grid Ref.:   | E 400688 N 341430   |             | Commitment: 7   | <b>Use</b> : 6       |  |
| Туре:  | G/B Hierarchy:  | Т           | Conversion: NB  | Location: R          |  |
| Greenbelt:   | Y Flooding:   | Ν           | Replacement Dwg: N  | Owner: 3             |  |
|  | S   | ite Asses   | sment   |                      |  |
| te Features:   |   |             | Deliverability Assess   | sment                |  |
|  | the site has a fairly dense tree co<br>cupied by a vehicle repair centre a<br>ble from Tean Road. |             | Availability:<br>No known ownership constraints. Agents<br>suitable for residential development.          | s consider the site  |  |
| dditional Comments   |   |             | Suitability:<br>Unlikely to be suitable for intensive devel<br>woodland but could provide opportunity for |                      |  |
|  | n Road adjacent to the site.  |             | road from Tean Road.  |                      |  |
|  |   |             | Achievability:  | 1                    |  |
| itrengths/ Opportunities:       I         opportunity to provide access to link with Brookhouse Way from ean Road.       I |   |             |   |                      |  |
| /eakneses/ Constrai  | nts:  |             | Classification: C F   | ull Capacity 35      |  |
| green belt. Extensiv   | e wooded area. Remote from exi  | sting       |   | ear Capacity 0       |  |
|  |   |             |   | Density <b>29.66</b> |  |
|  | Pla   | nning Ap    | plication Details   |                      |  |
| Planning Applicat  | ion: SM   | Application | Type: Approval  | Date:                |  |
| Building Control F   |   | Other Appli |   | Life:                |  |

| Date Last Updated | Date La | ast Updat | ed |
|-------------------|---------|-----------|----|
|-------------------|---------|-----------|----|

16-Jun-15

| SMDC Ref. No.:         CH024           NLUD Ref. No.:   | Land off<br>Churchill Road<br>Cheadle  |
|---|--|
| Si  | ite Details  |
| Description Part vacant part greenfield site  |  |
| Comments: Area of vacant underused land former  | ly allocated for new school in Local Plan.   |
| Area: 2 ha. gross 1.200 ha.   | net Policy: 1 Status: NC   |
| Grid Ref.: E 401324 N 343787  | Commitment: 6 Use: 6   |
| Type: B/G Hierarchy:  | T Conversion: NB Location: U   |
| Greenbelt: N Flooding:  | Y Replacement Dwg: N Owner: 4  |
| Site /  | Assessment   |
| te Features:  | Deliverability Assessment  |
| reenfield vacant site with no signifcant features.  vailabile Access:  ccess possible from Churchill Road although this area is use car park by JCB. Could be developed in conjunction with Ch orchard Farm).  dditional Comments:  0/06574 - Primary School approved. 84/12820 - Residential oproved. 88/01248 - vehicular access and new car park appro- ublic footpath runs NE SW along western edge of site.  trengths/ Opportunities:  elatively flat site within settlement boundary and well related portunities to link / improve this. | H009       Suitability:       2         Within settlement boundary and well related to surrounding development. Would be suitable for high density housing if no longer required as a school site.       Image: Comparison of the settlement boundary and well related to surrounding development. Would be suitable for high density housing if no longer required as a school site.         roved.       Achievability:       1         Development would be economically viable taking into account all likely costs and planning obligations associated with the site.       1 |
| te allocated for primary school in 1998 Local Plan but has no<br>een developed. Access would have to be from Churchill Roa<br>art of site to east within Flood Zone 3 and some TPO's. Adja<br>Cecilly Brook LNR.  | ad.  |
| Planni  | ng Application Details   |
|   | oplication Type:     Approval Date:       ther Application:     Approval Life:   |
| Date Last Updated 16-Jun-15   | Date Form Printed 26-Jun-15  |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.: | P   | Land n<br>Gibralta<br>Moor L<br>Cheadl | ar Farm<br>ane   |             |
|---|---|--|--|-------------|
|   | S   | Site Deta                              | ails   |             |
| Description   | Agricultural land                         |  |  |             |
| Comments:   |   |  |  |             |
| Area:   | 3 ha. gross 3.000 ha                      | . net                                  | Policy: 3 Status:  | NC          |
| Grid Ref.:  | E 401894 N 343630                         |  | Commitment: 7 Use:   | 8           |
| Туре:   | G Hierarchy:                              | T                                      | Conversion: NB Locatio   | <b>n:</b> R |
| Greenbelt:  | N Flooding:                               | Ν                                      | Replacement Dwg: N Owner:  | 3           |
|   | Site                                      | Assess                                 | sment  |             |
| ite Features:   |   |  | Deliverability Assessment  |             |
| gricultural land.   |   |  | Availability:  | 1           |
| vailabile Access:<br>lain road frontage to (                                    | Dakamoor Road suitable for direct acc     | ess.                                   | years. Letter from landowner stating that land is still ava<br>Oct 2012.<br>Suitability:                         | 2           |
| dditional Comments  | S:  |  | Could be potentially suitable in longer term as an extens area CH129.  | ion to      |
|   | 41  |  | Achievability:   | 1           |
| trengths/ Opportuni<br>djoins built-up area. (<br>n extension to area C         | Could be a longer term development a      | rea as                                 | Development would be economically viable taking into a likely costs and planning obligations associated with the |             |
| eakneses/ Constrai  | ints:                                     | _                                      | Classification: <b>B</b> Full Capacity   | 90          |
| ot well related to exis   | ting built up area. Significant intrusion | into                                   | 5 Year Capacity  | 0           |
|   |   |  | Density  | 30.00       |
| Planning Applica<br>Building Control I  | tion: SM                                  | Application T                          |  |             |
| Date Last Upo   | lated 16-Jun-15                           |  | Date Form Printed 26-Jun-15  |             |

| Site Ref. No.:<br>SMDC Ref. No.<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |   |             |   |                                |
|---|---|-------------|---|--------------------------------|
|   |   | Site Det    | ails  |                                |
| Description   | Agricultural land   |             |   |                                |
| Comments:   |   |             |   |                                |
| Area:   | 3.8 ha. gross 3.800 h   | na, net     | Policy: 3   | Status: NC                     |
| Grid Ref.:  | E 401825 N 333446   |             | Commitment: 7   | Use: 8                         |
| Туре:   | G Hierarchy:  | Т           | Conversion: NB  | Location: R                    |
| Greenbelt:  | N Flooding:   | Ν           | Replacement Dwg: N  | Owner: 3                       |
|   | 014   |             |   |                                |
|   | 511   | e Asses     |   |                                |
| Site Features:  |   |             | Deliverability Assess   | ment                           |
| Area of agricultural land   | 1.  |             | Availability:   | 1                              |
|   | nto Moor Lane which is not suitable<br>on with Oakamoor Road.               | for major   | SHLAA housing request received. Consi-<br>years. Letter from landowner stating that<br>Oct 2012.  Suitability: Could be potentially suitable in longer term | land is still available        |
|   | :<br>cultural workers dwelling allowed at<br>ed matters approved June 2011. | appeal.     | area CH129.   |                                |
|   |   |             | Achievability:  | 1                              |
| Strengths/ Opportunit<br>Could be a longer term<br>CH129.                         | development area as an extension  | to area     | Development would be economically viab<br>likely costs and planning obligations asso  |                                |
| Weakneses/ Constrai   | nts:  |             | Classification: B   | Il Capacity 114                |
| Access issues.  |   |             | 5 Ye  | ar Capacity 0<br>Density 30.00 |
|   | Plan  | ning Ap     | plication Details   |                                |
| Planning Applicat   | ion: SM   | Application | Type: Approval  | Date:                          |
| Building Control Ref Other App  |   |             |   | Life:                          |

| ate Last Updated | 10-Jun-15 | Date Form Printed 26-Jun-1 | 5 |
|------------------|-----------|----------------------------|---|

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |   | Land ea<br>Gibralta<br>Moor L<br>Cheadl | ar Farm<br>ane   |                              |             |
|--|---|---|--|------------------------------|-------------|
|  |   | Site Deta                               | ils  |                              |             |
| Description  | Agricultural land   |   |  |                              |             |
| Comments:  |   |   |  |                              |             |
| Area:  | 2.9 ha. gross 2.900 ha                                    | . net                                   | Policy: 3  | Status                       | s:          |
| Grid Ref.:   | E 402007 N 343493   |   | Commitment:  | Use:                         | 8           |
| Туре:  | G Hierarchy:  | Т                                       | Conversion:  | NB Locat                     | ion: R      |
| Greenbelt:   | N Flooding:   | Ν                                       | Replacement Dwg:   | N Owner                      | : 3         |
|  | Site  | Assess                                  | ment   |                              |             |
| Site Features:   |   |   | Deliverabili   | ty Assessment                |             |
| Area of agricultural lan   | ıd.   |   | Availability:  |                              | 1           |
| Availabile Access:<br>Potential access via ac                                    |   |   | SHLAA housing request recei<br>years. Letter from landowner<br>Oct 2012.<br>Suitability:<br>Could be potentially suitable i<br>area CH73a. | stating that land is still a | available   |
| Additional Comments  | 5:<br>  |   | Achievability:   |                              |             |
| Strengths/ Opportuni<br>Could be a longer term<br>CH73a.                         | ities:<br>n development area as an extension to           | area                                    | Development would be econo<br>likely costs and planning oblig  |                              | account all |
| Weakneses/ Constrai  | ints:   |   | Classification: B  | Full Capacity                | 90          |
| Not well related to exisoppen countryside. Accord                                | sting built up area. Significant intrusion<br>ess issues. | into                                    |  | 5 Year Capacity              | 0           |
|  |   |   |  | Density                      | 31.03       |
|  | Planr   | ning App                                | lication Details   |                              |             |
| Planning Applica   | tion: SM  | Application T                           | ype:   | Approval Date:               |             |
| Building Control I   | Ref (   | Other Applica                           | ation:   | Approval Life:               |             |
| Date Last Upo  | dated 10-Jun-15   |   | Date Form Printed  | 26-Jun-15                    |             |

| Site Ref. No.:<br>SMDC Ref. No                 | P   | Land e          | east of  |
|--|---|-----------------|--|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | SM  | Rockir<br>Chead | ngham Drive<br>le  |
|  |   | Site Deta       | ails   |
| Description                                    | Agricultural land   |                 |  |
| Comments:                                      |   |                 |  |
| Area:  | 2.56 ha. gross 2.560 ha   | a. net          | Policy: 3 Status: NC   |
| Grid Ref.:                                     | E 401923 N 343300   |                 | Commitment: 7 Use: 8   |
| Туре:  | G Hierarchy:  | T               | Conversion: NB Location: R   |
| Greenbelt:                                     | N Flooding:   | N               | Replacement Dwg: N Owner: 3  |
|  | Site  | e Assess        | sment  |
| ite Features:                                  |   |                 | Deliverability Assessment  |
| rea of agricultural land                       | d.  |                 | Availability:  |
|  | e onto Moor Lane which is not suitab<br>r junction with Oakamoor Road.                        | le for          | SHLAA housing request received. Considered available within 5 years. Letter from landowner stating that land is still available Oct 2012.         Suitability: |
| dditional Comments                             | ;:<br>  |                 | Careful consideration needed of adjacent ancient woodland site and access issues.  |
|  | ties:<br>development area as an extension t   | o area          | Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site.              |
| H73b.  |   |                 |  |
| /eakneses/ Constrai                            |   | h - h '4 - 4    | Classification: B Full Capacity 77   |
|  | od, Ancient Woodland Site. Phase 1<br>rotection of wetland habitats, hedges<br>Access issues. |                 | 5 Year Capacity 0<br>Density 30.08   |
|  | Plan  | ning Ap         | plication Details  |
| Planning Applicat                              | tion: SM  | Application 1   | Type: Approval Date:   |
| Building Control F                             | Ref   | Other Applic    | ation: Approval Life:  |
| Date Last Upd                                  | lated 10-Jun-15   |                 | Date Form Printed 26-Jun-15  |

| Site Ref. No.:<br>SMDC Ref. No.<br>NLUD Ref. No.:<br>PA Ref. No.:<br>LDF Ref. No.: |  |               |  |                                    |
|--|--|---------------|--|------------------------------------|
| r  |  | ite Deta      | ails   |                                    |
| - L  | Agricultural land  |               |  |                                    |
| Comments:  |  |               |  |                                    |
| Area:  | 4.66 ha. gross 4.660 ha.   | net           | Policy: 3  | Status: NC                         |
| Grid Ref.:   | E 402060 N 343331  |               | Commitment:  | 7 Use: 8                           |
| Туре:  | G Hierarchy:   | Т             | Conversion:  | NB Location: R                     |
| Greenbelt:   | N Flooding:  | Ν             | Replacement Dwg:   | N Owner: 3                         |
|  | Site   | Assess        | sment  |                                    |
| ite Features:  |  |               | Deliverability As  | ssessment                          |
| rea of agricultural land   |  |               | Availability:  |                                    |
| vailabile Access:<br>otential access off Mod<br>dditional Comments:                | or Lane via adjacent site?   |               | years. Letter from landowner statin<br>Oct 2012.<br>Suitability:<br>Careful consideration needed of ac<br>and access issues. | 2                                  |
| trengths/ Opportuniti<br>ould be a longer term (<br>H73b / CH073c.                 | ies:<br>development area as an extension to  | area          | Achievability:<br>Development would be economical<br>likely costs and planning obligation                                    |                                    |
| /eakneses/ Constrain   | ıts:   |               | Classification: B  | Full Capacity 140                  |
| urvey recommends pro<br>oodland in this area. N                                    | d, Ancient Woodland Site. Phase 1 h<br>otection of wetland habitats, hedges a<br>lot well related to existing built up are<br>open countryside. Access issues. | nd            |  | 5 Year Capacity 0<br>Density 30.04 |
|  | Plann  | ing App       | blication Details  |                                    |
| Planning Application   | on: SM A   | opplication T | уре: Ар  | proval Date:                       |
| Building Control R   |  | Other Applic  |  | proval Life:                       |
| Date Last Upda   | ated 10-Jun-15   |               | Date Form Printed  | 26-Jun-15                          |

| SMDC Ref. No.:       CH074         NLUD Ref. No.:       Light         PA Ref. No.:       Che         LDF Ref. No.:       Site D         Site D       Description  | ad west of<br>htwood Farm<br>eadle<br>Details<br>SM00/0823 for agricultural farmers dwelling refused.  |
|---|--|
| Area: 2 ha. gross 2.000 ha. net   | Policy: 3 Status: NC   |
| Grid Ref.:         E 401929 N 342960           Type:         G         Hierarchy:         T   | Commitment: 7 Use: 8   |
| Greenbelt: N Flooding: N  | Conversion:     NB     Location:     R       Replacement Dwg:     N     Owner:     4   |
| Site Ass  | essment  |
| Site Features:  | Deliverability Assessment  |
| Greenfield site - open and in agricultural use.   | Availability:     2       Letter and SHLAA rep received to say site is available.  |
| Availabile Access:<br>Fronts Ashbourne Road - dangerous bend in road.<br>Additional Comments:<br>Letter received from landowner 11/02/2010. 00/00823 application<br>for agricultural farmers dwelling withdrawn.  | Suitability:       3         Not suitable as it is not adjacent to the existing development boundary and not well related to the settlement. |
| Strengths/ Opportunities:   | Achievability:   |
| lo constraints such as flooding or TPOs.  | Development would be economically viable taking into account all likely costs and planning obligations associated with the site              |
| Veakneses/ Constraints:<br>Not adjacent to existing town boundary therefore not well related.<br>Small brook runs along north eastern edge of site. Phase 1 habitat<br>survey recommends protection of any wetland habitats, hedges and<br>voodland in this area. Special landscape area. |  |
| Planning  | Application Details  |
| Building Costad Baf   | tion Type: Approval Date: Approval Life:   |
| Date Last Updated 16-Jun-15   | Date Form Printed 26-Jun-15  |

| Site Ref. No.: 824<br>SMDC Ref. No.: CH075a<br>NLUD Ref. No.:  | off   |
|--|---|
|  | ey Drive  |
| LDF Ref. No.:  | lle   |
| р  |   |
| Site Det Description Vacant land   | lails   |
| Comments:  |   |
| Area: 1.6 ha. gross 1.600 ha. net  | Policy: 3 Status: NC  |
| Grid Ref.: E 401905 N 342863   | Commitment: 7 Use: 6  |
| Type: <u>G</u> Hierarchy: T  | Conversion: NB Location: R  |
| Greenbelt: N Flooding: N   | Replacement Dwg: N Owner: 3   |
| Site Asses   | sment   |
| te Features:   | Deliverability Assessment   |
| o significant features within the site but hedgerows and trees   | Availability: 1   |
| ong boundaries.  | SHLAA form submitted and other correspondence received.   |
| vailabile Access:  |   |
| isting access available off Thorley Drive. Also potential for  |   |
| cess off Ashbourne Road.   | Suitability:  |
| dditional Comments:  | Logical extension to existing housing. Although adjoins area identified as of landscape importance, this particular site is not of any significant landscape quality. |
|  | Achievability:  |
| rengths/ Opportunities:<br>ccess available. Adjacent to the existing development boundary.<br>te appears to be vacant. Relatively well related to the edge of<br>neadle. | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.                                      |
| eakneses/ Constraints:   | Classification: B Full Capacity 50  |
| ljoins area identified in L&SCA as forming part of important ndscape setting to settlement.  | 5 Year Capacity 0   |
|  | Density <b>31.25</b>  |
| Planning Ap  | oplication Details  |
| Planning Application: Application  | Type: Approval Date:  |
| Building Control Ref   |   |

Date Last Updated

10-Jun-15

| Site Ref. No.:1918Land ofSMDC Ref. No.:CH075bAshboNLUD Ref. No.:AshboLDF Ref. No.:Chead  | ourne Road  |
|--|---|
| Site Det   | tails   |
| Description Agricultural land  |   |
| Comments:  |   |
| Area: 2 ha. gross 2.000 ha. net  | Policy: 3 Status: NC  |
| Grid Ref.: E 401999 N 342736   | Commitment: 7 Use: 8  |
| Type: G Hierarchy: T   | Conversion: NB Location: R  |
| Greenbelt: N Flooding: N   | Replacement Dwg: N Owner: 4   |
| Site Asses   | sment   |
| e Features:  | Deliverability Assessment   |
| lds separated by hedgerows with a number of significant trees  | Availability:   |
| boundaries. Some buildings.  | SHLAA form submitted and other correspondence received.   |
| ailabile Access:<br>nall frontage to Ashbourne Road. Access could be achieved<br>bugh adjacent site.<br>ditional Comments:   | Suitability: 2 Possible extension to existing housing in combination with site CH075a.  |
|  | Achievability:  |
| engths/ Opportunities:<br>Il related to existing settlement and adjacent to existing housing.<br>uld provide opportunities to link with existing housing and provide<br>destrian routes. | Development would be economically viable taking into account all likely costs and planning obligations associated with the site |
| akneses/ Constraints:  | Classification: B Full Capacity 60  |
| e extends into open countryside and land that is important to the ting of the town. Phase 1 habitat survey recommends protection   | 5 Year Capacity <b>0</b>  |
| any wetland habitats, hedges and woodland.   | Density <b>30.00</b>  |
|  |   |
| Planning Ap  | plication Details   |
| Planning Application: Application  | Type: Approval Date:  |

Date Last Updated

10-Jun-15

| SMDC Ref. No.: CH075c   | south of  |
|---|---|
| NLUD Ref. No.:       Thorle         PA Ref. No.:       SM         LDF Ref. No.:       Chead   | ey Drive<br>lle   |
| Site Det  | ails  |
| Description     Agricultural land       Comments:   |   |
| Area:       4.1       ha. gross       4.100       ha. net         Grid Ref.:       E 401835 N 342726  | Policy:3Status:NCCommitment:7Use:8  |
| Type: <u>G</u> Hierarchy: <u>T</u>  | Conversion: NB Location: R  |
| Greenbelt: N Flooding: N  | Replacement Dwg: N Owner: 3   |
| Site Asses  | sment   |
| Ids separated by hedgerows with a number of significant trees<br>boundaries.  ailabile Access: direct access - would have to be achieved through adjacent site.  ditional Comments:  engths/ Opportunities: Il related to existing settlement and adjacent to existing housing. Il related to existing settlement and adjacent to existing housing. | Availability:       1         SHLAA form submitted and other correspondence received.          Suitability:       2         Possible extension to existing housing in combination with site CH075a / CH075b.       2         Achievability:       1         Development would be economically viable taking into account all likely costs and planning obligations associated with the site |
| destrian routes.<br>eakneses/ Constraints:<br>e extends into open countryside and land that is important to the<br>ting of the town. Phase 1 habitat survey recommends protection<br>any wetland habitats, hedges and woodland.   | Classification:       B       Full Capacity       125         5 Year Capacity       0         Density       30.49   |
| Planning Application: SM Application<br>Building Control Ref Other Applic   |   |

Date Last Updated

10-Jun-15

| Site Ref. No.:<br>SMDC Ref. No.<br>NLUD Ref. No.<br>PA Ref. No.: |  | Land e<br>Thorley<br>Chead | y Drive Playing Fiel  | ds             |                 |             |
|--|--|----------------------------|---|----------------|-----------------|-------------|
| LDF Ref. No.:  |  | oneau                      |   |                |                 |             |
|  |  | Site Deta                  | ails  |                |                 |             |
| Description  | Agricultural land  |                            |   |                |                 |             |
| Comments:  |  |                            |   |                |                 |             |
| Area:  | 1.5 ha. gross 1.500 ha   | . net                      | Policy: 3   |                | Status:         | NC          |
| Grid Ref.:   | E 401696 N 342721  |                            | Commitment:   | 7              | Use:            | 8           |
| Туре:  | G Hierarchy:   | Т                          | Conversion:   | NB             | Locatior        | n: R        |
| Greenbelt:   | N Flooding:  | Ν                          | Replacement Dwg   | N              | Owner:          | 3           |
|  | Site   | Assess                     | ment  |                |                 |             |
| te Features:   |  |                            | Deliverabi  | lity Assessr   | nent            |             |
| elds separated by he   | dgerows with a number of significant   | trees                      | Availability:   |                |                 | 1           |
| boundaries.  |  |                            | SHLAA form submitted and                                    | other correspo | ondence receive | ed.         |
|  |  |                            |   |                |                 |             |
| ailabile Access:   |  |                            |   |                |                 |             |
| direct access - woul   | d have to be achieved through adjace   | ent site.                  | Suitability:  |                |                 |             |
|  |  |                            | Possible extension to existin                               | a housina in c | ombination wit  | 2<br>h site |
| ditional Comments  | :  |                            | CH075a / CH075b / CH075c                                    |                | ombination wit  | i one       |
|  |  |                            |   |                |                 |             |
|  |  |                            |   |                |                 |             |
| engths/ Opportunit   | ties:  | ]                          | Achievability:  |                |                 | 1           |
| ell related to existing  | settlement and adjacent to existing h<br>d provide opportunities to link with ex | ousing<br>isting           | Development would be econ<br>likely costs and planning obli |                |                 |             |
| eakneses/ Constraii  | nts:   |                            | Classification: B   | Ful            | I Capacity      | 45          |
|  | countryside and land that is important as a labitat survey recommends pro        |                            |   | 5 Yea          | ar Capacity     | 0           |
|  | , hedges and woodland.   |                            |   |                | Density         | 30.00       |
|  | Planr  | ning App                   | blication Details   |                |                 |             |
| Planning Applicat  | ion: SM  | Application T              | уре:  | Approval [     | Date:           |             |
| Building Control F   | Ref  | Other Applic               | ation:  | Approval L     | life:           |             |
| Date Last Upd  | ated 10-Jun-15   |                            | Date Form Printed   | 26-Jur         | -15             |             |

| Site Ref. No.:<br>SMDC Ref. No.:<br>NLUD Ref. No.:<br>PA Ref. No.:<br>LDF Ref. No.: |   | Land ea<br>Millers<br>Cheadl | View   |                      |                     |             |
|---|---|------------------------------|--|----------------------|---------------------|-------------|
| F   | 5   | ite Deta                     | ils  |                      |                     |             |
| Description   | Agricultural land   |                              |  |                      |                     |             |
| Comments:   |   |                              |  |                      |                     |             |
| Area:   |   | . net                        | Policy: 3                                      |                      | Status:             | NC          |
| Grid Ref.:  | E 401729 N 342514   | <b>–</b>                     | Commitment:                                    | 7                    | Use:                | 8           |
| Туре:   | G Hierarchy:  |                              | Conversion:                                    | NB                   | Location            | <b>ו:</b> R |
| Greenbelt:  | N Flooding:   | Y                            | Replacement                                    | Dwg: N               | Owner:              | 3           |
|   | Site  | Assess                       | ment   |                      |                     |             |
| e Features:   |   | ſ                            | Deliv  | erability Assess     | sment               |             |
| elds separated by here  | gerows with a number of significant   | rees                         | Availability:                                  |                      |                     | 2           |
|   | uns along southern boundary of site   |                              | No known ownership                             | constraints          |                     |             |
| ailabile Access:<br>access to site other t<br>1077a / CH077b.                       | han through adjacent sites CH075 a  | to d or                      | Suitability:                                   | ped in conjunction v | vith adioining sit  | 2           |
|   | ecommends protection of any wetla   | nd                           | Would impact on impo<br>Cheadle and partly wi  | ortant landscape se  | etting to this part | of          |
| bitats, hedges and wo   |   |                              | Achievability:                                 |                      |                     | 1           |
| rengths/ Opportunition<br>jacent to existing house<br>es.                           | es:<br>sing and could be combined with adj                                  | acent                        | Development would b<br>likely costs and planni |                      |                     |             |
| eakneses/ Constrain   | ts:   |                              | Classification:                                | <b>B</b> F           | ull Capacity        | 100         |
|   | orming part of important landscape s<br>nds into open countryside. Flood Zo |                              |  | 5 Ye                 | ear Capacity        | 0           |
| ong southern part of si   |   |                              |  |                      | Density             | 29.41       |
|   | Planr   | ing App                      | lication Details                               | ;                    |                     |             |
| Planning Application  | on: SM  | Application T                | ype:   | Approva              | Date:               |             |
| Building Control Re   | ef (  | Other Applica                | ation:   | Approva              | Life:               |             |
| Date Last Upda  | ted 12-Feb-14   |                              | Date Form P                                    | rinted 26-Ju         | un-15               |             |

| Site Ref. No.:<br>SMDC Ref. No.<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | · · · · · · · · · · · · · · · · · · ·   | Land e<br>Millers<br>Cheadl | -   | to           |            |                  |
|---|---|-----------------------------|---|--------------|------------|------------------|
|   | _   | Site Deta                   | nils  |              |            | ]                |
| •   | Agricultural land   |                             |   |              |            |                  |
| Comments:   |   |                             |   |              |            |                  |
| Area:   | 3.66 ha. gross 3.660 ha   | . net                       | Policy: 3   |              | Status:    | NC               |
| Grid Ref.:  | E 401899 N 342549   |                             | Commitment:   | 7            | Use:       | 8                |
| Туре:   | G Hierarchy:  | T                           | Conversion:   | NB           | Location:  | R                |
| Greenbelt:  | N Flooding:   | Y                           | Replacement Dwg:  | Ν            | Owner:     | 3                |
|   | Site  | Assess                      | ment  |              |            |                  |
| Site Features:  |   |                             | Deliverabilit   | y Assessn    | nent       |                  |
| Fields separated by her   | dgerows with a number of significant  | trees                       | Availability:   |              |            | 2                |
| on boundaries. Stream   | runs along southern boundary of site  |                             | No known ownership constrair  | nts          |            |                  |
| CH076a, CH075b or Cł<br>Additional Comments                                       | :<br>recommends protection of any wetla                                       |                             | Suitability:<br>Could only be developed in co<br>Would impact on important lar<br>Cheadle and partly within flood | ndscape sett |            | 2                |
|   |   |                             | Achievability:  |              | [          | 1                |
| Strengths/ Opportunit   |   |                             | Development would be econor<br>likely costs and planning obliga   |              |            |                  |
|   | forming part of important landscape s<br>ends into open countryside. Flood Zo |                             | Classification: B   |              | r Capacity | 110<br>0<br>0.05 |
|   | Planr   | ning App                    | blication Details   |              |            |                  |
| Planning Applicati  | ion: SM   | Application T               | ype:  | Approval D   | Date:      |                  |
| Building Control R  |   | Other Applica               |   | Approval L   | ife:       |                  |
| Date Last Upd   | ated  |                             | Date Form Printed   | 26-Jun       | -15        |                  |

| Policy: 3 Status: NC   |
|--|
| Policy: 3 Status: NC   |
| •  |
| •  |
| •  |
|  |
| Commitment:7Use:8  |
| Conversion: NB Location: R   |
| Replacement Dwg: N Owner: 3  |
| ient   |
| Deliverability Assessment  |
| Availability: 2  |
| Suitability:   |
| Extension to existing housing but would impact on adjacent grade<br>[* listed building and important landscape setting of this part of<br>Cheadle. Partly within flood zone. |
| Achievability: 1   |
| Development would be economically viable taking into account all kely costs and planning obligations associated with the site.   |
| Classification:BFull Capacity1005 Year Capacity0Density28.57   |
| cation Details   |
| e: Approval Date:  |
| n: Approval Life:  |
|  |

| Site Ref. No.: 2700 Land  | nd fronting  |  |  |  |  |  |
|---|--|--|--|--|--|--|
| NLUD Ref. No.:       Rake         PA Ref. No.:       SM         LDF Ref. No.:       Chea  | eway Road<br>Idle  |  |  |  |  |  |
| Site De   | etails   |  |  |  |  |  |
| Description     Agricultural land       Comments:   |  |  |  |  |  |  |
| Area: 3.56 ha. gross 3.560 ha. net  | Policy: 3 Status: NC   |  |  |  |  |  |
| Grid Ref.: E 401907 N 342315  | Commitment: 7 Use: 8   |  |  |  |  |  |
| Type: G Hierarchy: T  | Conversion: NB Location: R   |  |  |  |  |  |
| Greenbelt: N Flooding: Y  | Replacement Dwg: N Owner: 3  |  |  |  |  |  |
| Site Asse   | ssment   |  |  |  |  |  |
| ite Features:   | Deliverability Assessment  |  |  |  |  |  |
| ields separated by hedgerows with a number of significant trees   | Availability: 2  |  |  |  |  |  |
| n boundaries. Stream runs along northern boundary of site.  | No known ownership constraints   |  |  |  |  |  |
| vailabile Access:   |  |  |  |  |  |  |
| Potential access from Rakeway Road.   |  |  |  |  |  |  |
| -   | Suitability: 2   |  |  |  |  |  |
| Additional Comments:  | Could only be developed in conjunction with adjoining sites.<br>Would impact on important landscape setting to this part of<br>Cheadle and partly within flood zone. |  |  |  |  |  |
|   | Achievability:   |  |  |  |  |  |
| Strengths/ Opportunities:   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.                                     |  |  |  |  |  |
| Could be combined with adjacent site.   |  |  |  |  |  |  |
| Veakneses/ Constraints:   | Classification: B Full Capacity 105  |  |  |  |  |  |
| dentified in L&SCA as forming part of important landscape setting<br>o settlement. Site extends into open countryside. Flood Zone 3 | 5 Year Capacity 0  |  |  |  |  |  |
| long northern part of site.   | Density <b>29.49</b>   |  |  |  |  |  |
| Planning A  | pplication Details   |  |  |  |  |  |
| Planning Application: SM Applicatio   | on Type: Approval Date:  |  |  |  |  |  |
| Building Control Ref Other App  |  |  |  |  |  |  |
|   |  |  |  |  |  |  |
| Date Last Updated 10-Jun-15   | Date Form Printed 26-Jun-15  |  |  |  |  |  |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:           |  | Woodh         | eld no 7647<br>oodhead Hall Farm<br>erry Lane<br>eadle   |                    |                 |        |  |  |
|--|--|---------------|--|--------------------|-----------------|--------|--|--|
| Description  | S<br>Agricultural Land   | ite Deta      | nils   |                    |                 |        |  |  |
| Comments:  | Greenfield site in agricultural use.   |               |  |                    |                 |        |  |  |
| Area:  | 2.75 ha. gross 2.400 ha.   | . net         | Policy: 3  |                    | Status:         | NC     |  |  |
| Grid Ref.:   | E 401690 N 344388  |               | Commitment:  | 7                  | Use:            | 8      |  |  |
| Туре:  | G Hierarchy:   | Т             | Conversion:  | NB                 | Location:       | R      |  |  |
| Greenbelt:   | N Flooding:  | Y             | Replacement Dwg:   | Ν                  | Owner:          | 3      |  |  |
|  | Site   | Assess        | sment  |                    |                 |        |  |  |
| ite Features:  |  |               | Deliverabil  | ity Assessmer      | nt              |        |  |  |
| pen greenfield site ris  | ses west to east from valley to higher   |               | Availability:  |                    |                 | 1      |  |  |
| ound. Open landsca   | pe with few hedgerows and trees. Stre  | onger         | SHLAA form submitted by ov now.  | vners. Consider    | the site is ava | ilable |  |  |
| djoining development<br>Iternatively could be a<br>buthern boundary.<br>dditional Comments | able. Could only be accessed as exter<br>areas CH001, CH0132, CH081 or CH<br>accessed from Cherry Lane. Footpath<br>s:<br>recommends that the watercourse, | 1082.         | Suitability:<br>Not well related to exsiting bu<br>access but potentially may be<br>to adjacent development area | e suitable as long |                 |        |  |  |
|  | ne swamp should be protected from  |               | Achievability:   |                    |                 |        |  |  |
| trengths/ Opportuni  | ties:  |               | Development would be econo   |                    | king into acco  | 1      |  |  |
| lay be suitable as long  | ger extension to adjacent development  | t areas.      | likely costs and planning oblig  |                    |                 |        |  |  |
| /eakneses/ Constrai  | nts:   |               | Classification: B  | Full Ca            | apacity         | 80     |  |  |
|  | not well related to existing built up area<br>ninent and have significant impact on  | ì.            |  | 5 Year C           | apacity         | 0      |  |  |
| indscape due to rise i   | n land to east. Small part in Flood Zor<br>across the site. Listed building adjacen  |               |  | De                 | ensity 3        | 33.33  |  |  |
|  | Plann  | ing App       | blication Details  |                    |                 |        |  |  |
| Planning Applicat  | tion:  | Application T | ype:   | Approval Date      | :               |        |  |  |
| Building Control F   | Ref (  | Other Applica | ation:   | Approval Life:     |                 |        |  |  |
|  | Ref C  |               |  |                    |                 |        |  |  |

| SMDC Ref. No.: CH081  | d north of   |
|---|--|
| NLUD Ref. No.: Lom  | ond Grove  |
| LDF Ref. No.: Chea  | adle   |
| <b>J</b>  |  |
| Site D Description Agricultural Land  | etalis   |
| Comments: Greenfield site in agricultural use.  |  |
| Area: 3.76 ha. gross 3.200 ha. net  | Policy: 3 Status: NC   |
| Grid Ref.: E 401599 N 344164  | Commitment: 7 Use: 8   |
| Type:GHierarchy:T   | Conversion: NB Location: R   |
| Greenbelt: N Flooding: Y  | Replacement Dwg: N Owner: 3  |
| Site Asse   | essment  |
| e Features:   | Deliverability Assessment  |
| en greenfield site slopes gently west to east from valley to higher   | Availability:  |
| und. Open landscape with few hedgerows and trees. Stronger etation along streamline to west.  | SHLAA form submitted by owners. Consider the site is available now.  |
| direct access:<br>direct access. Possible access off Bala Grove or Tay Close<br>bugh estate roads but may limit number of houses which can be |  |
| ved. Alternatively could be accessed from Cherry Lane.<br>htpath along northern boundary.   | Suitability: 2   |
| ditional Comments:  | Site is well related to exsiting built up area and represents a potentially suitable extension with minimal impact on landscape but access may limit scale of development. |
| ase 1 habitat survey recommends that the watercourse and<br>ociated trees should be protected from development. No<br>nning history.          |  |
| engths/ Opportunities:  | Achievability:   |
| e is well related to exsiting built up area and represents a logical ension with minimal impact on landscape.                                 | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.   |
| akneses/ Constraints:   | Classification: B Full Capacity 110  |
| direct access to site other than through estate roads. Small part<br>and to west in Flood Zone 3.   | 5 Year Capacity 0  |
|   | Density <b>34.38</b>   |
| Planning A  | Application Details  |
| Planning Application: Application   | on Type: Approval Date:  |
| Duilding Cantral Def  | pplication: Approval Life:   |

Date Last Updated

16-Jun-15

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |                   |  |                          |   |                |                      |             |
|--|-------------------|--|--------------------------|---|----------------|----------------------|-------------|
|  |                   |  | Site Deta                | ails  |                |                      |             |
| Description  | Agricultural      | Land   |                          |   |                |                      |             |
| Comments:  | Greenfield site   | e in agricultural use.                           |                          |   |                |                      |             |
| Area:  | 8.601 ha.         | gross 8.000 ha                                   | a. net                   | Policy: 3   |                | Status:              | NC          |
| Grid Ref.:   | E 401875          | 5 N 344261                                       |                          | Commitment:   | 7              | Use:                 | 8           |
| Туре:  | G                 | Hierarchy:                                       | Т                        | Conversion:   | NB             | Location:            | R           |
| Greenbelt:   | Ν                 | Flooding:  | Ν                        | Replacement Dwg   | : N            | Owner:               | 3           |
|  |                   | Site   | Asses                    | sment   |                |                      |             |
| ite Features:  |                   |  |                          | Deliverabi  | lity Assessr   | ment                 |             |
| open greenfield site ris   | es west to east   | t from valley to higher                          |                          | Availability:   |                |                      | 1           |
| Availabile Access:<br>Direct access available<br>ane. Footpath along n           |                   | ane which is a minor c<br>ary.                   | ountry                   | Suitability:  | related to exa | siting built up area | 3<br>a with |
|  | recommends t      | hat the species rich se                          |                          | no suitable direct access and<br>the landscape.             |                |                      |             |
| nproved grassland she<br>lanning history.  | ould be protecte  | ed from development.                             | No                       | Achievability:  |                |                      | 1           |
| Strengths/ Opportuni<br>May be suitable as long<br>reas.                         |                   | ion to other developme                           | ent                      | Development would be econ<br>likely costs and planning obli |                |                      | ount all    |
| Veakneses/ Constrai  | nts:              |  |                          | Classification: C   | Fu             | Il Capacity          | 250         |
| lot well related to exsit  | ting built up are | ea. Visually very promi<br>cant landscape impact | inent                    |   | 5 Yea          | ar Capacity          | 0           |
| ccess from minor rura  | al lane only. Are | ea of semi-improved                              |                          |   |                | Density              | 31.25       |
|  |                   | Planr  | ning Ap                  | olication Details   |                |                      |             |
| Planning Applicat  | ion:              |  | Application <sup>-</sup> | Гуре:   | Approval I     | Date:                |             |
| Building Control F   |                   |  | Other Applic             |   | Approval I     | _ife:                |             |
| Date Last Upd  | ated 16-          | Jun-15   |                          | Date Form Printed   | 26-Jur         | n-15                 |             |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | [*   | Abbo                      | east of<br>t's Haye<br>ry Lane<br>dle   |                               |       |
|--|--|---------------------------|---|-------------------------------|-------|
|  |  | Site De                   | tails   |                               |       |
| Description  | Agricultural Land                                |                           |   |                               |       |
| Comments:  | Greenfield site in agric                         | cultural. Outside develop | ment boundary.  |                               |       |
| Area:  | 0.71 ha. gross                                   | 0.710 ha. net             | Policy: 3   | Status:                       | NC    |
| Grid Ref.:   | E 482082 N                                       | 344184                    | Commitment:   | 7 Use:                        | 8     |
| Туре:  | G Hie  | erarchy: T                | Conversion:   | NB Location                   | n:R   |
| Greenbelt:   | N Flo  | oding: N                  | Replacement Dwg:  | N Owner:                      | 3     |
|  |  | Site Asses                | ssment  |                               |       |
| ite Features:  |  |                           | Deliverabil   | ity Assessment                |       |
| mall paddock used fo   | or agricultural and grazi                        | na purposes Not           | Availability:   |                               | 1     |
|  | hin the site but surround                        |                           | SHLAA request received indi   | cating immediate availability |       |
| Direct access possible<br>Additional Comments                                    |  |                           | Suitability:<br>Unsuitable for intensive deve<br>landscape and Listed Buildin<br>as exceptional case for limite<br>necessary. | g constraints but may have    |       |
|  |  |                           | Achievability:  |                               | 1     |
| trengths/ Opportuni  | ties:  |                           | Development would be econol<br>likely costs and planning oblig  |                               |       |
| ear to existing buildin  | igs and Abbots Haye.                             |                           |   |                               | 5110. |
| /eakneses/ Constrai  | nts:   |                           | Classification: C   | Full Capacity                 | 20    |
|  | undary and remote from<br>forming part of remnar |                           |   | 5 Year Capacity               | 0     |
|  | djoining Hales Hall is Lis                       |                           |   | Density                       | 28.17 |
| Planning Applica<br>Building Control I   |  | Applicatior               |   | Approval Date:                |       |
|  |  | Other App                 |   |                               |       |
| Date Last Upc  | dated 16-Jun-15                                  | l                         | Date Form Printed   | 26-Jun-15                     |       |

| Site Ref. No.:<br>SMDC Ref. No                     |                  |                       | Land s          | Land south of                                 |               |             |                    |       |  |
|--|------------------|-----------------------|-----------------|---|---------------|-------------|--------------------|-------|--|
| NLUD Ref. No                                       | .: [             |                       | Eaves           | Lane  |               |             |                    |       |  |
| PA Ref. No.:                                       |                  |                       | Chead           | le  |               |             |                    |       |  |
| LDF Ref. No.:                                      |                  |                       | Chicad          |   |               |             |                    |       |  |
|  |                  |                       | Site Det        | ails  |               |             |                    |       |  |
| Description  | Open field v     | with River and St     | tream.          |   |               |             |                    |       |  |
| Comments:  | Field and strea  | m identified as bein  | ng of nature co | nservation value in Loc                       | al Plan.      |             |                    |       |  |
| Area:  | 6.3 ha.          | gross 3.000 h         | na. net         | Policy:                                       | 3/6           |             | Status:            | NC    |  |
| Grid Ref.:   | E 400926         | 6 N 341757            |                 | Commitmen                                     | t:            | 7           | Use:               | 8     |  |
| Туре:  | G                | Hierarchy:            | Т               | Conversion:                                   | [             | NB          | Locatior           | n: R  |  |
| Greenbelt:   | Y                | Flooding:             | Y               | Replacemen                                    | t Dwg:        | Ν           | Owner:             | 3     |  |
|  |                  | Sit                   | te Asses        | sment   |               |             |                    |       |  |
| lite Features:                                     |                  |                       |                 | Del   | iverability   | Assess      | ment               |       |  |
| ite comprises of seve                              |                  |                       |                 | Availability:                                 |               |             |                    | 1     |  |
| edgerows and brook<br>ocal Plan as being sit       |                  |                       | ed in           | SHLAA form states                             | site is avail | able now.   |                    |       |  |
| vailabile Access:                                  | om either Tean F | Road or Eaves Lane    | 2.              | Suitability:                                  |               |             | sa sita is visuall | 3     |  |
| dditional Comments                                 |                  | viated by flood mitic | nation          | prominent. Nature c<br>Also parts of site are | onservatior   | n value nee | eds to be investi  |       |  |
| neasures. This could<br>buffer through further p   | also be used to  | create a wildlife and | d visual        |   |               |             |                    |       |  |
| evelopment on surrou                               | unding countrysi | de.                   |                 | Achievability:                                |               |             |                    | 1     |  |
| Strengths/ Opportuni                               |                  | vest.                 |                 | Development would likely costs and plan       |               |             |                    |       |  |
| Veakneses/ Constra                                 | ints:            |                       |                 | Classification:                               | [C]           | Fu          | II Capacity        | 90    |  |
| /isually prominent site                            |                  |                       |                 |   |               | 5 Ye        | ar Capacity        | 0     |  |
| as being of high nature<br>survey does not identif |                  |                       |                 |   |               |             | Density            | 30.00 |  |
|  |                  | Plar                  | nning Ap        | olication Detai                               | s             |             |                    |       |  |
| Planning Applica                                   | tion:            | ]                     | Application -   | Гуре:   |               | Approval    | Date:              |       |  |
| Building Control                                   |                  |                       | Other Applic    |   |               | Approval    | Life:              |       |  |
| Date Last Upo                                      | dated 16-        | Jun-15                |                 | Date Form                                     | Printed       | 26-Ju       | n-15               |       |  |

| SMDC Ref. No.:   | 1661<br>CH085a    |                      | Land w            | vest of   |                   |                   |       |
|--|-------------------|----------------------|-------------------|---|-------------------|-------------------|-------|
| NLUD Ref. No.:<br>PA Ref. No.:   |                   |                      | Parago<br>Cheadl  | n Close<br>e  |                   |                   |       |
|  |                   | S                    | Site Deta         | ils   |                   |                   |       |
| Description Ag   | gricultural/Gr    | azing Land           |                   |   |                   |                   |       |
| Comments: Are  | ea of agricultura | al/grazing land      |                   |   |                   |                   |       |
| Area: 4  | .85 ha. gro       | oss 4.850 ha         | . net             | Policy: 3   |                   | Status:           | NC    |
| Grid Ref.:   | E 400259 N        | N 342371             |                   | Commitment:   | 7                 | Use:              | 8     |
| Туре:  | G                 | Hierarchy:           | T                 | Conversion:   | NB                | Locatior          | n: R  |
| Greenbelt:   | N                 | Flooding:            | Ν                 | Replacement D   | wg: N             | Owner:            | 3     |
|  |                   | Site                 | Assess            | ment  |                   |                   |       |
| te Features:   |                   |                      |                   | Deliver   | ability Assess    | ment              |       |
| Open field which slopes gently down to stream running along vestern boundary. Disused railway line forms boundary to north and west of site. No significant landscape features within site. Stronger vegetation along streamline.                                |                   |                      |                   | Availability:   |                   |                   | 1     |
|  |                   |                      |                   | Landowners and develop developed.   | per have indicate | d desire to see s | site  |
| vailabile Access:<br>otential access available f<br>equire crossing disused ra   |                   | Brookhouse Way -     | would             | Suitability:<br>Within settlement bound   | arv and immedia   | telv adioins exis | 2     |
| Iditional Comments:  |                   |                      |                   | housing to east of site.  | ,                 |                   | 5     |
| eviously allocated for houplication 00/00546/OUT illustrian application site at time.  | refused becaus    | se link road could n | ot be             |   |                   |                   |       |
|  | •                 |                      |                   | Achievability:  |                   |                   | 1     |
| Strengths/ Opportunities:<br>Vithin settlement boundary and immediately adjoins existing<br>iousing to east of site. Opportunity to develop with sites CH085b<br>ind CH085c and extend Brookhouse Way alongside site to Tean<br>Road forming southern link road. |                   |                      |                   | Development would be economically viable taking into account all<br>likely costs and planning obligations associated with the site.<br>Cost of link road / access would need to be borne by the<br>development. |                   |                   |       |
| eakneses/ Constraints:   | :                 |                      |                   | Classification:   | <b>3</b> Fi       | ull Capacity      | 150   |
| Not identifed in L&SCA as being important landscape setting to the   |                   |                      |                   |   | 5 Ye              | ar Capacity       | 0     |
| ettlement. Significant footpath crosses the site. Potential access<br>om Brookhouse Way would need to cross disused railway line.  |                   |                      |                   |   |                   | Density           | 30.93 |
|  |                   | Plann                | ing App           | blication Details   |                   |                   |       |
| Planning Application:  | [                 |                      | Application T     | vne.  | Approval          | Date:             |       |
| Building Control Ref   |                   |                      | Other Application |   | Approval          | Life:             |       |
| Date Last Updated  | d 10-Jun          | -15                  |                   | Date Form Print   | ed 26-Ju          | in-15             |       |

| Site Ref. No.:<br>SMDC Ref. No   |   | Land v        | west of   |  |  |  |
|--|---|---------------|---|--|--|--|
| NLUD Ref. No   |   | Meakir        | n Close   |  |  |  |
| PA Ref. No.:   | SM  | Chead         | le  |  |  |  |
| LDF Ref. No.:  |   |               |   |  |  |  |
|  | S   | Site Deta     | ails  |  |  |  |
| Description  | Agricultural/Grazing Land   |               |   |  |  |  |
| Comments:  | Area of agricultural/grazing land   |               |   |  |  |  |
| Area:  | 2.8 ha. gross 2.800 ha  | . net         | Policy: 3 Status: NC  |  |  |  |
| Grid Ref.:   | E 400390 N 342144   |               | Commitment: 7 Use: 8  |  |  |  |
| Туре:  | G Hierarchy:  | Т             | Conversion: NB Location: R  |  |  |  |
| Greenbelt:   | N Flooding:   | Ν             | Replacement Dwg: N Owner: 3   |  |  |  |
|  | Site  | Assess        | sment   |  |  |  |
| ite Features:  |   |               | Deliverability Assessment   |  |  |  |
| Site comprises of a large field which slopes gently down to stream unning along western boundary. No significant landscape features vithin site. Stronger vegetation along streamline. |   |               | Availability:   |  |  |  |
|  |   |               | Landowners and developer have indicated desire to see site  |  |  |  |
|  |   |               | developed.  |  |  |  |
| vailabile Access:  |   |               |   |  |  |  |
|  | able from extended Brookhouse Way -<br>ed railway line. No direct access from e |               |   |  |  |  |
| ad network.  | ,   |               | Suitability: 2  |  |  |  |
| dditional Comments   | 2.  |               | Within settlement boundary and immediately adjoins extisting housing to east.   |  |  |  |
|  |   |               |   |  |  |  |
| pplication 00/00546/C  | r housing in 1998 Local Plan. Previous<br>DUT refused because link road could n | not be        |   |  |  |  |
| uilt within application<br>at time.  | site and no need for additional housing   | g at          | Achievability:  |  |  |  |
| trengths/ Opportuni  | ities:  |               | Development would be economically viable taking into account all  |  |  |  |
| /ithin settlement bour   | ndary and immediately adjoins existing  | 1             | likely costs and planning obligations associated with the site.<br>Cost of link road / access would need to be borne by the |  |  |  |
| ousing to east of site.  | Opportunity to develop with sites CH<br>and Brookhouse Way alongside site to T  | 085a          | development.  |  |  |  |
| oad forming southerr   | n link road.  |               |   |  |  |  |
| /eakneses/ Constrai  | ints:   |               | Classification: B Full Capacity 80  |  |  |  |
| ot identifed in L&SCA  | A as being important landscape setting  | , to the      | 5 Year Capacity 0   |  |  |  |
| Allomont.  |   |               | Density <b>28.57</b>  |  |  |  |
|  |   |               |   |  |  |  |
|  | Plann   | ina Ap        | plication Details   |  |  |  |
|  |   | ואיני         | -   |  |  |  |
| Planning Applica   | tion: SM A  | Application 7 | Type: Approval Date:  |  |  |  |
| Building Control   | Ref   | Other Applic  | cation: Approval Life:  |  |  |  |
|  |   |               |   |  |  |  |
| Date Last Upo  | dated 10-Jun-15   |               | Date Form Printed 26-Jun-15   |  |  |  |

| SMDC Ref. No.: CH085c   | l south of  |  |  |  |
|---|---|--|--|--|
| NLUD Ref. No.: Ayns PA Ref. No.: Chea   | adle  |  |  |  |
| Site De   | etails  |  |  |  |
| Description Agricultural/Grazing Land   |   |  |  |  |
| Comments:   |   |  |  |  |
| Area: 5 ha. gross 5.000 ha. net   | Policy: 3 Status: NC  |  |  |  |
| Grid Ref.: E 400492 N 341931  | Commitment: 7 Use: 8  |  |  |  |
| Type: G Hierarchy: T  | Conversion: NB Location: R  |  |  |  |
| Greenbelt: N Flooding: N  | Replacement Dwg: N Owner: 3   |  |  |  |
| Site Asse   | ssment  |  |  |  |
| Features:   | Deliverability Assessment   |  |  |  |
| comprises of a large field which slopes gently down to stream ing along western boundary. No significant landscape features   | Availability:   |  |  |  |
| in site. Stronger vegetation along streamline.  | Landowners and developer have indicated desire to see site developed.   |  |  |  |
| ilabile Access:<br>direct access available but could be achieved through adjacent<br>litional Comments:<br>viously allocated for housing in 1998 Local Plan. Previous<br>lication 00/00546/OUT refused because link road could not be | Suitability: 2<br>Within settlement boundary and immediately adjoins extisting housing to east.   |  |  |  |
| within application site and no need for additional housing at time.   | Achievability:  |  |  |  |
| engths/ Opportunities:<br>nin settlement boundary and adjoins existing housing.<br>ortunity to develop with sites CH085a, CH085b and CH085d to<br>nd Brookhouse Way alongside site to Tean Road forming<br>thern link road.           | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.<br>Cost of link road / access would need to be borne by the development. |  |  |  |
| akneses/ Constraints:   | Classification: B Full Capacity 150   |  |  |  |
| identifed in L&SCA as being important landscape setting to the lement.  | 5 Year Capacity 0<br>Density 30.00  |  |  |  |
| Planning A  | pplication Details  |  |  |  |
| Planning Application: SM Applicatio   | on Type: Approval Date:   |  |  |  |
| Building Control Ref Other App  | plication: Approval Life:   |  |  |  |

Date Last Updated

10-Jun-15

| SMDC Ref. No.: CH085d   | west of  |  |  |  |
|---|--|--|--|--|
| NLUD Ref. No.: Drayc  | cott Drive   |  |  |  |
| LDF Ref. No.: Chead   | dle  |  |  |  |
|   | teile  |  |  |  |
| Site De Description Agricultural/Grazing Land   | taiis  |  |  |  |
| Comments: Area of agricultural/grazing land   |  |  |  |  |
|   |  |  |  |  |
| Area: 3.8 ha. gross 3.800 ha. net   | Policy: 3 Status: NC   |  |  |  |
| Grid Ref.: E 400634 N 341958  | Commitment: 7 Use: 8   |  |  |  |
| Type: G Hierarchy: T  | Conversion: NB Location: R   |  |  |  |
| Greenbelt: N Flooding: N  | Replacement Dwg: N Owner:  |  |  |  |
| Site Asses  | ssment   |  |  |  |
| e Features:   | Deliverability Assessment  |  |  |  |
|   |  |  |  |  |
| e comprises of large fields. No significant landscape features<br>hin site.   |  |  |  |  |
|   | Landowners and developer have indicated desire to see site developed.  |  |  |  |
| ailabile Access:  |  |  |  |  |
| tential access available from Dandillion Ave or Litley Drive.   |  |  |  |  |
|   | Suitability: 2   |  |  |  |
|   | Within settlement boundary and immediately adjoins existing  |  |  |  |
| Iditional Comments:   | housing to north and east of site.   |  |  |  |
| eviously allocated for housing in 1998 Local Plan. Previous plication 00/00546/OUT refused because link road could not be     |  |  |  |  |
| it within application site and no need for additional housing at at time.   |  |  |  |  |
| rengths/ Opportunities:   | Achievability: 1   |  |  |  |
|   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site. |  |  |  |
| ithin settlement boundary and immediately adjoins existing using to east of site. Opportunity to develop with adjacent sites. | Cost of link road would need to be borne by the development.   |  |  |  |
|   |  |  |  |  |
| eakneses/ Constraints:  | Classification: B Full Capacity 115  |  |  |  |
| ot identifed in L&SCA as being important landscape setting to the   | 5 Year Capacity 0  |  |  |  |
| ttlement.   | Density <b>30.26</b>   |  |  |  |
|   |  |  |  |  |
| Planning Ar   | oplication Details   |  |  |  |
|   |  |  |  |  |
| Planning Application: SM Application  |  |  |  |  |
| Building Control Ref Other Appl   | lication: Approval Life:   |  |  |  |

Date Last Updated

10-Jun-15

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |  | Land to<br>Timber<br>Leek R<br>Cheadl | oad  |              |                   |            |
|--|--|---------------------------------------|--|--------------|-------------------|------------|
|  | S  | Site Deta                             | ails   |              |                   |            |
| Description  | Woodland Area  |                                       |  |              |                   |            |
| Comments:  | Wooded area in elevated position in t  | the Green B                           | elt. Marked as heathland and na  | ature conser | vation site       |            |
| Area:  | 0.64 ha. gross 0.640 ha  | . net                                 | Policy: 2/6  |              | Status:           | NC         |
| Grid Ref.:   | E 400674 N 343726  |                                       | Commitment:  | 7            | Use:              | 8          |
| Туре:  | G Hierarchy:   | Т                                     | Conversion:  | NB           | Location:         | R          |
| Greenbelt:   | Y Flooding:  | Ν                                     | Replacement Dwg:   | Ν            | Owner:            | 3          |
|  | Site   | Assess                                | sment  |              |                   |            |
| ite Features:  |  |                                       | Deliverabilit  | y Assessr    | ment              |            |
| xtensively wooded an   | ea in elevated position.   |                                       | Availability:  |              |                   | 2          |
|  |  |                                       | No known ownership constrair   | nts          |                   |            |
| No suitable available a<br>CH033 to north.<br>Additional Comments                | ccess. May be possible to access site  | e via                                 | Suitability:<br>Unsuitable for development be<br>access constraints              | ecause of ex | tensive tree cove | 3<br>r and |
| Strengths/ Opportuni   | ties:  |                                       | Achievability:<br>Development would be econor<br>likely costs and planning oblig |              |                   |            |
| lone   |  |                                       |  |              |                   |            |
| Veakneses/ Constrai  |  |                                       | Classification: C  |              | Il Capacity       | 20         |
|  | which would require extensive tree fellin<br>lopment. Nature conservation site and<br>elt. No direct access. |                                       |  | 5 Yea        | ar Capacity       | 0<br>31.25 |
|  | Plann  | ning App                              | blication Details  |              |                   |            |
| Planning Applicat  | tion:  | Application T                         | ype:   | Approval I   | Date:             |            |
| Building Control F   |  | Other Applic                          |  | Approval I   | _ife:             |            |
| Date Last Upd  | lated 15-Jun-15  |                                       | Date Form Printed  | 26-Jur       | n-15              |            |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | ·   |                   |   |                   |                 |       |
|--|---|-------------------|---|-------------------|-----------------|-------|
|  | S   | Site Deta         | nils  |                   |                 |       |
| Description  | Visual open space adjacent to   | o brook           |   |                   |                 |       |
| Comments:  | Site comprises of several small fields  | s allocated a     | s visual open space - in recre  | eational use alon | gside brook.    |       |
| Area:  | 3.5 ha. gross 2.900 ha  | ı. net            | Policy: 1   |                   | Status:         | NC    |
| Grid Ref.:   | E 401068 N 341994   |                   | Commitment:   | 7                 | Use:            | 5     |
| Туре:  | G Hierarchy:  | Т                 | Conversion:   | NB                | Location        | U     |
| Greenbelt:   | N Flooding:   | Y                 | Replacement Dw  | g: N              | Owner:          | 3     |
|  | Site  | Assess            | ment  |                   |                 |       |
| ite Features:  |   |                   | Deliveral   | oility Assessm    | nent            |       |
| inear site with mature   | trees and hedgerows along brook an  | d small           | Availability:   |                   |                 | 1     |
|  | along eastern side. Public footpath   |                   | SHLAA request to be cons  | idered for housir | ng.             |       |
| vailabile Access:<br>otential for access fro<br>equire widening.                 | m Eaves Lane although very narrow   | - would           | Suitability:  |                   |                 | 3     |
| dditional Comments   |   |                   | Designated as Visual Oper<br>unsuitable for developmen<br>developed areas, ecologic | t because of role | e in separating |       |
|  |   |                   | Achievability:  |                   |                 | 1     |
| uggested by agent the  | ties:<br>dary and adjacent to existing housing<br>at some development could take plac<br>e visual open space into public use. |                   | Development would be eco<br>likely costs and planning o                             |                   |                 |       |
| /eakneses/ Constrai  | nts:  | _                 | Classification: C   | Full              | Capacity        | 85    |
| ttractive area identifie   | d as Visual Open Space as an extens<br>/iding important break between reside  | sion to<br>ential |   | 5 Yea             | r Capacity      | 0     |
|  | value with full public access. Recom  |                   |   |                   | Density         | 29.31 |
|  | Planr   | ning App          | olication Details   |                   |                 |       |
| Planning Applicat  | ion:  | Application T     | ype:  | Approval D        | ate:            |       |
| Building Control F   |   | Other Applic      |   | Approval Li       | ife:            |       |
| Date Last Upd  | ated 16-Jun-15  |                   | Date Form Printed   | d 26-Jun-         | -15             |       |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |  |               |   |          |              |       |
|--|--|---------------|---|----------|--------------|-------|
|  | S  | ite Deta      | ails  |          |              |       |
| Description  | Agricultural Land  |               |   |          |              |       |
| Comments:  | Site comprises of several fields in agr  | ricultural us | e   |          |              |       |
| Area:  | 6.1 ha. gross 6.100 ha.  | . net         | Policy: 3   |          | Status:      | NC    |
| Grid Ref.:   | E 401325 N 341717  |               | Commitment:   | 7        | Use:         | 8     |
| Туре:  | G Hierarchy:   | Т             | Conversion:   | NB       | Location:    | R     |
| Greenbelt:   | N Flooding:  | Ν             | Replacement Dwg:  | Ν        | Owner:       | 3     |
|  | Site   | Assess        | sment   |          |              |       |
| te Features:   |  |               | Deliverabilit   | y Assess | ment         |       |
| te slopes gently east  | wards, comprising several small fields   |               | Availability:   |          |              | 1     |
| parated by hedgerov  | vs. More significant vegetation along boundaries. Public right of way runs the   |               | SHLAA representation made.  |          |              |       |
| e.   |  |               |   |          |              |       |
| vailabile Access:  |  |               |   |          |              |       |
| estricted access from<br>provements.   | Eaves Lane. Would require off-site re  | oad           |   |          |              |       |
|  |  |               | Suitability:  |          |              | 3     |
| dditional Comments   | :  |               | Unsuitable for development be<br>intrusion into open countryside<br>way through site. |          |              | t of  |
|  |  |               | Achievability:  |          |              | 1     |
| rengths/ Opportuni   |  |               | Development would be econor<br>likely costs and planning obliga                       |          |              |       |
| ose to existing housi  | ng.  |               |   |          |              |       |
| /eakneses/ Constrai  | nts:   |               | Classification: C   | Fu       | III Capacity | 175   |
|  | forming part of important landscape s<br>ant intrusion into open countryside. Po |               |   | 5 Ye     | ar Capacity  | 0     |
|  | way through site. Adjacent listed build  |               |   |          | Density 2    | 28.69 |
|  | Plann  | ing App       | olication Details   |          |              |       |
| Planning Applicat  | tion: A  | Application 1 | ype:  | Approval | Date:        |       |
| Building Control F   |  | Other Applic  |   | Approval | Life:        |       |
| Date Last Upd  | lated 16-Jun-15  |               | Date Form Printed   | 26-Ju    | n-15         |       |

| Site Ref. No.:<br>SMDC Ref. No                | 1125<br>D.: CH089   | Land b          | etween   |                      |                      |         |
|---|---|-----------------|--|----------------------|----------------------|---------|
| NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.: |   | Ashbo<br>Cheadl | urne Road and Moss<br>e  | s Lane               |                      |         |
|   | 5   | Site Deta       | ails   |                      |                      |         |
| Description                                   | Agricultural Land   |                 |  |                      |                      |         |
| Comments:                                     | Large site comprising of several field  | ls              |  |                      |                      |         |
| Area:   | 13.9 ha. gross 13.900 ha  | ı. net          | Policy: 3  |                      | Status:              | NC      |
| Grid Ref.:                                    | E 402271 N 342661   |                 | Commitment:  | 7                    | Use:                 | 8       |
| Туре:   | G Hierarchy:  | T               | Conversion:  | NB                   | Location:            | R       |
| Greenbelt:                                    | N Flooding:   | Ν               | Replacement Dwg:   | Ν                    | Owner:               | 3       |
|   | Site  | Assess          | sment  |                      |                      |         |
| Site Features:                                |   |                 | Deliverabili   | ty Assess            | ment                 |         |
| _arge site comprising                         | several fields separated by hedgerows   | s with          | Availability:  |                      |                      | 1       |
|   | cant trees within fields and on bounda  |                 | SHLAA request to be conside  | ered for hous        | ing.                 |         |
| highway improvements                          | s:<br>y recommends protection of any wetla  |                 | Suitability:<br>Unsuitable for development b<br>existing housing, intrusion intr<br>area of landscape importance | o open coun          |                      |         |
|   |   |                 | Achievability:   |                      |                      | 1       |
| Strengths/ Opportuni                          | ities:  |                 | Development would be econo   |                      |                      | unt all |
| None  |   |                 | likely costs and planning oblig  | ations asso          | ciated with the site | ÷.      |
| Weakneses/ Constrai                           | ints:   |                 | Classification: C  | Fu                   | II Capacity          | 400     |
| Identified in L&SCA as                        | s forming part of important landscape s<br>ant intrusion into open countryside in i | setting         |  | 5 Ye                 | ar Capacity          | 0       |
|   | ted to existing housing or facilities.  |                 |  |                      | Density 2            | 8.78    |
| Planning Applica<br>Building Control          | ition:  | Application T   |  | Approval<br>Approval |                      |         |
|   | (   | Other Applic    |  |                      | -                    |         |
| Date Last Upo                                 | dated 16-Jun-15   |                 | Date Form Printed  | 26-Ju                | n-15                 |         |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |  | Land a<br>Lightw<br>Cheadl     | ood Farm   |
|--|--|--------------------------------|--|
|  | s  | Site Deta                      | ails   |
| Description  | Agricultural Land surrounding  | Farm                           |  |
| Comments:  | In agricultural use  |                                |  |
| Area:  | 4.3 ha. gross 3.500 ha   | . net                          | Policy: 3 Status: NC   |
| Grid Ref.:   | E 402266 N 342845  |                                | Commitment: 7 Use: 8   |
| Туре:  | G Hierarchy:   | T                              | Conversion: NB Location: R   |
| Greenbelt:   | N Flooding:  | Ν                              | Replacement Dwg: N Owner: 3  |
|  | Site   | Assess                         | sment  |
| Site Features:   |  |                                | Deliverability Assessment  |
| arge number of signific  | Lightwood Farm separated by hedgero<br>cant trees on boundaries.<br>om Ashbourne Road but may require o                      |                                | Availability:     1       SHLAA request to be considered for housing.       Suitability:   |
| Additional Comments  | <b>;</b> :   |                                | Unsuitable for development because of poor relationship to existing housing, intrusion into open countryside and impact on area of landscape importance. |
|  |  |                                | Achievability: 1   |
| Strengths/ Opportuni   |  |                                | Development would be economically viable taking into account all likely costs and planning obligations associated with the site                          |
| Veakneses/ Constrai  | nts:   |                                | Classification: C Full Capacity 110  |
| o settlement. Significa  | forming part of important landscape s<br>ant intrusion into open countryside in is<br>ted to existing housing or facilities. |                                | 5 Year Capacity 0<br>Density 31.43   |
|  | Plann  | ning App                       | olication Details  |
| Planning Applicat<br>Building Control F  |  | Application T<br>Other Applica |  |
| Date Last Upd  | lated 16-Jun-15  |                                | Date Form Printed 26-Jun-15  |

| Site Ref. No.:<br>SMDC Ref. No   |  | Land East of  |
|--|--|---|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:   | SM   | Manifold Drive<br>Cheadle   |
|  | S  | Site Details  |
| Description  | Agricultural Land  |   |
| Comments:  | Large site comprising of several agri  | gricultural fields  |
| Area:  | 9.25 ha. gross 9.250 ha  | na. net Policy: 3 Status: NC  |
| Grid Ref.:   | E 401763 N 342105  | Commitment: 7 Use: 8  |
| Туре:  | G Hierarchy:   | T Conversion: NB Location: R  |
| Greenbelt:   | N Flooding:  | N Replacement Dwg: N Owner: 3   |
|  | Site   | te Assessment   |
| ite Features:  |  | Deliverability Assessment   |
|  | of several fields separated by hedgerc<br>cant trees within fields and on bounda   |   |
| vailabile Access:<br>otential for access fro   | om Rakeway Road or Manifold Drive.   | e. Suitability: 3   |
| dditional Comments   | :  | Unsuitable for development because of landscape quality,<br>intrusion into open countryside and adjacent to SBI.  |
| trengths/ Opportuni<br>djoins existing housin<br>H096.                                 | ties:<br>g to west. Could be built inconjunction   | Achievability:       1         Development would be economically viable taking into account all likely costs and planning obligations associated with the site. |
| /eakneses/ Constrai  | nts:   | Classification: C Full Capacity 300   |
| settlement. Signification settlement signification between the settlement to Rakeway H | forming part of important landscape s<br>ant intrusion into open countryside an<br>louse Farm SBI. Manifold Drive provid | and   |
| bood strong boundary   |  | nning Application Details   |
| Planning Applicat<br>Building Control F  |  | Application Type:     Approval Date:       Other Application:     Approval Life:  |
| Date Last Upd  | lated 16-Jun-15  | Date Form Printed 26-Jun-15   |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No. |   |                   | o the South of<br>rley Farm  |                             |       |
|---|---|-------------------|--|-----------------------------|-------|
| PA Ref. No.:<br>LDF Ref. No.:                   |   | Chead             | e  |                             |       |
|   | S   | Site Deta         | ails   |                             |       |
| Description                                     | Agricultural Land   |                   |  |                             |       |
| Comments:                                       |   |                   |  |                             |       |
| Area:   | 5.5 ha. gross 5.500 ha  | . net             | Policy: 2  | Status:                     | NC    |
| Grid Ref.:                                      | E 400582 N 341589   |                   | Commitment:  | 7 Use:                      | 8     |
| Туре:   | G Hierarchy:  | Т                 | Conversion:  | NB Locatio                  | n: R  |
| Greenbelt:                                      | Y Flooding:   | Ν                 | Replacement Dwg:   | N Owner:                    | 3     |
|   | Site  | Assess            | sment  |                             |       |
| te Features:                                    |   |                   | Deliverabili   | ty Assessment               |       |
| to comprises of sove                            | ral fields separated by hedgerows wh  | ich               | Availability:  |                             | 2     |
| opes gently down to s                           | stream running along western bounda<br>eatures within site. Stronger vegetation | ry. No            | Landowners and developer had developer had be been been been been been been been | ave indicated desire to see |       |
| o available access ot                           | her than from any link road off Tean F  | Road.             | Suitability:   |                             | 2     |
|   |   |                   | Suitable for development as a  | an extension to developme   |       |
| dditional Comments                              | ::  |                   | CH085 which would provide a southern link road.                                  |                             |       |
| non other ( One or other)                       | 41  |                   | Achievability:   |                             | 1     |
|   | I extension to development area CH0<br>rookhouse Way alongside site to Tea      |                   | Development would be econo<br>likely costs and planning oblig                    |                             |       |
| eakneses/ Constrai                              | nts:  |                   | Classification: B  | Full Capacity               | 165   |
| ot identifed in L&SCA                           | t and would intrude into open countrys<br>as being important landscape setting  | side.<br>g to the |  | 5 Year Capacity             | 0     |
| ettlement.                                      | Planr   | ning App          | blication Details  | Density                     | 30.00 |
| Planning Applicat                               | ion:  | Application T     | ype:   | Approval Date:              |       |
| Building Control F                              |   | Other Applic      |  | Approval Life:              |       |
| Date Last Upd                                   | lated 16-Jun-15   |                   | Date Form Printed  | 26-Jun-15                   |       |

| Site Ref. No.:<br>SMDC Ref. No                             | 1170<br>.: CH094             |  | Land                 | south west of  |                                 |                    |      |
|--|------------------------------|--|----------------------|--|---------------------------------|--------------------|------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:             |                              |  | New H<br>Cheac       | laden Road<br>lle  |                                 |                    |      |
| Description  | Agricultura                  | al/Grazing Land                                | Site Det             | ails   |                                 |                    |      |
| Comments:  | Field in agric               | ultural use                                    |                      |  |                                 |                    |      |
| Area:  | 2.26 ha                      | a. gross 2.260                                 | ha. net              | Policy: 2  |                                 | Status:            | NC   |
| Grid Ref.:   | E 3995                       | 88 N 342218                                    |                      | Commitment:  | 7                               | Use:               | 8    |
| Туре:  | G                            | Hierarchy:                                     | Т                    | Conversion:  | NB                              | Location:          | R    |
| Greenbelt:   | Υ                            | Flooding:                                      | Ν                    | Replacement Dwg:   | N                               | Owner:             | 3    |
|  |                              | S  | ite Asses            |  |                                 |                    |      |
| Site Features:   |                              |  |                      | Deliverabilit  | ty Assessr                      | nent               |      |
| Single open field with s                                   | ignificant woo               | oded area along sout                           | th eastern           | Availability:  |                                 |                    | 1    |
| voundary and hedgerov                                      | ws along othe                | r boundaries.                                  |                      | Request made by owner for si uses.   | te to be deve                   | eloped for employ  | ment |
| Potential access from 1<br>oad. Alternatively cou<br>area. | New Haden R<br>ld be accesse | load subject to widen<br>ed through existing e | ning of<br>mployment | Suitability:<br>Within green belt with existing  | employme                        | nt uses adiacent t | 3    |
| Additional Comments  | :                            |  |                      | and remoteness from other ho<br>unsuitable for housing. Poten<br>extension to existing employm | busing and fa<br>tial for emplo | acilities make it  |      |
|  |                              |  |                      | Achievability:   |                                 |                    | 1    |
| Strengths/ Opportuni                                       |                              | h of site.                                     |                      | Development would be econor<br>likely costs and planning oblig                                 |                                 |                    |      |
| Veakneses/ Constrai  | nts:                         |  |                      | Classification: C  | Ful                             | I Capacity         | 75   |
| Vithin green belt and c                                    |                              |  |                      |  | 5 Yea                           | ar Capacity        | 0    |
| other housing and facil                                    | ities. Existing              | J access restrictions.                         |                      |  |                                 | Density 3          | 3.19 |
|  |                              | Pla  | inning Ap            | plication Details  |                                 |                    |      |
| Planning Applicat  | ion:                         |  | Application          | Туре:  | Approval [                      | Date:              |      |
| Building Control F   | Ref                          |  | Other Appli          | cation:  | Approval L                      | _ife:              |      |
| Date Last Upd  | ated 1                       | 6-Jun-15                                       |                      | Date Form Printed  | 26-Jur                          | 1-15               |      |

| Site Ref. No.:<br>SMDC Ref. No  |  |  | Land j         | unction of  |            |                      |      |  |
|---|--|--|----------------|---|------------|----------------------|------|--|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:  | .:  <br> SM                            |  | Rakew<br>Chead | ay Road and Manifol<br>le                                     | d Drive    | )                    |      |  |
|   |  |  | Site Deta      | ails  |            |                      |      |  |
| Description   | Greenfield                             | site in agricultural                             | use.           |   |            |                      |      |  |
| Comments:   | Agricultural fie                       | lds  |                |   |            |                      |      |  |
| Area:   | 7.4 ha.                                | gross 7.400 ha                                   | a. net         | Policy: 3   |            | Status:              | NC   |  |
| Grid Ref.:  | E 40144                                | 7 N 341959                                       |                | Commitment:   | 7          | Use:                 | 8    |  |
| Туре:   | G                                      | Hierarchy:                                       | Т              | Conversion:   | NB         | Location:            | R    |  |
| Greenbelt:  | Ν                                      | Flooding:  | Ν              | Replacement Dwg:  | Ν          | Owner:               | 4    |  |
|   |  | Site   | Asses          |   |            |                      |      |  |
| ite Features:   |  | One  | , 40000        | Deliverability  | y Assess   | ment                 |      |  |
|   |  |  |                | Availability:   |            | ſ                    |      |  |
| arge site comprising of<br>arge number of signific<br>Aore significant vegeta<br>oundaries. Public rigl | cant trees withir<br>ation along north |  | aries.         | No known ownership constrain                                  | ts.        | l                    | 2    |  |
| vailabile Access:   |  |  |                |   |            |                      |      |  |
| Potential for access fro<br>rom Manifold Drive.   | om Rakeway Ro                          | oad through site CH09                            | 2 or           | Suitability:  |            |                      |      |  |
| Additional Comments   | \$:                                    |  |                | Unsuitable for development be intrusion into open countryside |            | andscape quality ar  | nd   |  |
|   |  |  |                | Achievability:  |            |                      | 1    |  |
| Strengths/ Opportuni  | ties:                                  |  |                | Development would be econom                                   |            |                      |      |  |
| djoins existing housin  | ig to west.                            |  |                | likely costs and planning obliga                              | lions asso | clated with the site | -    |  |
| Veakneses/ Constrai   | nts:                                   |  |                | Classification: C   | Fu         | III Capacity         | 250  |  |
|   |  | f important landscape s<br>o open countryside. M |                |   | 5 Ye       | ar Capacity          | 0    |  |
| Drive provides good st  |  |  |                |   |            | Density 3            | 3.78 |  |
| -   |  | Planı  | ning Ap        | plication Details   |            |                      |      |  |
| Planning Applicat   | tion: SM                               |  | Application 7  | Гуре:   | Approval   | Date:                |      |  |
| Building Control F  | Ref                                    |  | Other Applic   | ation:  | Approval   | Life:                |      |  |
| Date Last Upd   | lated 16-                              | -Jun-15  |                | Date Form Printed   | 26-Ju      | n-15                 |      |  |

| Site Ref. No.:<br>SMDC Ref. No                 |   | Land a                          | dj to equestrian centre  |  |  |  |
|--|---|---------------------------------|--|--|--|--|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | : SM  | Eaves I<br>Cheadl               |  |  |  |  |
|  | S   | Site Deta                       | ils  |  |  |  |
| Description                                    | Greenfield site in agricultural   | use.                            |  |  |  |  |
| Comments:                                      |   |                                 |  |  |  |  |
| Area:  | 1.82 ha. gross 1.820 ha   | . net                           | Policy: 3 Status: NC   |  |  |  |
| Grid Ref.:                                     | E 401328 N 341843   |                                 | Commitment: 7 Use: 8   |  |  |  |
| Туре:  | G Hierarchy:  | <u> </u>                        | Conversion: NB Location: R   |  |  |  |
| Greenbelt:                                     | N Flooding:   | Ν                               | Replacement Dwg: N Owner: 4  |  |  |  |
|  | Site  | Assess                          | ment   |  |  |  |
| Site Features:                                 |   |                                 | Deliverability Assessment  |  |  |  |
| inear site comprising                          | of several small fields separated by  |                                 | Availability: 2  |  |  |  |
|  | ificant vegetation along northern and Public right of way runs through site.    |                                 | No known ownership constraints   |  |  |  |
| Availabile Access:<br>Restricted access from   | n Eaves Lane. Would require off-site  | road                            |  |  |  |  |
| mprovements. May be                            | possible to access site from Manifold   | d Drive.                        | Suitability:   |  |  |  |
| dditional Comments                             | S:  |                                 | Unsuitable for development because of landscape quality, intrusion into open countryside and access constraints.                 |  |  |  |
|  |   |                                 | Achievability: 1   |  |  |  |
| Strengths/ Opportuni                           | tres:   |                                 | Development would be economically viable taking into account all likely costs and planning obligations associated with the site. |  |  |  |
| Veakneses/ Constrai                            | nts:  |                                 | Classification: C Full Capacity 55   |  |  |  |
|  | forming part of important landscape s<br>ant intrusion into open countryside. P |                                 | 5 Year Capacity 0<br>Density 30.22   |  |  |  |
|  | Planr   | ning App                        | lication Details   |  |  |  |
| Planning Applica<br>Building Control I         |   | Application Ty<br>Other Applica |  |  |  |  |
| Date Last Upo                                  | lated 16-Jun-15   |                                 | Date Form Printed 26-Jun-15  |  |  |  |

| Site Ref. No.:<br>SMDC Ref. No   | 1856<br>CH121  | Land a           | djacent to  |   |                  |
|--|--|------------------|---|---|------------------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:   | :: SM  | Ashbou<br>Cheadl | ırne Road and Rocki<br>e  | ngham Drive   |                  |
|  | S  | Site Deta        | ils   |   |                  |
| Description  | Agricultural Land  |                  |   |   |                  |
| Comments:  | Small single field in agricultural use   |                  |   |   |                  |
| Area:  | 1.21 ha. gross 1.210 ha  | a. net           | Policy: 3   | Status:   | NC               |
| Grid Ref.:   | E 401897 N 343034  |                  | Commitment:   | 7 Use:  | 8                |
| Туре:  | G Hierarchy:   | T                | Conversion:   | NB Locatio  | n: R             |
| Greenbelt:   | N Flooding:  | Ν                | Replacement Dwg:  | N Owner:  | 3                |
|  | Site   | Assess           | ment  |   |                  |
| Site Features:   |  |                  | Deliverability  | Assessment  |                  |
| Hedgerows around bound<br>northern boundary.<br>Availabile Access:<br>Potential for direct acco<br>Additional Comments |  |                  | Availability:          No known ownership constraint         Suitability:         Relatively well related to exsitin landscape constraints. |   | 2<br>2<br>Cant   |
| 30/8255 refused for co<br>survey recommends pr<br>woodland in this area.   | nstruction of dwellings. Phase 1 habit<br>rotection of any wetland habitats, hed | at<br>ges and    | Achievability:  |   |                  |
| Strengths/ Opportuni   |  |                  | Development would be econom<br>likely costs and planning obligat  | ically viable taking into a tions associated with the | ccount all       |
|  | dscape value identified in L&SCA as cape setting to settlement. Public for       |                  | Classification: B   | Full Capacity<br>5 Year Capacity<br>Density           | 38<br>0<br>31.40 |
|  | Plan   |                  | lication Details  | Approval Date:  |                  |
| Planning Applicat<br>Building Control F  |  | Application T    |   | Approval Life:  |                  |
| Date Last Upd  | lated 16-Jun-15  |                  | Date Form Printed   | 26-Jun-15   |                  |

| Site Ref. No.:<br>SMDC Ref. No                              |  | Land re                       | ear of   |
|---|--|-------------------------------|--|
| NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.:               | .:<br>SM   | Rockin<br>Chead               | ngham Drive<br>le  |
|   |  | Site Deta                     | ails   |
| Description   | Agricultural Land and Dwellin  |                               |  |
| Comments:   | Small single field in agricultural use   | •                             | IS   |
| Area:   | 0.87 ha. gross 0.700 ha  | a. net                        | Policy: 3 Status: NC   |
| Grid Ref.:  | E 401829 N 343117  |                               | Commitment: 7 Use: 8   |
| Туре:   | G Hierarchy:   | Т                             | Conversion: NB Location: R   |
| Greenbelt:  | N Flooding:  | Ν                             | Replacement Dwg: N Owner: 3  |
|   | Site   | Assess                        | sment  |
| ite Features:   |  |                               | Deliverability Assessment  |
|   | no significant landscape features withi<br>undary of site and small stream along |                               | Availability:  |
| vithin site.<br>vailabile Access:<br>lo direct access other | than through site CH121 or from farm   | n track.                      | Suitability:   |
|   |  |                               | Suitability:         2           Well related to exsiting housing with no significant landscape         2                        |
| dditional Comments  | s:   |                               | constraints.   |
|   | y recommends protection of any wetla<br>voodland in this area.                   | nd                            |  |
| trengths/ Opportuni   | ities.   |                               | Achievability:   |
|   | ng to west and south.  |                               | Development would be economically viable taking into account all likely costs and planning obligations associated with the site. |
| Veakneses/ Constra  | ints:  |                               | Classification: B Full Capacity 22   |
| Public footpath runs al                                     | ong edge of field.   |                               | 5 Year Capacity <b>0</b>   |
|   |  |                               | Density <b>31.43</b>   |
|   | Planr  | ning App                      | olication Details  |
| Planning Applica<br>Building Control                        |  | Application 1<br>Other Applic |  |
| Date Last Upo   | dated 16-Jun-15  |                               | Date Form Printed 26-Jun-15  |

| Site Ref. No.:<br>SMDC Ref. No |  | Land North of<br>Harplow Lane |  |  |       |
|--------------------------------|--|-------------------------------|--|--|-------|
| NLUD Ref. No.                  |  |                               |  |  |       |
| PA Ref. No.:                   | SM   | Chead                         | le   |  |       |
| LDF Ref. No.:                  |  |                               |  |  |       |
|                                | 5  | Site Deta                     | ails   |  |       |
| Description                    | Agricultural Land  |                               |  |  |       |
| Comments:                      | Single field in agricultural use and ba  | and of woodl                  | and  |  |       |
| Area:                          | 3.17 ha. gross 3.170 ha  | a. net                        | Policy: 2  | Status:  | NC    |
| Grid Ref.:                     | E 399443 N 342265  |                               | Commitment:  | 7 Use:   | 8     |
| Туре:                          | G Hierarchy:   | Т                             | Conversion:  | NB Location:   | R     |
| Greenbelt:                     | Y Flooding:  | Ν                             | Replacement Dwg:   | N Owner:   | 3     |
|                                | Site   | Assess                        | sment  |  |       |
| Site Features:                 |  |                               | Deliverability A   | Assessment   |       |
| Single large open field        | with a woodland band running throug  | h the                         | Availability:  |  | 2     |
| site.                          |  |                               | No known ownership constraints   |  |       |
|                                |  |                               |  |  |       |
| Availabile Access:             |  |                               |  |  |       |
|                                | Harplow Lane subject to widening of r<br>accessed through existing employmer   |                               |  |  |       |
| -                              |  |                               | Suitability:   |  | 3     |
| Additional Comments            | 3:   |                               | Within green belt with existing en<br>and remoteness from other housi<br>unsuitable for housing. Potential<br>extension to existing employment | ng and facilities make it<br>for employment developm |       |
|                                |  |                               | Achievability:   |  | 2     |
| Strengths/ Opportuni           | ties:  |                               | Development would be economic  | ally viable taking into acco                         |       |
| Adjoins existing built u       | p area to north and west   |                               | likely costs and planning obligatio  |  |       |
| Weakneses/ Constrai            | nts:   |                               | Classification: C  | Full Capacity  | 100   |
|                                | sting employment uses adjacent to si<br>ur uses. Existing access restrictions. | ite                           |  | 5 Year Capacity                                      | 0     |
| Remote from other hou          |  |                               |  | Density  | 81.55 |
|                                | Planı  | ning App                      | olication Details  |  |       |
| Planning Applicat              | tion: SM   | Application T                 | Гуре: А  | pproval Date:  |       |
| Building Control F             | Ref  | Other Applic                  | ation: A   | pproval Life:  |       |
| Date Last Upd                  | dated 16-Jun-15  |                               | Date Form Printed  | 26-Jun-15  |       |

| Site Ref. No.:<br>SMDC Ref. No                  | 1861<br>CH126  | Land between   |  |  |
|---|--|--|--|--|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:  | :<br>SM  | New Haden Road and Harplow Lane<br>Cheadle   |  |  |
|   | S  | Site Details   |  |  |
| Description                                     | Agricultural Land  |  |  |  |
| Comments:                                       | Single field in agricultural use   |  |  |  |
| Area:   | 2.1 ha. gross 2.100 ha   | na. net Policy: 2 Status: NC   |  |  |
| Grid Ref.:                                      | E 399640 N 342161  | Commitment: 7 Use: 8   |  |  |
| Туре:   | G Hierarchy:   | T Conversion: NB Location: R   |  |  |
| Greenbelt:                                      | Y Flooding:  | N         Replacement Dwg:         N         Owner:         3  |  |  |
|   | Site   | e Assessment   |  |  |
| te Features:                                    |  | Deliverability Assessment  |  |  |
|   | significant wooded area along eastern  | rn Availability: 2   |  |  |
| undary and hedgerows along other boundaries.    |  | No known access constraints.   |  |  |
| vailabile Access:                               | New Haden Road subject to widening   | ng of road. Suitability: 3   |  |  |
| dditional Comments                              | S:   | Within green belt with existing employment uses near to site<br>and remoteness from other housing and facilities make it<br>unsuitable for housing. Potential for employment development as<br>extension to existing employment areas. |  |  |
|   |  | Achievability:   |  |  |
| trengths/ Opportuni<br>ear to exsiting built up | p area to north west of site.  | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.   |  |  |
| eakneses/ Constrai                              | nts:   | Classification: C Full Capacity 65   |  |  |
|   | close to employment areas. Remote t<br>lities. Existing access restrictions. | e from 5 Year Capacity 0   |  |  |
|   |  | Density <b>30.95</b>   |  |  |
|   | Planr  | ning Application Details   |  |  |
| Planning Applica                                | tion: SM   | Application Type: Approval Date:   |  |  |
| Building Control I                              |  | Other Application: Approval Life:  |  |  |
| Date Last Upo                                   | lated 16-Jun-15  | Date Form Printed 26-Jun-15  |  |  |

| Site Ref. No.:<br>SMDC Ref. No                        |   | Land N        | lorth of  |
|---|---|---------------|---|
| NLUD Ref. No  |   | New Ha        | aden Road   |
| PA Ref. No.:  | SM  | Cheadl        |   |
| LDF Ref. No.:   |   | Oneau         |   |
|   | S   | Site Deta     | ails  |
| Description   | Agricultural Land - (Employme                     | ent allocat   | ion EM1)  |
| Comments:   | Field currently in agriculutral use allo          | cated in ado  | pted Local Plan for employment. Employment allocation EM1.  |
| Area:   | 4.2 ha. gross 4.200 ha                            | . net         | Policy: 1 Status: ALP   |
| Grid Ref.:  | E 399866 N 342298                                 |               | Commitment: 2 Use: 8  |
| Туре:   | G Hierarchy:                                      | Т             | Conversion: NB Location: R  |
| Greenbelt:  | N Flooding:                                       | Y             | Replacement Dwg: N Owner: 3   |
|   | Site  | Assess        | sment   |
| ite Features:   |   |               | Deliverability Assessment   |
| Part of larger single fie                             | ld. No significant landscape features             | within        | Availability: 2   |
| vailabile Access:                                     | d treeline along northern boundary.               | of road       | No known availability constraints. Allocated in Local Plan for employment uses.   |
| r from extended Broo                                  |   | orroud        | Suitability: 3  |
| dditional Comments                                    | S:  |               | Proximity to existing employment uses make it unsuitable for<br>housing. Potential for employment development as extension to<br>existing employment areas already established. |
|   |   |               | Achievability:  |
| trengths/ Opportuni<br>Vithin settlement bour<br>ite. | ities:<br>ndary and adjoining built up area to we | est of        | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.  |
| Veakneses/ Constra                                    | ints:   |               | Classification: C Full Capacity 130   |
| Close to employment a oundary of site within          | areas. Existing access restrictions. N            | orthern       | 5 Year Capacity 0   |
| Sundary OF SILE WILLIN                                | 1 1000 ZUII <del>C</del> 3.                       |               | Density <b>30.95</b>  |
|   | Planr   | ning App      | blication Details   |
| Planning Applica                                      | tion: SM  | Application T | ype: Approval Date:   |
| Building Control                                      | Ref (   | Other Applica | ation: Approval Life:   |
| Date Last Upo   | lated 16-Jun-15                                   |               | Date Form Printed 26-Jun-15   |

| Site Ref. No.:                      | 1863  | Land t      | o West of   |
|-------------------------------------|---|-------------|---|
| SMDC Ref. No.                       | .: CH128  |             |   |
| NLUD Ref. No.                       | :   | Tean F      | Soad  |
| PA Ref. No.:                        | SM  | Cheadle     |   |
| LDF Ref. No.:                       |   | Cheau       |   |
|                                     | :   | Site Det    | ails  |
| Description                         | Land previously used as a nu  | ursery      |   |
| Comments:                           | Land to the north of the vets   |             |   |
| Area:                               | 0.9 ha. gross 0.900 ha  | a. net      | Policy: 2 Status: NC  |
| Grid Ref.:                          | E N   |             | Commitment: 7 Use: 8  |
| Туре:                               | G Hierarchy:  | Т           | Conversion: NB Location: R  |
| Greenbelt:                          | Y Flooding:   | Ν           | Replacement Dwg: N Owner: 3   |
|                                     | Site  | e Asses     | sment   |
| Site Features:                      |   |             | Deliverability Assessment   |
| Site is overgrown with s            | some residual plant nursery features  | . Land      | Availability:   |
| s immediately north of              |   |             | No known ownership constraints  |
|                                     |   |             |   |
| Availabile Access:                  |   |             |   |
| Existing access point a             | vailable from Tean Road   |             |   |
|                                     |   |             | Suitability: 2  |
| Additional Comments                 | :   |             | Within Green Belt but well related to existing housing to the north.  |
|                                     | a nursery is the propagation and nur  | ture of     |   |
| blants,<br>which falls within an ag | ricultural use.   |             |   |
|                                     | 4   |             | Achievability: 1  |
| Strengths/ Opportunit               |   |             | Development would be economically viable taking into account all likely costs and planning obligations associated with the site |
|                                     | y adjacent to existing housing to nort<br>le access to link with Brookhouse W |             |   |
| Weakneses/ Constrai                 | nts:  |             | Classification: B Full Capacity 28  |
| n Green Belt and outsi              | ide current development boundary.   |             | 5 Year Capacity <b>0</b>  |
|                                     |   |             | Density <b>31.11</b>  |
|                                     | Plan  | nina An     | plication Details   |
|                                     |   |             | -   |
| Planning Applicat                   | ion: SM   | Application |   |
| Building Control F                  | Ref   | Other Appli | cation: Approval Life:  |

Date Last Updated 16-Jun-15 Date Form Printed

Other Application:

26-Jun-15

| Site Ref. No.:<br>SMDC Ref. No                                       |   | Land a          | t junction of  |                        |               |
|--|---|-----------------|--|------------------------|---------------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:                       | SM  | Oakam<br>Cheadl | oor Road and Moor L<br>e   | .ane                   |               |
|  |   | Site Deta       | ails   |                        |               |
| Description  | Agricultural Land   |                 |  |                        |               |
| Comments:  | Several small fields in agricultural/gr                                       | azing use.      |  |                        |               |
| Area:  | 3.9 ha. gross 3.900 ha  | a. net          | Policy: 3  | Stat                   | us: NC        |
| Grid Ref.:   | E 401739 N 343550   |                 | Commitment:  | 7 Use                  | 8             |
| Туре:  | G Hierarchy:  | Т               | Conversion:  | NB Loc                 | ation: R      |
| Greenbelt:   | N Flooding:   | Ν               | Replacement Dwg:   | N Own                  |               |
|  |   | • • • • • • •   |  |                        |               |
|  | Site  | e Assess        |  |                        |               |
| Site Features:   |   |                 | Deliverability   | Assessment             |               |
|  | fields separated by fences and hedge  |                 | Availability:  |                        | 1             |
|  | g use. Level site with some dwellings<br>w mature trees on field boundaries.  | WITNIN          | SHLAA form submitted, site ava   | ailable within 5 years | 3             |
| Availabile Access:<br>Direct access available<br>Additional Comments | e from either Oakamoor Road or Moor   | r Lane.         | Suitability:<br>Adjoins built-up area. No signifi<br>some potential as a small urbar |                        | 2<br>act. Has |
|  |   |                 | Achievability:   |                        | 1             |
| Strengths/ Opportuni   | ties:   |                 | Development would be econom  |                        |               |
| Adjoins built-up area. N   | No significant landscape impact.  |                 | likely costs and planning obligat  | tions associated with  | n the site.   |
| Weakneses/ Constrai  |   |                 | Classification: B  | Full Capacity          |               |
| habitat survey recomm  | lopment into open countryside. Phas<br>nends protection of any wetland habita | e 1<br>ats,     |  | 5 Year Capacit         | у О           |
| hedges and woodland  | in this area.   |                 |  | Density                | 30.77         |
|  | Planı   | ning App        | blication Details  |                        |               |
| Planning Applicat  | tion: SM  | Application T   | уре:   | Approval Date:         |               |
| Building Control F   |   | Other Applic    |  | Approval Life:         |               |
| Date Last Upd  | lated 16-Jun-15   |                 | Date Form Printed  | 26-Jun-15              |               |

| Site Ref. No.:<br>SMDC Ref. No   | .: CH130   | Land to North of   |
|--|--|--|
| NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.:                          | SM   | Oakamoor Lane<br>Cheadle   |
|  | _  | te Details   |
| Description<br>Comments:   | Agriculutral Land Single field predominantly in agricultur   | al use with small woodland area to NE  |
| Area:  | 1.15 ha. gross 1.000 ha.   | net Policy: 3 Status: NC   |
| Grid Ref.:   | E 401802 N 343747  | Commitment: 7 Use: 8   |
| Туре:  | G Hierarchy:   | T Conversion: NB Location: R   |
| Greenbelt:   | N Flooding:  | N Replacement Dwg: N Owner: 3  |
|  | Site   | Assessment   |
| ite Features:  |  | Deliverability Assessment  |
| lat greenfield site whi  | ch is raised above surrounding land to s   | South Availability: 2  |
| nd west with strong h  | edgerow along road boundary. North easily solution of the second se | ast  |
|  | ea of Halls Hall and fish pond to north.   |  |
| vailabile Access:  |  |  |
| Ithough adjoins Oaka   | amoor Road, access hampered by signif  | icant  |
|  |  | Suitability:   |
| dditional Comments   | s:   | Although adjoining built up area, access constraints and<br>prominent raised boundary along Oakamoor Road make site<br>unsuitable for development. Also could have adverse impact on<br>Site of Biological Importance. |
|  |  | Achievability:   |
| trengths/ Opportuni  | ities:   | Development would be economically viable taking into account all   |
| djoins existing built u  | p area.  | likely costs and planning obligations associated with the site   |
| Veakneses/ Constrai  | ints:  | Classification: C Full Capacity 30   |
| Access constraints and<br>Dakamoor Road. Hale<br>Incroaches into site. | d prominent raised boundary along<br>es Hall Pool/ Cheadle Fish Ponds SBI  | 5 Year Capacity 0<br>Density 30.00   |
|  | Planni   | ng Application Details   |
| Planning Applica   | tion: SM Ap  | oplication Type: Approval Date:  |
| Building Control I   |  | ther Application: Approval Life:   |
|  |  |  |
| Date Last Upo  | dated 16-Jun-15  | Date Form Printed 26-Jun-15  |

| Site Ref. No.:<br>SMDC Ref. No                  |  | Land b           | etween  |                |             |       |
|---|--|------------------|---|----------------|-------------|-------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:  | .:<br>SM   | Bala G<br>Cheadl | rove and Cherry La<br>e   | ne             |             |       |
|   |  | Site Deta        | iils  |                |             |       |
| Description                                     | Agricultural Land  |                  |   |                |             |       |
| Comments:                                       | Single field in agricultural/grazing use   | e.               |   |                |             |       |
| Area:   | 4.72 ha. gross 4.720 ha  | ı. net           | Policy: 3   |                | Status:     | NC    |
| Grid Ref.:                                      | E 401889 N 344046  |                  | Commitment:   | 7              | Use:        | 8     |
| Туре:   | G Hierarchy:   | Т                | Conversion:   | NB             | Location:   | R     |
| Greenbelt:                                      | N Flooding:  | Ν                | Replacement Dwg   | : N            | Owner:      | 3     |
|   | Site   | Assess           | ment  |                |             |       |
| Site Features:                                  |  |                  | Deliverabi  | lity Assessr   | nent        |       |
| Dpen greenfield site ris                        | ses west to east to higher ground. Op  | ben              | Availability:   |                |             | 2     |
| andscape with few hee<br>listoric Landscape are | dgerows and trees. Adjacent to remna<br>ea of Hales Hall.  | ant              | No known availability constra   | aints.         |             |       |
| lales Farm or through                           | able to site other than through Hales H<br>gardens off Bala Grove. Could only b<br>acent development areas which thems<br>s: | be               | Suitability:<br>Unsuitable due to access co<br>site development of which w<br>landscape and adjacent to S | ould have a si |             |       |
|   |  |                  | Achievability:  |                |             | 1     |
| trengths/ Opportuni                             | ties:  |                  | Development would be econ<br>likely costs and planning obl  |                |             |       |
|   | p area but may only be suitable as a lo<br>r development areas due to access   | onger            |   |                |             | е.    |
| Veakneses/ Constrai                             | ints:  |                  | Classification: C   | Ful            | I Capacity  | 150   |
|   | nt site at top of hill which would have a  |                  |   | 5 Yea          | ar Capacity | 0     |
|   | he landscape. No direct access to site<br>Pool/ Cheadle Fish Ponds SBI.  | -                |   |                | Density     | 31.78 |
|   | Planr  | ning App         | lication Details  |                |             |       |
| Planning Applicat                               | tion: SM   | Application T    | ype:  | Approval [     | Date:       |       |
| Building Control F                              |  | Other Applica    |   | Approval L     | .ife:       |       |
| Date Last Upd                                   | dated 16-Jun-15  |                  | Date Form Printed   | 26-Jur         | -15         |       |

| SMDC Ref. No.: CH132  | nd South East of  |
|---|---|
| NLUD Ref. No.: Ha   | mmersley Hayes Road and Silver Street                                       |
|   | eadle   |
|   |   |
| Site  | Details   |
| Description Agricultural Land   |   |
| <b>Comments:</b> Single field in agricultural use.                                |   |
| Area: 4.95 ha. gross 4.000 ha. net  | Policy: 3 Status: NC  |
| Grid Ref.: E 401497 N 344503  | Commitment: 7 Use: 8  |
| Type: G Hierarchy:  | Conversion: NB Location: R  |
| Greenbelt: N Flooding: N  | N Replacement Dwg: N Owner: 3   |
| Site As:  | sessment  |
| e Features:   | Deliverability Assessment   |
| ntly sloping greenfield site down to valley. Open landscape with                  | h Availability:   |
| the degrows and trees. Stronger vegetation along streamline to<br>the east.       |   |
|   |   |
| ailabile Access:  |   |
| ential access from Hammersley Hayes Road. Access from<br>rer Street more limited. |   |
|   | Suitability: 2  |
| ditional Comments:  | Potentially suitable as urban extension to exsiting development.            |
|   |   |
| planning history on the site.   |   |
|   | Achievability:  |
| engths/ Opportunities:  | Development would be economically viable taking into account all            |
| Il defined boundaries to site - would represent logical extension                 | likely costs and planning obligations associated with the site.             |
| levelopment with minimal landscape impact.  |   |
| akneses/ Constraints:   |   |
| mmersley Hayes Road of limited width. Small area of Flood                         | Classification:     B     Full Capacity     130       5 Year Capacity     0 |
| ne 3 to south east of site.   |   |
|   | Density 32.50   |
| Planning  | Application Details   |
| _   |   |
|   | ation Type: Approval Date:  |
| Building Control Ref Other  | Application: Approval Life:   |
| Date Last Updated 16-Jun-15   | Date Form Printed 26-Jun-15   |

| SMDC Ref. No.: CH133   | and to North of   |  |  |
|--|---|--|--|
| PA Ref. No.:  SM   | lammersley Hayes Road<br>Sheadle  |  |  |
| Site   | e Details   |  |  |
| Description Agricultural Land  |   |  |  |
| <b>Comments:</b> Single field in agricultural use.                                       |   |  |  |
| Area: 5.98 ha. gross 5.980 ha. no  | et Policy: 3 Status: NC   |  |  |
| Grid Ref.: E 401257 N 344785   | Commitment: 7 Use: 8  |  |  |
| Type: <u>G</u> Hierarchy:  | T Conversion: NB Location: R  |  |  |
| Greenbelt: N Flooding:   | N Replacement Dwg: N Owner: 3   |  |  |
| Site A   | ssessment   |  |  |
| e Features:  | Deliverability Assessment   |  |  |
| ge gently sloping greenfield site down to Hammersley Hayes                               |   |  |  |
| ad. Open landscape with few hedgerows and trees. Recreat<br>a along road frontage.       | No known ownership constraints.   |  |  |
| ailabile Access:   |   |  |  |
| ect access available from Hammersley Hayes Road but this i                               | is a  |  |  |
| nor rural road only.   | Suitability: 3  |  |  |
| ditional Comments:   | Unsuitable as would represent a significant intrusion into open countryside which is not well related to existing urban form. |  |  |
|  |   |  |  |
|  | Achievability:  |  |  |
| engths/ Opportunities:   | Development would be economically viable taking into account all  |  |  |
| oins existing urban area to south west of site.  | likely costs and planning obligations associated with the site  |  |  |
|  |   |  |  |
| eakneses/ Constraints:   | Classification: C Full Capacity 200   |  |  |
| nificant intrusion into open countryside which is not well relat<br>existing urban form. | ted 5 Year Capacity 0   |  |  |
| -  | Density 33.44   |  |  |
|  |   |  |  |
| Plannin  | ng Application Details  |  |  |
| Planning Application: SM App   | Approval Date:  |  |  |
| Building Control Ref Othe  | er Application: Approval Life:  |  |  |
|  | Date Form Printed 26-Jun-15   |  |  |

| Site Ref. No.:<br>SMDC Ref. No                 | 1869<br>CH134a   | Land to                                   | o West of   |
|--|--|---|---|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | : SM   | Frogha<br>Chead                           | ill Road<br>le  |
|  | 5  | Site Deta                                 | ails  |
| Description                                    | Agricultural Land  |   |   |
| Comments:                                      | Green belt site comprising large field   | d in agricultu                            | ral use   |
| Area:  | 5.3 ha. gross 5.300 ha   | a. net                                    | Policy: 2/3 Status: NC  |
| Grid Ref.:                                     | E 400775 N 344500  |   | Commitment: 7 Use: 8  |
| Туре:  | G Hierarchy:   | Т   | Conversion: NB Location: R  |
| Greenbelt:                                     | Y Flooding:  | Y   | Replacement Dwg: N Owner: 3   |
|  | Site   | Assess                                    | sment   |
| ite Features:                                  |  |   | Deliverability Assessment   |
| vailabile Access:                              | Stronger vegetation along streamline   |   | Agent states there are no ownership constraints Sept 2012.         Suitability:         2   |
| dditional Comments                             | s:   |   | Development would have an impact on green belt and extend<br>into open countryside and would extend development beyond<br>Froghall Road.          |
| H134, CH135 and CH                             | area to east. Agent states that combi<br>1168 would achieve a new relief / link<br>k Road and the A521 Froghall Road a | road                                      | Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site. |
| /eakneses/ Constrai                            | nts:   |   | Classification: B Full Capacity 150   |
| oundary to developm                            | green belt. Froghall Road provides a<br>ent. Open views across site. Southe<br>ry of site within flood zone 3.         |   | 5 Year Capacity 0<br>Density 28.30  |
| Planning Applica<br>Building Control I         | tion: SM   | ning App<br>Application T<br>Other Applic |   |
| Date Last Upo                                  | lated 10-Jun-15  |   | Date Form Printed 26-Jun-15   |

| SMDC Ref. No.: CH134b   | fronting   |  |  |
|---|--|--|--|
| NLUD Ref. No.:       Frog         PA Ref. No.:       SM         LDF Ref. No.:       Cheat   | ghall Road<br>adle   |  |  |
| Site D  | etails   |  |  |
| Description Agricultural Land   |  |  |  |
| Comments:   |  |  |  |
| Area: 5.3 ha. gross 5.300 ha. net   | Policy: 2/3 Status: NC   |  |  |
| Grid Ref.: E 400948 N 344468  | Commitment: 7 Use: 8   |  |  |
| Type:   G   Hierarchy:   T  | Conversion: NB Location: R   |  |  |
| Greenbelt: Y Flooding: Y  | Replacement Dwg: N Owner: 3  |  |  |
| Site Asse   | essment  |  |  |
| te Features:  | Deliverability Assessment  |  |  |
| rge gently sloping greenfield site. Open landscape with few   | Availability:  |  |  |
| edgerows and trees. Stronger vegetation along streamline to<br>outh.  | Agent states there are no ownership constraints Sept 2012.   |  |  |
| vailabile Access:   |  |  |  |
| irect access available off Froghall Road.   | ]  |  |  |
|   | Suitability: 2   |  |  |
| dditional Comments:   | Development would have an impact on green belt and extend<br>into open countryside and would extend development beyond<br>Froghall Road. |  |  |
|   | Achievability:   |  |  |
| trengths/ Opportunities:<br>djoins existing urban area to east. Agent states that combination of<br>H134, CH135 and CH168 would achieve a new relief / link road<br>etween the A522 Leek Road and the A521 Froghall Road and<br>her community facilities. | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.         |  |  |
| /eakneses/ Constraints:   | Classification: B Full Capacity 150  |  |  |
| pen countryside and green belt. Froghall Road provides a strong<br>bundary to development. Open views across site. Southern and   | 5 Year Capacity 0  |  |  |
| buth-western boundary of site within flood zone 3.  | Density <b>28.30</b>   |  |  |
| Planning A  | Application Details  |  |  |
| Planning Application: SM Application  | ion Type: Approval Date:   |  |  |
| Building Control Ref Other Ap   | oplication: Approval Life:   |  |  |
| Date Last Updated 10-Jun-15   | Date Form Printed 26-Jun-15  |  |  |

| Site Ref. No.:<br>SMDC Ref. No.<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | ECH135a H   | ₋and east of<br>Harewood Park Nursing Home<br>∟eek Road<br>Cheadle         |
|---|---|--|
|   | Site  | te Details   |
| Description   | Agricultural Land   |  |
| Comments:   | Green belt site in agricultural use   |  |
| Area:   | 5.4 ha. gross 5.400 ha. ne  | net Policy: 2/3 Status: NC   |
| Grid Ref.:  | E 400597 N 344202   | Commitment: 7 Use: 8   |
| Туре:   | G Hierarchy:  | T Conversion: NB Location: R   |
| Greenbelt:  | Y Flooding:   | Y Replacement Dwg: N Owner: 3  |
|   | Site A  | Assessment   |
| Site Features:  |   | Deliverability Assessment  |
|   | ld site. Open landscape with few hedgero  | rows Availability: 1   |
| and trees. Stronger ve  | getation along streamline to north.   | Owner has expressed interest in making site available for                  |
| Availabile Access:  |   | development. Agent states there are no ownership constraints<br>Sept 2012. |
|   | from Look Dood  |  |
| Direct access possible  | IIOIII LEEK ROad.   | Suitability: 2   |
|   |   | Development would have impact on green belt and extend into                |
| Additional Comments   | :   | open countryside and would extend development beyond Froghall<br>Road.     |
| Strengths/ Opportunit   | ies:  | Achievability: 1   |
| Agent states that comb<br>achieve a new relief / lir                              | ination of CH134, CH135 and CH168 count<br>Ink road between the A522 Leek Road and<br>I and other community facilities. |  |
| Weakneses/ Constrai   | nts:  | Classification: B Full Capacity 160  |
|   | vside and green belt. Open views across<br>y of site within flood zone 3.   | ss 5 Year Capacity <b>0</b>  |
|   | ,   | Density <b>29.63</b>   |
|   | Plannin   | ng Application Details   |
| Planning Applicat   | ion: SM Appl  | plication Type: Approval Date:   |
| Building Control F  |   | her Application: Approval Life:  |
| Date Last Upd   | ated 16-Jun-15  | Date Form Printed 26-Jun-15  |

| Site Ref. No.:<br>SMDC Ref. No.<br>NLUD Ref. No.:<br>PA Ref. No.:<br>LDF Ref. No.:                                | (*   |  | Land v<br>Highfie<br>Chead | eld Avenue  |               |            |             |            |
|---|--|--|----------------------------|---|---------------|------------|-------------|------------|
|   |  |  | Site Det                   | ails  |               |            |             |            |
| Description<br>Comments:  | Agricultural   | Land                                     |                            |   |               |            |             |            |
| Area:   | 3.7 ha. g  | gross 3.700                              | ha. net                    | Policy:   | 2/3           |            | Status:     | NC         |
| Grid Ref.:  | E 400730   | ) N 344042                               |                            | Commitn   | nent:         | 7          | Use:        | 8          |
| Туре:   | G  | Hierarchy:                               |                            | Conversi  | on:           | NB         | Location    | : R        |
| Greenbelt:  | Y  | Flooding:                                | Ν                          | Replacen  | nent Dwg:     | Ν          | Owner:      | 3          |
|   |  | Si                                       | te Asses                   | sment   |               |            |             |            |
| Features:   |  |  |                            |   | Deliverabilit | y Assessr  | nent        |            |
| tly sloping greenfiel<br>trees.<br>ilabile Access:<br>or access available   |  |  | edgerows                   | Availability:<br>Owner has expr<br>development. A<br>Sept 2012. |               |            |             |            |
| litional Comments   | :  |  |                            | Suitability:<br>Owner has expr<br>development. A<br>Sept 2012.  |               |            |             |            |
|   |  |  |                            | Achievability:  |               |            |             |            |
| engths/ Opportunit<br>oins existing urban a<br>combination of CH<br>of / link road between<br>ghall Road and othe | area to east and<br>134, CH135 and<br>n the A522 Lee | d CH168 could achi<br>k Road and the A52 | eve a new                  | Development we<br>likely costs and                              |               |            |             |            |
| akneses/ Constrair  |  |  |                            | Classificatio   | on: B         | Ful        | II Capacity | 110        |
| pact on open country  | vside and green                                      | belt. Open views                         | across                     |   |               | 5 Yea      | ar Capacity | 0<br>29.73 |
|   |  | Plai                                     | nning Ap                   | olication De  | tails         |            |             |            |
| Planning Applicati  | on: SM   |  | Application -              | Гуре:   |               | Approval I | Date:       |            |
| Building Control R  | Ref  | ,  | Other Applic               | ation:  |               | Approval I | _ife:       |            |

Date Last Updated

26-Jun-15

| Site Ref. No.: 2705<br>SMDC Ref. No.: CH135c   | Land west of  |
|--|---|
| NLUD Ref. No.: PA Ref. No.: SM   | Masefield Close<br>Cheadle  |
|  | Site Details  |
| Description<br>Comments:   |   |
| Area: 4.4 ha. gross 4.400 h  | n. net Policy: 2 Status: NC   |
| Grid Ref.: E 400801 N 344213   | Commitment: 7 Use: 8  |
| Type: G Hierarchy:   | Conversion: NB Location: R  |
| Greenbelt: Y Flooding:   | Y Replacement Dwg: N Owner:   |
| Sit  | Assessment  |
| ite Features:  | Deliverability Assessment   |
| ently sloping greenfield site. Open landscape with few he  | gerows Availability:  |
| nd trees. Stronger vegetation along streamline to north.   | Owner has expressed interest in making site available for   |
|  | development. Agent states there are no ownership constraints<br>Sept 2012.  |
| vailabile Access:  |   |
| inor access available off Highfield Avenue.  |   |
|  | Suitability: 2  |
| dditional Comments:  | Owner has expressed interest in making site available for<br>development. Agent states there are no ownership constraints<br>Sept 2012. |
|  | Achievability:  |
| trengths/ Opportunities:<br>djoins existing urban area to east and east. Agent states<br>ombination of CH134, CH135 and CH168 could achieve a<br>dief / link road between the A522 Leek Road and the A52 |   |
| roghall Road and other community facilities.   |   |
| npact on open countryside and green belt. Open views a   | Classification:     B     Full Capacity     130       cross     5 Year Capacity     0   |
| te. Northern boundary of site within flood zone 3.   |   |
|  | Density 29.55   |
| Plan   | ning Application Details  |
| Planning Application: SM   | Application Type: Approval Date:  |
| Building Control Ref   | Other Application: Approval Life:   |
|  |   |
|  |   |

| Site Ref. No.:<br>SMDC Ref. No                 |   | Land t                   | o West of                                       |                               |
|--|---|--------------------------|---|-------------------------------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | .:<br>SM  | Drayco<br>Chead          | ott Cross Road<br>le                            |                               |
|  |   | Site Det                 | ails  |                               |
| Description                                    | Agricultural/Grazing Land   |                          |   |                               |
| Comments:                                      | Single field in agricultural/grazing                                      | use.                     |   |                               |
| Area:  | 4.05 ha. gross 4.050  | ha. net                  | Policy: 2                                       | Status: NC                    |
| Grid Ref.:                                     | E 399443 N 342632   |                          | Commitment: 7                                   | <b>Use</b> : 8                |
| Туре:  | G Hierarchy:  | T                        | Conversion: NB                                  | Location: R                   |
| Greenbelt:                                     | Y Flooding:   | Ν                        | Replacement Dwg: N                              | Owner: 3                      |
|  | Si  | ite Asses                | sment   |                               |
| Site Features:                                 |   |                          | Deliverability Ass                              | essment                       |
| arge open field with n                         | o significant landscape features wi                                       | thin the                 | Availability:                                   | 2                             |
|  | d areas to west and north of site.  |                          | No known ownership constraints                  |                               |
|  |   |                          |   |                               |
| Availabile Access:                             |   |                          |   |                               |
| Direct access off Dray                         | cott Cross Road possible.   |                          |   |                               |
|  |   |                          | Suitability:                                    | 3                             |
| Additional Comments                            | S:  |                          | Within green belt and in a location wh housing. | nich makes it undesirable for |
|  |   |                          | Achievability:                                  |                               |
| Strengths/ Opportuni                           | ities:  |                          | Development would be economically               |                               |
| Adjoins built up area.                         |   |                          | likely costs and planning obligations a         |                               |
| Weakneses/ Constrai                            | ints:   |                          | Classification: C                               | Full Capacity 125             |
|  | aycott Cross Road provides strong<br>ell related to other major housing a |                          |   | 5 Year Capacity <b>0</b>      |
| acilities. Neighbouring                        | pemployment uses and recycling c<br>environmentally unsuitable for hous   | entre                    |   | Density <b>30.86</b>          |
|  | Pla   | nning Ap                 | plication Details                               |                               |
| Planning Applica                               | tion: SM  | Application <sup>-</sup> | Туре: Аррго                                     | oval Date:                    |
| Building Control I                             |   | Other Applic             |   | oval Life:                    |
| Date Last Upo                                  | lated 16-Jun-15   |                          | Date Form Printed 2                             | 6-Jun-15                      |

| Site Ref. No.:<br>SMDC Ref. No                 | 1876<br>CH137   | Land a                    | and at junction of  |                |            |                 |
|--|---|---------------------------|---|----------------|------------|-----------------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | .: SM   | Delpho<br>Cheadl          | ouse Road and Drayc<br>e  | ott Cros       | ss Road    |                 |
|  | ;   | Site Deta                 | ails  |                |            |                 |
| Description                                    | Vacant/Forestry Land  |                           |   |                |            |                 |
| Comments:                                      | Single parcel of land partly used for   | forestry and              | partly vacant. Permission for land                              | dfill in 1998. |            |                 |
| Area:  | 2.53 ha. gross 2.530 ha   | a. net                    | Policy: 2   |                | Status:    | NC              |
| Grid Ref.:                                     | E 399471 N 342785   |                           | Commitment:   | 7              | Use:       | 6               |
| Туре:  | B/G Hierarchy:  | Т                         | Conversion:   | NB             | Location:  | R               |
| Greenbelt:                                     | Y Flooding:   | Ν                         | Replacement Dwg:  | N              | Owner:     | 3               |
|  | Site  | e Assess                  |   |                |            |                 |
| ite Features:                                  |   |                           | Deliverabilit   | y Assessn      | nent       |                 |
| Site comprises of mix of                       | of vacant land, woodland and a depo   | t                         | Availability:   |                |            | 2               |
| uilding.                                       | - · · · · · · · · · · · · · · · · · · ·   |                           | No known ownership constrain                                    | its            |            |                 |
| Direct access available                        |   |                           | Suitability:  | ndesirable fo  | r housing  | 3               |
|  |   |                           | Achievability:  |                |            | 1               |
| Strengths/ Opportuni                           | ities:<br>nd is partly brownfield.  |                           | Development would be econor<br>likely costs and planning obliga |                |            |                 |
| o development. Not w                           | ints:<br>aycott Cross Road provides strong bo<br>rell related to other major housing are<br>g employment uses make it environme | as and                    | Classification: C   |                | I Capacity | 77<br>0<br>0.43 |
| Planning Applicat                              | Plan  | ning App<br>Application T | Dication Details  | Approval E     |            | <u></u>         |
| Building Control F                             | Ref   | Other Applica             | ation:  | Approval L     | ife:       |                 |
| Date Last Upd                                  | dated 16-Jun-15   |                           | Date Form Printed   | 26-Jun         | -15        |                 |

| Site Ref. No.:<br>SMDC Ref. No                  | P   | Land at          | junction of  |                              |   |                  |
|---|---|------------------|--|------------------------------|---|------------------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:  | ::<br>SM  | Brookh<br>Cheadl | ouse Road and Delp<br>e  | house                        | Road  |                  |
|   | S   | Site Deta        | ils  |                              |   |                  |
| Description                                     | Agricultural Land   |                  |  |                              |   |                  |
| Comments:                                       | Single large field in agricultural use  |                  |  |                              |   |                  |
| Area:   | 5.22 ha. gross 5.220 ha   | . net            | Policy: 2  |                              | Status:                                     | NC               |
| Grid Ref.:                                      | E 399450 N 342943   |                  | Commitment:  | 7                            | Use:  | 8                |
| Туре:   | G Hierarchy:  | T                | Conversion:  | NB                           | Location:                                   | R                |
| Greenbelt:                                      | Y Flooding:   | Ν                | Replacement Dwg:   | Ν                            | Owner:                                      | 3                |
|   | Site  | Assess           | ment   |                              |   |                  |
| ite Features:                                   |   |                  | Deliverability   | Assessi                      | nent  |                  |
|   | ral use which slopes gently east to we  |                  | Availability:  |                              | [   | 2                |
| gnificant landscape fe<br>ees along road fronta | eatures within the site. Hedgerows an ges.  | nd some          | No known ownership constrain   | ts.                          |   |                  |
| virect access possible                          | from Brookhouse Road or Delphouse   | e Road.          | Suitability:<br>Not well related to to other maj<br>which makes it unsuitable for fo |                              |   | 3                |
|   |   |                  | Achievability:   |                              | [   | 1                |
| strengths/ Opportuni                            | ties:   |                  | Development would be econom likely costs and planning obliga                         | nically viabl<br>tions assoc | e taking into accor<br>ciated with the site | unt all          |
|   | nts:<br>okhouse Road provides strong bounda<br>related to other major housing areas a |                  | Classification: C  |                              | ar Capacity                                 | 160<br>0<br>0.65 |
| Planning Applicat                               |   | ning App         | lication Details   | Approval I                   |   |                  |
| Building Control F                              |   | Other Applica    |  | Approval I                   | _ife:                                       |                  |
| Date Last Upd                                   |   |                  | Date Form Printed  | 26-Jur                       |   |                  |

| Site Ref. No.:<br>SMDC Ref. No |  | Land N           | lorth of   |                       |
|--------------------------------|--|------------------|--|-----------------------|
| NLUD Ref. No.<br>PA Ref. No.:  | .:<br>SM   | Dilhorr<br>Chead | ne Road  |                       |
| LDF Ref. No.:                  |  | Cileau           |  |                       |
|                                | :  | Site Deta        | ails   |                       |
| Description                    | Agricultural Land  |                  |  |                       |
| Comments:                      | Agricultural field dissected by strear                                       | n.               |  |                       |
| Area:                          | 5.56 ha. gross 5.560 ha  | a. net           | Policy: 2  | Status: NC            |
| Grid Ref.:                     | E 399625 N 343221  |                  | Commitment: 7  | <b>Use:</b> 8         |
| Туре:                          | G Hierarchy:   | T                | Conversion: NB   | Location: R           |
| Greenbelt:                     | Y Flooding:  | Y                | Replacement Dwg: N   | Owner: 3              |
|                                | Site   | e Assess         | sment  |                       |
| ite Features:                  |  |                  | Deliverability Assess  | sment                 |
|                                | cted by stream and woodland area ad  | cross            | Availability:  | 2                     |
| ite. Hedgerows along           | g road frontage.   |                  | No known ownership constraints.  |                       |
|                                |  |                  |  |                       |
| vailabile Access:              |  |                  |  |                       |
| otential for access of         | f Dilhorne Road  |                  | Suitability:   |                       |
|                                |  |                  | -  | 3                     |
| dditional Comments             | S:   |                  | Within green belt and not well related to a areas and facilities which makes it unsuit |                       |
|                                |  |                  |  |                       |
|                                |  |                  |  |                       |
|                                |  |                  | Achievability:   | 2                     |
| strengths/ Opportuni           | ities:   |                  | Development would be economically viat<br>likely costs and planning obligations asso   |                       |
| djoins built up area.          |  |                  |  |                       |
|                                |  |                  |  |                       |
| Veakneses/ Constrai            | ints:  |                  | Classification: C  | ull Capacity 170      |
|                                | a liable to flood dissects the site. Dil                                     |                  | 5 Ye   | ear Capacity <b>0</b> |
|                                | boundary to development. Not well re<br>reas and facilities. Employment uses |                  |  | Density <b>30.58</b>  |
| pposite.                       |  |                  |  |                       |
|                                | Plan   | ning Apj         | olication Details  |                       |
| Planning Applica               | tion: SM   | Application 7    | Type: Approval   | Date:                 |
| Building Control I             | Ref  | Other Applic     | ation: Approval  | Life:                 |
|                                |  |                  |  |                       |
| Date Last Upo                  | dated 16-Jun-15  |                  | Date Form Printed 26-Ju  | ın-15                 |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | ·                                      | 65            | o North of<br>ne Road<br>le                                     |      |
|--|--|---------------|---|------|
|  |  | Site Deta     | ails  |      |
| Description  | Agricultural Land                      |               |   |      |
| Comments:  | Fields in agricultural use.            |               |   |      |
| Area:  | 6.8 ha. gross 6.800 ha                 | a. net        | Policy: 2 Status: N   | IC   |
| Grid Ref.:   | E 399824 N 343302                      |               | Commitment: 7 Use:  | 8    |
| Туре:  | G Hierarchy:                           | <u> </u>      | Conversion: NB Location:  | R    |
| Greenbelt:   | Y Flooding:                            | Ν             | Replacement Dwg: N Owner:                                       | 3    |
|  | Site                                   | Assess        | sment   |      |
| ite Features:  |  |               | Deliverability Assessment                                       |      |
|  | ificant landscape features within site |               | Availability: 2   | 2    |
| rea to east of site.   | orthern boundary and extensive wood    | lanu          | No known ownership constraints.                                 |      |
| vailabile Access:  |  |               |   |      |
| imited access may be   | possible from track leading off Dilho  | rne           |   |      |
| oad  |  |               | Suitability:  | 3    |
|  |  |               | In an area of landscape importance with limited access making   | ı it |
| dditional Comments   |  |               | unsuitable for further housing.                                 |      |
| lo planning history.   |  |               |   |      |
|  |  |               | Achievability:  | 1    |
| trengths/ Opportuni  | ties:                                  |               | Development would be economically viable taking into account    | ·    |
| xtension of built up an  | ea to south of site.                   |               | likely costs and planning obligations associated with the site. |      |
|  |  |               |   |      |
| /eakneses/ Constrai  | nts:                                   |               | Classification: C Full Capacity 200                             | 0    |
|  | n an area identified in the L&SCA as   |               | 5 Year Capacity 0   |      |
| nportant landscape to<br>ccess.  | the setting of the settlement. Limited | d             | Density 29.2  | 41   |
|  |  |               |   |      |
|  | Planr                                  | ning App      | olication Details   |      |
| Planning Applicat  | ion: SM                                | Application T | ype: Approval Date:   |      |
| Building Control F   |  | Other Applica |   |      |
|  |  | rr -          |   |      |
| Date Last Upd  | ated 16-Jun-15                         |               | Date Form Printed 26-Jun-15                                     |      |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |  | Litley        | o North of<br>aden Road<br>le  |         |
|--|--|---------------|--|---------|
|  |  | Site Deta     | ails   |         |
| Description  | Agricultural Land  |               |  |         |
| Comments:  | Part of larger field which is allocated  | for employm   | nent use   |         |
| Area:  | 1.52 ha. gross 1.520 ha  | . net         | Policy: 2 Status   | : NC    |
| Grid Ref.:   | E 400029 N 342249  |               | Commitment: 7 Use:   | 8       |
| Туре:  | G Hierarchy:   | Т             | Conversion: NB Location  | on: R   |
| Greenbelt:   | Y Flooding:  | Y             | Replacement Dwg: N Owner:  | 3       |
|  | Site   | Assess        |  |         |
| ite Features:  |  | ſ             | Deliverability Assessment  |         |
| ite. Strong hedge and<br>ailway line on embank<br>vailabile Access:              | <ul> <li>Id. No significant landscape features<br/>d treeline along northern boundary. D<br/>ment to east of site.</li> <li>Potential access from New Haden</li> </ul> | isused        | Availability:  | 2       |
|  | CH127 subject to widening of road or t<br>Way.   |               | Suitability:<br>Proximity to existing employment uses make it unsuita<br>housing. Potential for employment development as exi<br>existing and proposed employment areas. |         |
|  | 4  |               | Achievability:   | 1       |
| trengths/ Opportuni  |  |               | Development would be economically viable taking into<br>likely costs and planning obligations associated with the  |         |
| /eakneses/ Constrai  | nts:   |               | Classification: C Full Capacity  | 50      |
|  | se to employment areas. Existing accoundary of site within Flood Zone 3.   | cess          | 5 Year Capacity<br>Density   | 0 32.89 |
|  | Planr  | ning App      | olication Details  |         |
| Planning Applicat  | ion: SM  | Application T | Type: Approval Date:   |         |
| Building Control F   |  | Other Applica |  |         |
| Date Last Upd  | ated 16-Jun-15   |               | Date Form Printed 26-Jun-15  |         |

| SMDC Ref. No.: CH143  | nd West of   |
|---|--|
| NLUD Ref. No.:  | ookhouse Way   |
| PA Ref. No.: SM<br>LDF Ref. No.: Ch   | eadle  |
|   |  |
|   | Details  |
| Description Vacant Land   |  |
| Comments: Remaining parcel of vacant land allocated   | for employment development   |
| Area: 1.18 ha. gross 1.180 ha. net  | t Policy: 1 Status: ALP  |
| Grid Ref.: E 399864 N 342506  | Commitment: 2 Use: 6   |
| Type: G Hierarchy:  | T Conversion: NB Location: U   |
| Greenbelt: N Flooding:  | N Replacement Dwg: N Owner: 3  |
| Site As   | sessment   |
| e Features:   | Deliverability Assessment  |
| cant land. No significant landscape features within site. Open                                      | Availability:  |
| ntage to road.  | No known availability constraints. Allocated in Local Plan for employment uses. Letter from agent confirms site is available.  |
| ailabile Access:  |  |
| ect access available off Brookhouse Way.  |  |
|   | Suitability: 3   |
| ditional Comments:  | Proximity to existing employment uses makes it less suitable for housing. Potential for employment development as extension to existing and proposed employment areas. |
| e approved March 2015.  |  |
|   | Achievability: 2   |
| rengths/ Opportunities:<br>thin settlement boundary and directly adjacent to existing<br>velopment. | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.                                       |
| eakneses/ Constraints:  | Classification: C Full Capacity 40   |
| ose to employment areas.  | 5 Year Capacity 0  |
|   | Density <b>33.90</b>   |
|   | Application Details  |
| Planning  |  |
|   | cation Type: Approval Date:  |

Date Last Updated

16-Jun-15

26-Jun-15

| Site Ref. No.:         1916           SMDC Ref. No.:         CH144   | and at junction of   |  |  |  |  |
|--|--|--|--|--|--|
| NLUD Ref. No.:<br>PA Ref. No.: SM<br>LDF Ref. No.:   | Brookhouse Road and Glebe Road<br>Cheadle  |  |  |  |  |
|  | Site Details   |  |  |  |  |
| Description Vacant Land  |  |  |  |  |  |
| Comments: Remaining parcel of vacant land cor  | nmitted for employment development   |  |  |  |  |
| Area: 0.42 ha. gross 0.420 ha  | a. net Policy: 1 Status: OPP   |  |  |  |  |
| Grid Ref.: E 399899 N 342760   | Commitment: 2 Use: 6   |  |  |  |  |
| Type: G Hierarchy:   | T Conversion: NB Location: U   |  |  |  |  |
| Greenbelt: N Flooding:   | N         Replacement Dwg:         N         Owner:         3  |  |  |  |  |
| Site   | e Assessment   |  |  |  |  |
| Site Features:   | Deliverability Assessment  |  |  |  |  |
| Site parcel of vacant land. Open frontage to road.   | Availability: 2  |  |  |  |  |
| Availabile Access:<br>Direct access available off Brookhouse Way.  | Suitability: 3   |  |  |  |  |
| Additional Comments:   | Proximity to existing employment uses make it unsuitable for<br>housing. Potential for employment development as extension to<br>existing and proposed employment areas. |  |  |  |  |
| Strengths/ Opportunities:  | Achievability: 2   |  |  |  |  |
| Vithin settlement boundary and directly adjacent to existing levelopment.  | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.   |  |  |  |  |
| Neakneses/ Constraints:  | Classification: C Full Capacity 12   |  |  |  |  |
| Close to employment areas and separated from housing by space buffer. Development may affect visibility on junction. | open 5 Year Capacity 0   |  |  |  |  |
|  | Density <b>28.57</b>   |  |  |  |  |
| Planı  | ning Application Details   |  |  |  |  |
| Planning Application: SM   | Application Type: Approval Date:   |  |  |  |  |
|  |  |  |  |  |  |

| Site Ref. No.:<br>SMDC Ref. No                |   | Land north of  |
|---|---|--|
| NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.: | SM  | Park Drive<br>Cheadle  |
|   | S   | Site Details   |
| Description                                   | Field fronting Leek Road  |  |
| Comments:                                     | Fields on the edge of the town in agri                          | ricultural use.  |
| Area:   | 2.7 ha. gross 2.700 ha  | a. net Policy: 2 Status: NC                                      |
| Grid Ref.:                                    | E 400488 N 343947   | Commitment: 7 Use: 8   |
| Туре:   | G Hierarchy:  | T Conversion: NB Location: R                                     |
| Greenbelt:                                    | Y Flooding:   | N         Replacement Dwg:         N         Owner:         4    |
|   | Site  | Assessment   |
| ite Features:                                 |   | Deliverability Assessment  |
| ield in agricultural us                       | e.  | Availability:  |
|   |   | No known availability constraints.                               |
|   |   |  |
| vailabile Access:                             |   |  |
| irectly off Leek Road                         |   | Suitability:   |
|   |   | Would create significant intrusion into open countryside and     |
| dditional Comment                             | s:  | green belt. Limited potential only.                              |
|   | rey Police Station (outline) refused on pact on the Green Belt. | part of  |
|   |   | Achievability:   |
| trengths/ Opportun                            | ities:  | Development would be economically viable taking into account all |
| ently sloping field dir                       | ectly fronting Leek Road.                                       | likely costs and planning obligations associated with the site.  |
| /eakneses/ Constra                            | ints:   | Classification: C Full Capacity 80                               |
| /ithin greenbelt and s                        | special landscape area.   | 5 Year Capacity 0  |
|   |   | Density <b>29.63</b>   |
|   | Plann   | ning Application Details   |
| Planning Applica                              | ation: SM A   | Application Type: Approval Date:                                 |
| Building Control                              |   | Other Application: Approval Life:                                |
| -   |   |  |
| Date Last Up                                  | dated 16-Jun-15   | Date Form Printed 26-Jun-15                                      |

| Site Ref. No.:<br>SMDC Ref. No.<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:<br>Description<br>Comments: | : <b>SM</b>      | ent to Bungalov                | Bunga<br>Leek R<br>Chead<br>Site Deta | e<br>nils  |                     |                  |            |
|---|------------------|--------------------------------|---------------------------------------|--|---------------------|------------------|------------|
| Area:<br>Grid Ref.:   |                  | gross <u>3.300</u><br>N 343974 | ha. net                               | Policy: 2<br>Commitment:   | 7                   | Status:          | NC         |
| Туре:   | G                | Hierarchy:                     | Т                                     | Conversion:  | NB                  | Location         | 8<br>: R   |
| Greenbelt:  | Υ                | Flooding:                      | Ν                                     | Replacement [  |                     | Owner:           |            |
|   |                  | Si                             | ite Assess                            | ment   |                     |                  |            |
| ite Features:   |                  |                                |                                       | Delive   | erability Asses     | sment            |            |
| ields in agricultural us  | Se.              |                                |                                       | Availability:  | onstraints.         |                  | 2          |
| vailabile Access:<br>irectly off Leek Road.   |                  |                                |                                       |  |                     |                  |            |
| dditional Comments  |                  |                                |                                       | Suitability:<br>Would create significar<br>Considered unsuitable.  | nt intrusion into o | pen countryside. | 3          |
| trengths/ Opportuni<br>ently sloping fields di  |                  | eek Road.                      |                                       | Achievability:<br>Development would be<br>likely costs and plannin |                     |                  |            |
| /eakneses/ Constrai   | nts:             |                                |                                       | Classification:  | C F                 | Full Capacity    | 100        |
| Vithin green belt and s   | special landscap | e area.                        |                                       |  | 5 Y                 | /ear Capacity    | 0<br>30.30 |
|   |                  | Pla                            | nning App                             | blication Details  |                     |                  |            |
| Planning Applica<br>Building Control I  |                  |                                | Application T<br>Other Applic         |  | Approva<br>Approva  |                  |            |
| Date Last Upo   | lated 16-        | Jun-15                         |                                       | Date Form Pri  | nted 26-J           | lun-15           |            |

Date Form Printed 26-Jun-15

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |   | Fields<br>Rosehi<br>Park La<br>Cheadl | ane   |
|--|---|---------------------------------------|---|
|  |   | Site Deta                             | ails  |
| Description  | Open fields   |                                       |   |
| Comments:  | Fields on the edge of the town in agr   | icultural use                         |   |
| Area:  | 7.1 ha. gross 7.100 ha  | ı. net                                | Policy: 2 Status: NC  |
| Grid Ref.:   | E 400124 N 343343   |                                       | Commitment: 7 Use: 8  |
| Туре:  | G Hierarchy:  | Т                                     | Conversion: NB Location: R  |
| Greenbelt:   | Y Flooding:   | Ν                                     | Replacement Dwg: N Owner:   |
|  | Site  | Assess                                | sment   |
| Site Features:   |   |                                       | Deliverability Assessment   |
| Sloping fields in agricul  | tural use and extensive woodland are  | ea to                                 | Availability: 2   |
| west of site.  |   |                                       | No known ownership constraints  |
| Off Park Lane although   | narrow and poor junction with Town  | End.                                  | Suitability: 3<br>Would create significant intrusion into open countryside.<br>Considered unsuitable. |
|  |   |                                       | Achievability: 2  |
| Strengths/ Opportunit  | ties:   |                                       | Development would be economically viable taking into account all                                      |
| Relatively close to the t  | own centre.   |                                       | likely costs and planning obligations associated with the site.                                       |
| Weakneses/ Constrai  | nts:  |                                       | Classification: C Full Capacity 225   |
| Within Green Belt, elev<br>to the setting of Chead                               | rated position, identified as being imp<br>le in the Landscape & Settlement Cha | ortant<br>aracter                     | 5 Year Capacity <b>0</b>  |
| Assessment.  |   | -                                     | Density <b>31.69</b>  |
|  | Planr   | ning App                              | olication Details   |
| Planning Applicat  | ion: SM   | Application T                         | ype: Approval Date:   |
| Building Control F   |   | Other Applic                          |   |
| Date Last Upd  | ated 16-Jun-15  |                                       | Date Form Printed 26-Jun-15   |

| NLUD Ref. No.:  | d East of<br>ina Drive<br>adle  |
|---|---|
| Site D  | etails  |
| <b>Description</b> Greenfield site adjacent to Cecilly Br   | rook  |
| <b>Comments:</b> Identified as visual open space in the SMLP.   |   |
| Area: 1.554 ha. gross 1.554 ha. net   | Policy: 1 Status: NC  |
| Grid Ref.: E 401379 N 343410  | Commitment: 7 Use: 8  |
| Type: <u>G</u> Hierarchy: T   | Conversion: NB Location: U  |
| Greenbelt: N Flooding: Y  | Replacement Dwg: N Owner: 3   |
| Site Asse   | essment   |
| ite Features:   | Deliverability Assessment   |
| reenfield site adjacent to Cecilly Brook. In agricultural use.  | Availability:   |
|   | SHLAA form submitted by owner.  |
|   |   |
| vailabile Access:   |   |
| ermanent right of way over Cecilly Brook to connect with stub road silverstone Avenue. Agricultural access from Robina Drive. |   |
|   | Visual open space and part of the Cecilly Brook Local Nature  |
| dditional Comments:   | Reserve. Eastern part of the site vulnerable to flooding.   |
| lain sewer through site was enlarged in 1991.   |   |
|   |   |
|   | Achievability: 2  |
| trengths/ Opportunities:  | Development would be economically viable taking into account all likely costs and planning obligations associated with the site |
| ithin settlement boundary and close to the town centre.   |   |
|   |   |
| /eakneses/ Constraints:   | Classification: C Full Capacity 45  |
| lentified as visual open space in SMLP and Landscape and  | 5 Year Capacity 0   |
| ettlement Character Assessment considers it should be retained s such. Part of the Cecilly Brook Local Nature Reserve.        | Density 28.96   |
|   |   |
| Planning A  | Application Details   |
| Planning Application: SM Applicatio   | on Type: Approval Date:   |
| Deilding Control Def  | Approval Life:  |
|   |   |
| Date Last Updated 16-Jun-15   | Date Form Printed 26-Jun-15   |

| Site Ref. No.:  | 2398  | Land of           | ff   |   |   |                                |
|---|---|-------------------|--|---|---|--------------------------------|
| SMDC Ref. No.   | CH165   |                   |  |   |   |                                |
| NLUD Ref. No.:  | :   | Park La           |  |   |   |                                |
| PA Ref. No.:  | SM  |                   |  |   |   |                                |
| LDF Ref. No.:   |   | Cheadle           | e  |   |   |                                |
|   | S   | ite Deta          | ils  |   |   |                                |
| Description   | Greenfield site grazed by hors  | es                |  |   |   |                                |
|   | On edge of settlement boundary withi 81/10023 & 81/10461.   | in green belt.    | . Applications for residential c   | levelopment re  | efused in the 1980  | 0's.                           |
| Area:   | 0.9 ha. gross 0.900 ha.   | net               | Policy: 2  |   | Status:   | NC                             |
| Grid Ref.:  | E 400257 N 343290   |                   | Commitment:  | 6   | Use:  | 8                              |
| Туре:   | G Hierarchy:  | Т                 | Conversion:  | NB  | Location:   | U                              |
| Greenbelt:  | Y Flooding:   | Ν                 | Replacement Dwg  | : N   | Owner:  | 3                              |
|   | Site  | Assess            | ment   |   |   |                                |
| te Features:  |   |                   | Deliverabi   | lity Assessn  | nent  |                                |
| eld grazed by horses.   | bounded by hedgerows.   |                   | Availability:  |   |   | 1                              |
|   |   |                   | SHLAA form submitted. Ag   | ent responded   | to SHLAA consu  |                                |
|   |   |                   | 2012.  |   |   |                                |
|   |   |                   | 2012.  |   |   |                                |
| vailabile Access:   |   |                   | 2012.  |   |   |                                |
|   | narrow and poor junction with Town E  | End.              |  |   |   |                                |
|   | narrow and poor junction with Town E  | End.              | Suitability:   |   |   | 2                              |
| ff Park Lane although   |   | End.              |  | lified as being                                       | of high landscape   |                                |
| ff Park Lane although dditional Comments: gent suggests develop   | :<br>pment of lower portion of the site with  | End.              | Suitability:<br>Potentially suitable but ident   | ified as being  | of high landscape   |                                |
| ff Park Lane although<br>dditional Comments:<br>gent suggests develop<br>ormer bungalows in or  | :   | End.              | Suitability:<br>Potentially suitable but ident   | lified as being                                       | of high landscape   |                                |
| ff Park Lane although<br>dditional Comments:<br>gent suggests develop<br>ormer bungalows in or<br>evelopment on the Gre   | :<br>pment of lower portion of the site with<br>rder to limit the visual impact of its<br>een Belt and surrounding landscape.   | End.              | Suitability:<br>Potentially suitable but ident   | ified as being  | of high landscape   |                                |
| off Park Lane although<br>dditional Comments:<br>gent suggests develop<br>ormer bungalows in or<br>evelopment on the Gre  | :<br>pment of lower portion of the site with<br>rder to limit the visual impact of its<br>een Belt and surrounding landscape.   | End.              | Suitability: Potentially suitable but identivalue. Achievability: Development would be ecor  | nomically viable                                      | e taking into acco  | e<br>1<br>punt all             |
| ff Park Lane although<br>dditional Comments:<br>gent suggests develop<br>ormer bungalows in or<br>evelopment on the Gre<br>trengths/ Opportunit   | :<br>pment of lower portion of the site with<br>rder to limit the visual impact of its<br>een Belt and surrounding landscape.<br>ties:<br>e which has a wide range of facilities a  |                   | Suitability: Potentially suitable but ident value. Achievability:  | nomically viable                                      | e taking into acco  | e<br>1<br>punt all             |
| ff Park Lane although<br>dditional Comments:<br>gent suggests develop<br>ormer bungalows in or<br>evelopment on the Gre<br>trengths/ Opportuniti<br>ose to the town centre<br>ervices. On edge of C   | :<br>pment of lower portion of the site with<br>rder to limit the visual impact of its<br>een Belt and surrounding landscape.<br>ties:  |                   | Suitability: Potentially suitable but identivalue. Achievability: Development would be ecor  | nomically viable                                      | e taking into acco  | e<br>1<br>punt all             |
| ff Park Lane although<br>dditional Comments:<br>gent suggests develop<br>ormer bungalows in or<br>evelopment on the Gree<br>trengths/ Opportunitient<br>ose to the town centre<br>ervices. On edge of Co<br>bundary. Not all of the                       | :<br>pment of lower portion of the site with<br>der to limit the visual impact of its<br>een Belt and surrounding landscape.<br>ties:<br>e which has a wide range of facilities a<br>cheadle & abuts town development<br>a site would have to be included.  |                   | Suitability: Potentially suitable but ident value. Achievability: Development would be ecor likely costs and planning obl  | nomically viable<br>ligations assoc                   | e taking into acco<br>iated with the site   | e<br>1<br>ount all<br>e.       |
| ff Park Lane although<br>dditional Comments:<br>gent suggests develop<br>ormer bungalows in or<br>evelopment on the Gree<br>trengths/ Opportuniti<br>lose to the town centre<br>ervices. On edge of C<br>bundary. Not all of the<br>Veakneses/ Constrain  | :<br>pment of lower portion of the site with<br>rder to limit the visual impact of its<br>een Belt and surrounding landscape.<br>ties:<br>e which has a wide range of facilities a<br>cheadle & abuts town development<br>e site would have to be included.<br>nts:   | and               | Suitability: Potentially suitable but identivalue. Achievability: Development would be ecor  | nomically viable<br>ligations assoc                   | e taking into acco  | e<br>1<br>punt all             |
| ff Park Lane although<br>dditional Comments:<br>gent suggests develop<br>prmer bungalows in or<br>evelopment on the Gree<br>trengths/ Opportuniti<br>lose to the town centre<br>ervices. On edge of C<br>bundary. Not all of the<br>/eakneses/ Constrain  | :<br>pment of lower portion of the site with<br>rder to limit the visual impact of its<br>een Belt and surrounding landscape.<br>ties:<br>e which has a wide range of facilities a<br>cheadle & abuts town development<br>e site would have to be included.   | and               | Suitability: Potentially suitable but ident value. Achievability: Development would be ecor likely costs and planning obl  | nomically viable<br>ligations assoc                   | e taking into acco<br>iated with the site<br>I Capacity                           | 26<br>0                        |
| ff Park Lane although<br>dditional Comments:<br>gent suggests develop<br>ormer bungalows in or<br>evelopment on the Gree<br>trengths/ Opportuniti<br>lose to the town centre<br>ervices. On edge of Cl<br>bundary. Not all of the<br>/eakneses/ Constrain | :<br>pment of lower portion of the site with<br>rder to limit the visual impact of its<br>een Belt and surrounding landscape.<br>ties:<br>e which has a wide range of facilities a<br>cheadle & abuts town development<br>e site would have to be included.<br>nts:   | and               | Suitability: Potentially suitable but ident value. Achievability: Development would be ecor likely costs and planning obl  | nomically viable<br>ligations assoc                   | e taking into acco<br>iated with the site<br>I Capacity                           | e<br>1<br>punt all<br>e.<br>26 |
| ff Park Lane although<br>dditional Comments:<br>gent suggests develop<br>ormer bungalows in or<br>evelopment on the Gree<br>trengths/ Opportuniti<br>lose to the town centre<br>ervices. On edge of Cl<br>bundary. Not all of the<br>/eakneses/ Constrain | :<br>pment of lower portion of the site with<br>rder to limit the visual impact of its<br>een Belt and surrounding landscape.<br>ties:<br>e which has a wide range of facilities a<br>cheadle & abuts town development<br>e site would have to be included.<br>nts:<br>iffied as being important to the setting<br>ape & Settlement Character Assessme          | and<br>of<br>ent. | Suitability:         Potentially suitable but identivalue.         Achievability:         Development would be ecorlikely costs and planning obl         Classification:         B | nomically viable<br>ligations assoc                   | e taking into acco<br>iated with the site<br>I Capacity                           | 26<br>0                        |
| ff Park Lane although<br>dditional Comments:<br>gent suggests develop<br>ormer bungalows in or<br>evelopment on the Gree<br>trengths/ Opportuniti<br>lose to the town centre<br>ervices. On edge of C<br>bundary. Not all of the<br>Veakneses/ Constrain  | :<br>pment of lower portion of the site with<br>rder to limit the visual impact of its<br>een Belt and surrounding landscape.<br>ties:<br>e which has a wide range of facilities a<br>cheadle & abuts town development<br>e site would have to be included.<br>nts:<br>iffied as being important to the setting<br>ape & Settlement Character Assessme          | and<br>of<br>ent. | Suitability: Potentially suitable but ident value. Achievability: Development would be ecor likely costs and planning obl  | nomically viable<br>ligations assoc<br>] Ful<br>5 Yea | e taking into acco<br>iated with the site<br>I Capacity<br>ar Capacity<br>Density | 26<br>0                        |
| dditional Comments:<br>gent suggests develop<br>ormer bungalows in or<br>evelopment on the Gre<br>trengths/ Opportunit<br>lose to the town centre<br>ervices. On edge of C<br>oundary. Not all of the<br>/eakneses/ Constrain                             | :<br>pment of lower portion of the site with<br>rder to limit the visual impact of its<br>een Belt and surrounding landscape.<br>ties:<br>e which has a wide range of facilities a<br>cheadle & abuts town development<br>e site would have to be included.<br>nts:<br>tified as being important to the setting<br>ape & Settlement Character Assessme<br>Plann | and<br>of<br>ent. | Suitability: Potentially suitable but identivalue. Achievability: Development would be ecor likely costs and planning obl Classification: B Ilication Details                      | nomically viable<br>ligations assoc                   | e taking into acco<br>iated with the site<br>I Capacity<br>ar Capacity<br>Density | 26<br>0                        |

| Site Ref. No.:<br>SMDC Ref. No.<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | · · · · · · · · · · · · · · · · · · ·  | Land n<br>Harewo<br>Leek R<br>Cheadl | ood Park<br>oad   |                |                  |       |
|---|--|--------------------------------------|---|----------------|------------------|-------|
|   | S  | Site Deta                            | nils  |                |                  |       |
| Description   | Land in agricultural use.  |                                      |   |                |                  |       |
| Comments:   |  |                                      |   |                |                  |       |
| Area:   | 14.1 ha. gross 14.100 ha   | ı. net                               | Policy: 2   |                | Status:          | NC    |
| Grid Ref.:  | E 400418 N 344440  |                                      | Commitment:   | 7              | Use:             | 8     |
| Туре:   | G Hierarchy:   | Т                                    | Conversion:   | NB             | Locatio          | n:R   |
| Greenbelt:  | Y Flooding:  | Y                                    | Replacement Dw  | g: N           | Owner:           | 3     |
|   | Site   | Assess                               | ment  |                |                  |       |
| te Features:  |  |                                      | Delivera  | bility Assess  | sment            |       |
| rge gently sloping gr   | eenfield site down to valley. Open   |                                      | Availability:   |                |                  | 1     |
| ndscape with few hed  | gerows and trees.  |                                      | Agent states there are no                               | ownership con  | straints Sept 20 | 12.   |
| ff Leek Road.   |  |                                      |   |                |                  |       |
|   |  |                                      | Suitability:  |                |                  | 3     |
| ditional Comments   | :  |                                      | Would have a significant in green belt.                 | mpact on the o | pen countryside  | and   |
|   |  |                                      | Achievability:  |                |                  | 1     |
| hieve a new relief / li   | ination of CH134, CH135 and CH168<br>nk road between the A522 Leek Road<br>d and other community facilities. |                                      | Development would be eco<br>likely costs and planning o |                |                  |       |
| eakneses/ Constrai  | nts:   |                                      | Classification: C                                       | F              | ull Capacity     | 450   |
|   | ne green belt and open countryside. C thern and south-western boundary of                                    |                                      |   | 5 Ye           | ear Capacity     | 0     |
| thin flood zone 3.  |  |                                      |   |                | Density          | 31.91 |
|   | Planr  | ning App                             | lication Details  |                |                  |       |
| Planning Applicat   | ion: SM  | Application T                        | уре:  | Approval       | Date:            |       |
| Building Control F  | Ref  | Other Applic                         | ation:  | Approval       | Life:            |       |
| Date Last Upd   | ated 15-Jun-15   |                                      | Date Form Printe  | d 26-Ji        | un-15            |       |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | [ <sup>4</sup>                                     |                  |               | t<br>s Bridge<br>sfield Road   |             |              |                   |           |
|--|--|------------------|---------------|--|-------------|--------------|-------------------|-----------|
|  |  | S                | ite Deta      | nils   |             |              |                   |           |
| Description  | Agricultural fields                                | and hockey       | club          |  |             |              |                   |           |
| Comments:  | Greenfield site that w Flood Zone 3.               | as a Staffordshi | re Moorland   | s Local Plan employm   | ent develop | pment comr   | nitment. All of s | ite is in |
| Area:  | 9.8 ha. gross                                      | 9.800 ha         | . net         | Policy:  | 1/8         |              | Status:           | NC        |
| Grid Ref.:   |  | 357160           |               | Commitmen  | t:          | 2            | Use:              | 5/8       |
| Туре:  |  | erarchy:         | T             | Conversion:  |             | NB           | Location          | : U       |
| Greenbelt:   | N Flo  | oding:           | Y             | Replacemen   | t Dwg:      | Ν            | Owner:            | 4         |
|  |  | Site             | Assess        | ment   |             |              |                   |           |
| ite Features:  |  |                  |               | Del  | iverabilit  | y Assessn    | nent              |           |
| vailabile Access:  | ey club and agricultura                            |                  |               | Availability:<br>No known availabilit<br>suggestions form re                           |             | its. No SHL/ | AA housing        | 2         |
| E004).<br>dditional Comments   | <u>.</u>   |                  |               | Suitability:<br>Site is in Flood Zone<br>sites not in Flood Zo<br>would be contrary to | one 3 are a | vailable. Re |                   |           |
| trengths/ Opportuni  | tioo   |                  |               | Achievability:   |             |              |                   | 1         |
|  | nt boundary, relatively f                          | ilat.            |               | Development would likely costs and plan  |             |              |                   |           |
| /eakneses/ Constrai  | nts:   |                  |               | Classification:  | С           | Ful          | Capacity          | 300       |
|  | one 3. L&SCA identifie<br>etting to settlement. He |                  |               |  | _           | 5 Yea        | r Capacity        | 0         |
| be relocated.  |  |                  |               |  |             |              | Density           | 30.61     |
|  |  | Plann            | ing App       | blication Detail   | s           |              |                   |           |
| Planning Applicat  | tion: SM   | ŀ                | Application T | уре:   |             | Approval D   | Date:             |           |
| Building Control F   | Ref  |                  | Other Applic  | ation:   |             | Approval L   | .ife:             |           |
| Date Last Upd  | lated 12-Jun-15                                    | ]                |               | Date Form  | Printed     | 01-Jul       | -15               |           |

| Site Ref. No.:<br>SMDC Ref. No   |   | Land V           | West of  |
|--|---|------------------|--|
| NLUD Ref. No.  | .:  | Kiln La          | ane  |
| PA Ref. No.:   |   | Leek             |  |
| LDF Ref. No.:  |   | Leek             |  |
|  |   | Site Det         | ails   |
| Description  | Agricultural fields   |                  |  |
| Comments:  |   |                  | which is heavily sloping in parts.Excludes area inside Flood Zone 3.<br>et area relates to GIS mapped site LE004A.Letter from co-owner   |
| Area:  | 4.3 ha. gross 1.600 l   | ha. net          | Policy: 1/8/10 Status: NC  |
| Grid Ref.:   | E 397161 N 356922   |                  | Commitment: 7 Use: 6/8   |
| Туре:  | G Hierarchy:  | Т                | Conversion: NB Location: U   |
| Greenbelt:   | N Flooding:   | Ν                | Replacement Dwg: N Owner: 4  |
|  |   |                  | <b>J</b>   |
|  | Si  | te Asses         |  |
| te Features:   |   |                  | Deliverability Assessment  |
| in Lane. Some TPOs<br>vailabile Access:<br>in Lane - narrow lane<br>upport significant dev | n near to central part of site. Fenced<br>s<br>e could be difficult and unlikely to be<br>relopment. Possible alternative acce<br>or from Oakwood Lane crossing raily | e able to<br>ess | No known availability constraints. Letter received confirming availability.  Suitability: 3  |
| dditional Comments   | s:  |                  | 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. |
|  | s into account the topography of the<br>ost difficult to develop.LE004a exclu   |                  |  |
| trengths/ Opportuni  | ities:  |                  | Achievability: 1   |
|  | oundary, already residential develop  | oment to         | Development would be economically viable taking into account all likely costs and planning obligations associated with the site  |
| /eakneses/ Constrai  | ints:   |                  | Classification: C Full Capacity 48   |
| and is steeply sloping   | g in parts central part of site is visua<br>likely to be problematic. LE004A ex   | ally<br>xcludes  | 5 Year Capacity <b>0</b>   |
| e land in Flood Zone   | etting to settlement. TPOs  |                  | Density <b>30.00</b>   |
|  | Plai  | nning Ap         | plication Details  |
| Planning Applica   | ition:  | Application      | Type: Approval Date:   |
| Building Control I   |   | Other Applic     |  |
| Date Last Upo  | dated 12-Jun-15   |                  | Date Form Printed 01-Jul-15  |

| PA Ref. No.:<br>LDF Ref. No.:<br>LDF Ref. No.:<br>Site Description Vacant land<br>Comments: Vacant land to rear of works. In order to developed in conjunction with LE015 which condition of the conditio | op site a new access road would be required or the site could be   |
|--|--|
| Description       Vacant land         Comments:       Vacant land to rear of works. In order to developed in conjunction with LE015 which control         Area:       0.8       ha. gross       0.560       ha. net  | op site a new access road would be required or the site could be   |
| Comments:       Vacant land to rear of works. In order to developed in conjunction with LE015 which co         Area:       0.8       ha. gross       0.560       ha. net   |  |
| developed in conjunction with LE015 which coArea:0.8ha. gross0.560ha. net  |  |
|  | and provide access through existing commercial yard.   |
|  | Policy: 1/10 Status: NC  |
| Grid Ref.: E 397649 N 355912   | Commitment: 7 Use: 6   |
| Type: B/G Hierarchy: T   | Conversion: NB Location: U   |
| Greenbelt: N Flooding: N   | Replacement Dwg: N Owner: 3  |
| Site Asse  |  |
|  |  |
| ite Features:  | Deliverability Assessment  |
| rea of hard standing to the north and east of site, other parts of<br>te appear to be greenfield. Site slopes down to south east. TPOS   | Availability: 2  |
| djacent to the south western site boundary.  | No known availability constraints. Not registered with Land Registry.  |
| vailabile Access:  |  |
| ould require a new access or potential for development alongside   |  |
| E015. Currently can only be accessed by foot or vehicles access<br>rough yard of existing commercial premises on Woodcroft Road  | Suitability: 2   |
| dditional Comments:  | May be suitable for residential development. Sloping site would require new access onto Woodcroft Road or development in conjunction with LE015. |
|  | Achievability:   |
| trengths/ Opportunities:   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site                  |
| ithin development boundary   |  |
| /eakneses/ Constraints:  | Classification: B Full Capacity 20   |
| Yould require new access or development alongside LE015. TPOS  | 5 Year Capacity 0  |
| djacent to the south western site boundary.  | Density <b>35.71</b>   |
|  |  |
| Planning A   | pplication Details   |
| Planning Application: Applicatio   | on Type: Approval Date:  |
| Building Control Ref   |  |
|  |  |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.: |   | Forme<br>Gas W<br>Newca<br>Leek |   |                     |                    |            |
|---|---|---------------------------------|---|---------------------|--------------------|------------|
|   | S   | Site Det                        | ails  |                     |                    |            |
| Description   | Former gas works site   |                                 |   |                     |                    |            |
| Comments:   | Former gas works now derelict land (outside the site). Potential contamin |                                 |   |                     | Newcastle Road     | d frontage |
| Area:   | 0.55 ha. gross 0.300 ha   | a. net                          | Policy: 1                                     |                     | Status:            | NC         |
| Grid Ref.:  | E 397789 N 355877   |                                 | Commitment                                    | 7                   | Use:               | 7          |
| Туре:   | B Hierarchy:  | Τ                               | Conversion:                                   | NB                  | Locatio            | n: U       |
| Greenbelt:  | N Flooding:   | Ν                               | Replacement                                   | Dwg: N              | Owner:             | 3          |
|   | Site  | Asses                           | sment   |                     |                    |            |
| ite Features:   |   |                                 | Deliv   | verability Asses    | sment              |            |
| ite is gravelled with s   | ome grass, mature trees in the north v                                    | western                         | Availability:                                 |                     |                    | 2          |
| art of site and other for<br>ontage (outside of the                             | oliage. TPOS along part of Newcastle                                      | Rd                              | No known availability for development.        | constraints. Owne   | r interested in re |            |
| vailabile Access:   |   |                                 |   |                     |                    |            |
| ewcastle Road (poter  | ntial for reuse of existing access on to                                  | )                               |   |                     |                    |            |
| ewcastle Road)  | Ŭ   |                                 | Suitability:                                  |                     |                    | 2          |
|   |   |                                 | Potential for reuse for                       | a number of differ  | ent uses (housi    |            |
| dditional Comments  | S:  |                                 | commercial uses)/ mi<br>issues may constrain  | xed use scheme a    | lthough contami    | nation     |
|   | east (southern end) there are single sto                                  | orey                            | Newcastle Road                                |                     | ,                  |            |
| rick buildings (which i   | may still be in use).   |                                 |   |                     |                    |            |
|   |   |                                 | Achievability:                                |                     |                    | 1          |
| trengths/ Opportuni   | ities:  |                                 | Development would b<br>likely costs and plann |                     |                    |            |
| /ithin development bo   | bundary and in a mixed use area.  |                                 |   | ing obligations ass |                    | Site       |
|   |   |                                 |   |                     |                    |            |
| /eakneses/ Constrai   | ints:   | ]                               | Classification:                               | B F                 | Full Capacity      | 10         |
| otential contaminatio   | n from former use.  |                                 |   |                     | ear Capacity       | 0          |
|   |   |                                 |   |                     | Density            | []         |
|   |   |                                 |   |                     | Lonony             | 33.33      |
|   | Diama   | aina Ar                         | plication Details                             |                     |                    |            |
|   | Pianr   | ing Ap                          | plication Details                             | •                   |                    |            |
| Planning Applica  | tion:   | Application -                   | Туре:   | Approva             | Il Date:           |            |
| Building Control I  | Ref   | Other Applic                    | cation:                                       | Approva             | I Life:            |            |
|   |   |                                 |   |                     |                    |            |
| Date Last Upo   | dated 12-Jun-15   |                                 | Date Form P                                   | rinted 01-          | Jul-15             |            |

| Site Ref. No.:<br>SMDC Ref. No                 | 488<br>LE022  | Land w         | vest of  |  |           |
|--|---|----------------|--|--|-----------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |   | Ashbo<br>Leek  | urne Road  |  |           |
|  | S   | Site Deta      | ails   |  |           |
| Description                                    | Agricultural grazing land   |                |  |  |           |
| Comments:                                      | Agricultural land which is relatively fla   | at. Mature tre | ees along boundaries.  |  |           |
| Area:  | 0.57 ha. gross 0.450 ha   | a. net         | Policy: 1  | Status:  | NC        |
| Grid Ref.:                                     | E 399466 N 355892   |                | Commitment:  | 7 Use:   | 8         |
| Туре:  | G Hierarchy:  | Т              | Conversion:  | NB Location  | 1: U      |
| Greenbelt:                                     | N Flooding:   | Ν              | Replacement Dwg:   | N Owner:   | 4         |
|  | Site  | Assess         |  |  |           |
| ite Features:                                  |   |                | Deliverability   | Assessment   |           |
| aricultural grazing fiel                       | ld with access on to Ashbourne Road.  | Mature         | Availability:  |  | 1         |
|  | ary of the larger field. Dry stone wall al  |                | No SHLAA form has been receiv<br>availability.   | ved but owners have indic                              |           |
| wailabile Access:                              | n Fair View Road  |                |  |  |           |
|  |   |                | Suitability:   |  | 2         |
| djacent smaller field g                        | s:<br>nclude adjacent land off Prospect Roa<br>granted permission for parking and tur<br>Poplar Service Station forecourt 15.10.              | rning          | Potentially suitable for residentia<br>identifies the larger of the two fie<br>landscape setting to settlement.<br>southern boundary would help to | elds as forming important<br>Existing mature trees alo |           |
|  |   | .2010.         | Achievability:   |  | 1         |
| trengths/ Opportuni                            | ties:   |                | Development would be economic  |  | count all |
| Residential on opposite                        | oundary. Garage adjacent to the site.<br>e side of Ashbourne Road. Trees alon<br>uld help to screen development and pi<br>o open countryside. |                | likely costs and planning obligati   | ons associated with the s                              | site      |
| Veakneses/ Constrai                            | nts:  |                | Classification: B  | Full Capacity  | 16        |
| Close promity to Ladyo                         | dale SBI. L&SCA identifies the larger of  | of the         |  | 5 Year Capacity  | 0         |
|  | nportant landscape setting to settleme<br>ogical survey. ? Marsh area   | ent.           |  | Density  | 35.56     |
|  | Planr   | ning App       | blication Details  |  |           |
| Planning Applicat                              | tion:   | Application T  | ype:   | Approval Date:   |           |
| Building Control F                             |   | Other Applic   |  | Approval Life:   |           |
| Date Last Upd                                  | dated 12-Jun-15   |                | Date Form Printed  | 01-Jul-15  |           |

| NLUD Ref. No.:  | Ashbou<br>Leek                      | field Farm<br>urne Road  |  |                |
|---|-------------------------------------|--|--|----------------|
| -   | ite Deta                            | ails   |  |                |
| Description Agricultural  |                                     |  |  |                |
| Comments: Only LE037a considered potentially su   | uitable                             |  |  |                |
| Area: 1.3 ha. gross 1.300 ha.   | net                                 | Policy: 1  | Status: N  | С              |
| Grid Ref.: E 399004 N 356296  |                                     | Commitment: 7  | Use:   | 8              |
| Type: G Hierarchy:  | Т                                   | Conversion: NB   | Location:  | J              |
| Greenbelt: N Flooding:  | Ν                                   | Replacement Dwg: N   | Owner:   | 3              |
| Site  | Assess                              | sment  |  |                |
| ite Features:   |                                     | Deliverability Assess  | sment  |                |
| gricultural field (grazing land). Sloping site, quite steep in pa   | rts                                 | Availability:  | 1  | _              |
| lature trees (TPOS). HLAA suggestions form appears to incl  | i to.                               |  |  |                |
|   | ude                                 | SHLAA housing suggestions form receiv  | ed states available with   | nin            |
|   | lude                                | SHLAA housing suggestions form receiv 5 years.   | ed states available with   | nin            |
| umping station? Stream runs through southern part of site.  | lude                                |  | ed states available with   | nin            |
| umping station? Stream runs through southern part of site. vailabile Access: shbourne Road (current access to workshop area is narrow)  | but                                 | 5 years.   | ed states available with   | nin            |
| umping station? Stream runs through southern part of site. vailabile Access: shbourne Road (current access to workshop area is narrow)  | but                                 | 5 years. Suitability:  |  | 2              |
| umping station? Stream runs through southern part of site.<br>vailabile Access:<br>shbourne Road (current access to workshop area is narrow lould be widened) would need to be developed alongside LEC  | but                                 | 5 years.  Suitability:  Development within SBI would need to c safeguard intrinsic nature conservation v   | learly outweigh need to<br>alue of the site. L&SC/   | 2              |
| umping station? Stream runs through southern part of site.<br>vailabile Access:<br>shbourne Road (current access to workshop area is narrow bould be widened) would need to be developed alongside LEC<br>dditional Comments:   | but<br>D63                          | 5 years. Suitability: Development within SBI would need to c   | learly outweigh need to<br>alue of the site. L&SC/<br>g to settlement.Mature   | 2              |
| umping station? Stream runs through southern part of site.          vailabile Access:         shbourne Road (current access to workshop area is narrow loud be widened) would need to be developed alongside LEC         dditional Comments:         lature trees, TPOS and pumping station. Public Right of Way  | but<br>D63                          | 5 years.<br>Suitability:<br>Development within SBI would need to c<br>safeguard intrinsic nature conservation v<br>identifies site as forming important settin   | learly outweigh need to<br>alue of the site. L&SC/<br>g to settlement.Mature   | 2              |
| umping station? Stream runs through southern part of site. vailabile Access: shbourne Road (current access to workshop area is narrow lould be widened) would need to be developed alongside LEC dditional Comments: lature trees, TPOS and pumping station. Public Right of Way  | but<br>D63                          | 5 years.<br>Suitability:<br>Development within SBI would need to c<br>safeguard intrinsic nature conservation v<br>identifies site as forming important settin   | learly outweigh need to<br>alue of the site. L&SC/<br>g to settlement.Mature   | 2              |
| umping station? Stream runs through southern part of site. wailabile Access: shbourne Road (current access to workshop area is narrow l ould be widened) would need to be developed alongside LEC dditional Comments: fature trees, TPOS and pumping station. Public Right of Way djcent to south west boundary of site.  | but<br>D63                          | 5 years.  Suitability:  Development within SBI would need to c safeguard intrinsic nature conservation v identifies site as forming important settin trees &watercourse -only LE037a consid  Achievability:  Development would be economically vial  | learly outweigh need to<br>alue of the site. L&SC/<br>g to settlement.Mature<br>ered potential suitable  | 2              |
| umping station? Stream runs through southern part of site. vailabile Access: shbourne Road (current access to workshop area is narrow I bould be widened) would need to be developed alongside LEC dditional Comments: lature trees, TPOS and pumping station. Public Right of Way djcent to south west boundary of site. trengths/ Opportunities:  | but<br>D63                          | 5 years. Suitability: Development within SBI would need to c safeguard intrinsic nature conservation v identifies site as forming important settin trees &watercourse -only LE037a consid Achievability:   | learly outweigh need to<br>alue of the site. L&SC/<br>g to settlement.Mature<br>ered potential suitable  | 2              |
| umping station? Stream runs through southern part of site. wailabile Access: shbourne Road (current access to workshop area is narrow lould be widened) would need to be developed alongside LEC dditional Comments: lature trees, TPOS and pumping station. Public Right of Way djcent to south west boundary of site. trengths/ Opportunities:  | but<br>D63                          | 5 years.  Suitability:  Development within SBI would need to c safeguard intrinsic nature conservation v identifies site as forming important settin trees &watercourse -only LE037a consid  Achievability:  Development would be economically vial  | learly outweigh need to<br>alue of the site. L&SC/<br>g to settlement.Mature<br>ered potential suitable  | 2              |
| umping station? Stream runs through southern part of site. vailabile Access: shbourne Road (current access to workshop area is narrow l ould be widened) would need to be developed alongside LEC dditional Comments: fature trees, TPOS and pumping station. Public Right of Way djcent to south west boundary of site. ftrengths/ Opportunities: //ithin the development boundary.  | but<br>D63                          | 5 years.  Suitability:  Development within SBI would need to c safeguard intrinsic nature conservation v identifies site as forming important settin trees &watercourse -only LE037a consid  Achievability:  Development would be economically vial likely costs and planning obligations asso   | learly outweigh need to<br>alue of the site. L&SC/<br>g to settlement.Mature<br>ered potential suitable<br>1<br>ble taking into account<br>bociated with the site.   | 2<br>DA<br>all |
| umping station? Stream runs through southern part of site. vailabile Access: shbourne Road (current access to workshop area is narrow lould be widened) would need to be developed alongside LEC dditional Comments: dature trees, TPOS and pumping station. Public Right of Way djcent to south west boundary of site. itrengths/ Opportunities: //ithin the development boundary. Veakneses/ Constraints:   | but<br>263<br>y runs                | 5 years.  Suitability:  Development within SBI would need to c safeguard intrinsic nature conservation v identifies site as forming important settin trees &watercourse -only LE037a consid  Achievability:  Development would be economically viat likely costs and planning obligations asso  Classification: C F                        | learly outweigh need to<br>alue of the site. L&SC/<br>g to settlement.Mature<br>ered potential suitable  | 2<br>DA<br>all |
| umping station? Stream runs through southern part of site. vailabile Access: shbourne Road (current access to workshop area is narrow loud be widened) would need to be developed alongside LEC dditional Comments: dditional Comments: fittengths/ Opportunities: vittengths/ Opportunities: Vithin the development boundary. Veakneses/ Constraints: Stoping site with a brook potential flood risk issues. Sloping na  | but<br>263<br>y runs                | 5 years.  Suitability:  Development within SBI would need to c safeguard intrinsic nature conservation v identifies site as forming important settin trees &watercourse -only LE037a consid  Achievability:  Development would be economically viat likely costs and planning obligations asso  Classification: C F                        | learly outweigh need to<br>alue of the site. L&SC/<br>g to settlement.Mature<br>ered potential suitable  | 2<br>DA<br>all |
| Availabile Access:   Availabile Access:   (In the access to workshop area is narrow is ould be widened) would need to be developed alongside LEC   Additional Comments:   Mature trees, TPOS and pumping station. Public Right of Way djcent to south west boundary of site.   Strengths/ Opportunities:   Vithin the development boundary.   Vithin the development boundary.  | but<br>263<br>y runs                | 5 years.  Suitability:  Development within SBI would need to c safeguard intrinsic nature conservation v identifies site as forming important settin trees &watercourse -only LE037a consid  Achievability:  Development would be economically viat likely costs and planning obligations asso  Classification: C F                        | learly outweigh need to<br>alue of the site. L&SC/<br>g to settlement.Mature<br>ered potential suitable<br>1<br>ole taking into account<br>ociated with the site.<br>ull Capacity 40<br>ear Capacity 0                           | 2<br>DA<br>all |
| umping station? Stream runs through southern part of site. vailabile Access: shbourne Road (current access to workshop area is narrow I bould be widened) would need to be developed alongside LEC dditional Comments: lature trees, TPOS and pumping station. Public Right of Way djcent to south west boundary of site. trengths/ Opportunities: //ithin the development boundary. //eakneses/ Constraints: loping site with a brook potential flood risk issues. Sloping na f site may make development of site difficult. SBI designated        | but<br>263<br>y runs<br>ature<br>J. | 5 years.  Suitability:  Development within SBI would need to c safeguard intrinsic nature conservation v identifies site as forming important settin trees &watercourse -only LE037a consid  Achievability:  Development would be economically viat likely costs and planning obligations asso  Classification: C F                        | learly outweigh need to<br>alue of the site. L&SC/<br>g to settlement.Mature<br>ered potential suitable  | 2<br>DA<br>all |
| umping station? Stream runs through southern part of site.  vailabile Access: shbourne Road (current access to workshop area is narrow loud be widened) would need to be developed alongside LEC dditional Comments: lature trees, TPOS and pumping station. Public Right of Way djcent to south west boundary of site.  trengths/ Opportunities: //ithin the development boundary.  Veakneses/ Constraints: loping site with a brook potential flood risk issues. Sloping na f site may make development of site difficult. SBI designated  Planni | but<br>263<br>y runs<br>ature<br>J. | 5 years.  Suitability:  Development within SBI would need to c safeguard intrinsic nature conservation v identifies site as forming important settin trees &watercourse -only LE037a consid  Achievability:  Development would be economically vial likely costs and planning obligations asso  Classification: C F 5 Ye  Dication Details | learly outweigh need to<br>alue of the site. L&SC/<br>g to settlement.Mature<br>ered potential suitable<br>[1]<br>Dele taking into account<br>botated with the site.<br>[1]<br>Ull Capacity 40<br>ear Capacity 0<br>Density 30.7 | 2<br>DA<br>all |

| NLUD Ref. No.:  | at<br>gfield Farm<br>ourne Road   |
|---|---|
| Site Det  | ails  |
| Description Agricultural  |   |
| Comments:   |   |
| Area: 0.9 ha. gross 0.900 ha. net   | Policy: 1 Status: NC  |
| Grid Ref.: E 399004 N 356296  | Commitment: 7 Use: 8  |
| Type: <u>G</u> Hierarchy: <u>T</u>  | Conversion: NB Location: U  |
| Greenbelt: N Flooding: N  | Replacement Dwg: N Owner: 3   |
| Site Asses  | sment   |
| Site Features:  | Deliverability Assessment   |
| Agricultural field (grazing land). Sloping site, quite steep in parts.<br>Mature trees (TPOS). HLAA suggestions form appears to include                                     | Availability:   |
| bumping station? Stream runs beyond the southern boundary in<br>E037  | SHLAA housing suggestions form received states available within 5 years.  |
| Availabile Access:<br>Ashbourne Road (current access to workshop area is narrow but<br>could be widened) would need to be developed alongside LE063<br>Additional Comments: | Suitability:       2         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: 1  |
| Strengths/ Opportunities:   | Development would be economically viable taking into account all  |
| Nithin the development boundary. Site slopes down to south so<br>visual intrusion would be limited.   | likely costs and planning obligations associated with the site.   |
| Neakneses/ Constraints:   | Classification: B Full Capacity 28  |
| Sloping site. SBI designated.   | 5 Year Capacity 0   |
|   | Density 31.11   |
| Planning Ap   | plication Details   |
| Planning Application: Application   | Type: Approval Date:  |
| Building Control Ref Other Applic   | cation: Approval Life:  |

Date Last Updated

12-Jun-15

01-Jul-15

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |  | Fowlch        | rn part of former<br>nurch Tipped Area<br>aye Green  |                   |
|--|--|---------------|--|-------------------|
|  |  | Site Deta     | ails   | ]                 |
| Description  | Former refuse disposal site  |               |  |                   |
| Comments:  | Net area excludes Flood Zone 3.  |               |  |                   |
| Area:  | 2.76 ha. gross 2.080 h   | a. net        | Policy: 1/6/8 Stat   | us: NC            |
| Grid Ref.:   | E 398565 N 357408  |               | Commitment: 7 Use  | 6                 |
| Туре:  | G Hierarchy:   | T             | Conversion: NB Loc   | ation: U          |
| Greenbelt:   | N Flooding:  | Y             | Replacement Dwg: N Own   | <b>er:</b> 3      |
|  | Sit  | e Assess      | sment  |                   |
| te Features:   |  |               | Deliverability Assessment  |                   |
|  | with the site. Waste transfer station  |               | Availability:  | 2                 |
| pot adjacent to the s<br>terlife now considere                                   | south eastern boundary. Due to stage<br>d to be greenfield.  | e in its      | Long term site due to still being in the early stages of nature conservation value and access issues.                        | of its afterlife, |
| vailabile Access:<br>o obvious access bey<br>d depot. Would requ                 | yond the access to the waste transfe<br>uire new access.   | r station     | Suitability:   | 2                 |
|  |  |               | Considered suitable in long term only due to number  | r of trees and    |
| ads to be created etc  | s:<br>e to site constraints, need for new ac<br>c. L&SCA identifies the area as formi<br>etting to the settlement. |               | poor relationship to settlement due to access and so<br>to position of the depot. Also contamination issues.<br>designation. |                   |
|  |  |               | Achievability:   | 1                 |
| rengths/ Opportuni   | ities:   |               | Development would be economically viable taking in<br>likely costs and planning obligations associated with                  |                   |
| te is within developm<br>tential contaminatior                                   | nent boundary. Opportunity to addres<br>n issues.  | S             |  |                   |
| eakneses/ Constrai   | ints:  |               | Classification: B Full Capacity  | 50                |
|  | n issues.Does not relate well to settle<br>entified it as having low marketability.                                |               | 5 Year Capacit   | у О               |
| ecently designated a   | n SBI. Landscape impact.   |               | Density  | 24.04             |
|  | Plan   | ning Ap       | olication Details  |                   |
| Planning Applica   | tion:  | Application 7 | Type: Approval Date:   |                   |
| Building Control I   | Ref  | Other Applic  | ation: Approval Life:  |                   |
| Date Last Upo  | lated 12-Jun-15  |               | Date Form Printed 01-Jul-15  |                   |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.:  | .: LE055   | _and at<br>Sandor<br>_eek | n Street   |            |             |                 |
|--|--|---------------------------|--|------------|-------------|-----------------|
|  | Sit  | te Deta                   | ils  |            |             |                 |
| Description  | Agricultural fields  |                           |  |            |             |                 |
| Comments:  | Agricultural fields with mature trees - ne   | et area avo               | ids trees  |            |             |                 |
| Area:  | 2.4 ha. gross 0.900 ha. r  | net                       | Policy: 1  |            | Status:     | NC              |
| Grid Ref.:   | E 398451 N 355418  |                           | Commitment:  | 7          | Use:        | 6               |
| Туре:  | G Hierarchy:   | Т                         | Conversion:  | NB         | Location:   | U               |
| Greenbelt:   | N Flooding:  | Ν                         | Replacement Dwg:   | Ν          | Owner:      | 4               |
|  | Site A   | Assess                    | ment   |            |             |                 |
| Site Features:   |  |                           | Deliverabilit  | ty Assessr | ment        |                 |
| in certain parts and va<br>Street. Northern field s<br>Availabile Access:<br>May be issues of acce   | ure trees, sloping site, more steeply slop<br>cant grass land to the south of Sandon<br>lopes down to Sandon Street.<br>ss directly onto Cheddleton Road and<br>w but potential for it to be widened or ac |                           | Availability: Not available. Suitability:  |            |             | 3               |
| Additional Comments:<br>Net area calculated based on the fact that the site is sloping and<br>nore steeply sloping in parts and contains a number of mature<br>rees although no TPOS. Not an SBI but may have ecological |  |                           | Greenfield site, mature trees (no TPOS), sloping site and<br>potential access issues. In a mixed use area. Employment or<br>residential use may be suitable for the site however L&SCA<br>identifies this part of Leek as important open spaces/ tree cover. |            |             |                 |
| Strengths/ Opportuni   | igical survey. Mineral Consultation Area.  |                           | Achievability:   |            |             | 1               |
| Within development bo  |  |                           | Development would be econor<br>likely costs and planning oblig   |            |             |                 |
| dificulties. Close to edg  | e trees (no TPOS), sloping site & access<br>ge of settlement. Site may have geologic<br>field). L&SCA identifies this part of Leek   | cal                       | Classification: C  |            | Il Capacity | 27<br>0<br>0.00 |
|  | Plannii  | ng App                    | lication Details   |            |             |                 |
| Planning Applica<br>Building Control   | Planning Application:     Application Type:     Approval Date:       Building Control Ref     Other Application:     Approval Life:  |                           |  |            |             |                 |
| Date Last Updated 12-Jun-15 Date Form Printed 01-Jul-15  |  |                           |  |            |             |                 |

| Site Ref. No.:<br>SMDC Ref. No  | 83<br>.: LE057                    |   | Land         | off  |  |  |  |
|---|-----------------------------------|---|--------------|--|--|--|--|
| NLUD Ref. No  | .:                                |   | Milltov      | wn Way   |  |  |  |
| PA Ref. No.:  |                                   |   | Leek         |  |  |  |  |
| LDF Ref. No.:   |                                   |   | Leek         |  |  |  |  |
|   |                                   | ļ   | Site Det     | ails   |  |  |  |
| Description   | Agricultural                      | land  |              |  |  |  |  |
| Comments:   |                                   |   |              | a large recreation ground and a residential development. It is on the nent boundary. Designated as a SBI.  |  |  |  |
| Area:   | 2.6 ha.                           | gross 2.600 ha  | a. net       | Policy: 3/6/10 Status: NC  |  |  |  |
| Grid Ref.:  | E 399076                          | 6 N 355946  | _            | Commitment: 7 Use: 8   |  |  |  |
| Туре:   | G                                 | Hierarchy:  | Т            | Conversion: NB Location: R   |  |  |  |
| Greenbelt:  | Ν                                 | Flooding:   | Ν            | Replacement Dwg: N Owner: 3  |  |  |  |
|   |                                   | Site  | Asses        | sment  |  |  |  |
| ite Features:   |                                   |   |              | Deliverability Assessment  |  |  |  |
| elatively flat agricultu  | ral fields with so                | me mature trees (sor  | me           | Availability:  |  |  |  |
| POS) vailabile Access:  |                                   |   |              | 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.   |  |  |  |
|   | cess for a large                  | rms access. Milltowr<br>development. Public<br>e site.                                    |              | Suitability: 2   |  |  |  |
| dditional Comments:<br>he Historic Environment Character Assessment (2010) LLHECZ 3<br>rates "The restoration of the historic features of this parkland |                                   |   | nd           | 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. |  |  |  |
| ould enhance the loc<br>f the Green Infrastruc  |                                   | nis area and could for<br>District."  | rm part      | Achievability:   |  |  |  |
| trengths/ Opportuni<br>art of site adjoins an<br>roximity to services a   | existing resident                 | ial development. Clos   | se           | Development would be economically viable taking into account all likely costs and planning obligations associated with the site  |  |  |  |
| /eakneses/ Constrai   | ints:                             |   |              | Classification: B Full Capacity 105  |  |  |  |
| pen countryside. So   | me trees with TI important to set | eak between the sett<br>POS.SBI designated.<br>ting of the settlement<br>of listed buildg | L&SCA        | 5 Year Capacity 0<br>Density 40.38   |  |  |  |
|   |                                   | Plan  | ning Ap      | plication Details  |  |  |  |
| Planning Applica  | tion:                             |   | Application  | Type: Approval Date:   |  |  |  |
| Building Control  |                                   |   | Other Applie |  |  |  |  |
| Date Last Upo   | dated 12-                         | Jun-15  |              | Date Form Printed 01-Jul-15  |  |  |  |

| Site Ref. No.: 85<br>SMDC Ref. No.: LE061   | rmer Kwik Fit Site  |
|---|---|
| NLUD Ref. No.: Hig<br>PA Ref. No.: Lee  | gh Street/ Strangman Street<br>ek   |
|   | Details   |
| Description Former Kwik Fit site  |   |
| Comments:   |   |
| Area: 0.11 ha. gross 0.110 ha. net  | Policy: 1/5 Status: NC  |
| Grid Ref.: E 398255 N 356489  | Commitment: 7 Use: 2  |
|   | Conversion: NB Location: U  |
| Greenbelt: N Flooding: N  | N Replacement Dwg: N Owner: 3   |
| Site As   | sessment  |
| ite Features:   | Deliverability Assessment   |
| ite has been predominantly cleared one partial wall remains hard  |   |
| urface area on High Street part of development. Site falls steeply<br>t mid point between High Street and Strangman St. Adjacent to |   |
| ne site is a modern Moorlands Housing apartment block.  |   |
| ligh Street and Strangman Street  |   |
|   | Suitability: 2  |
|   | May be a suitable housing site although former employment use   |
| dditional Comments:   | issues. Site has already been cleared. Identified as an opportunity site in the Draft Leek Town Centre Masterplan.              |
| Capacity of scheme calculated on a high density based on  |   |
| urrounding area. Draft L TC Masterplan considered the following ses for the site: retail & residential; residential; arts centre.   |   |
| transthe/ Opportunition   | Achievability: 1  |
| i <b>trengths/ Opportunities:</b><br>djacent to an Moorlands Housing development on High Street an<br>etail units.                  | Development would be economically viable taking into account all likely costs and planning obligations associated with the site |
| Veakneses/ Constraints:   |   |
| Former employment site - loss of employment use   | Classification:     B     Full Capacity     16       5 Year Capacity     0  |
|   |   |
|   | Density <b>145.45</b>   |
| Planning  | Application Details   |
| Planning Application: Applic  | cation Type: Approval Date:   |
| Dutitier Control Def  | Application: Approval Life:   |
|   |   |
| Date Last Updated 12-Jun-15   | Date Form Printed 01-Jul-15   |

| Site Def   |   |
|--|---|
| <b>Description</b> Dwelling, workshop, garden and garage   | ges   |
| <b>Comments:</b> Dwelling, garden, workshop and garages. Still in alongside agricultural land LE037. Predominant   | n use (suggestions form includes 90 Ashbourne Road). Suggested tly brownfield.  |
| Area: 0.68 ha. gross 0.680 ha. net   | Policy: 1 Status: NC  |
| Grid Ref.: E 399094 N 356338   | Commitment: 7 Use: 1/6/9  |
| Type: B/G Hierarchy: T   | Conversion: NB Location: U  |
| Greenbelt: N Flooding: N   | Replacement Dwg: N Owner: 3   |
| Site Asses   | sment   |
| ite Features:  | Deliverability Assessment   |
| Welling, garden, workshop and garages. Still in use.   | Availability:   |
| Availabile Access:<br>Ashbourne Road, current access to workshop area is narrow but<br>botential fo widening through using what is currently garden land of<br>20 Ashbourne Road<br>Additional Comments:<br>ncludes lock up garages off Ashbourne. | rest of site for development.         Suitability:         2         Potentially suitable for residential development although existing access is narrow but no.90 is included in the SHLAA form and could be demolished to widen access and create a frontage for the development on Ashbourne Road. |
|  | Achievability:  |
| Strengths/ Opportunities:<br>Vithin the development boundary on a predominantly residential<br>part of the Ashbourne Road.   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.  |
| Veakneses/ Constraints:  | Classification: B Full Capacity 30  |
| Site contains workshops - loss of employment use issues?   | 5 Year Capacity <b>0</b>  |
|  | Density <b>44.12</b>  |
| Planning Application: Application Building Control Ref Other Appli   |   |

| SMDC Ref. No.: LE064  | and to the north of  |
|---|--|
| PA Ref. No.:  | iln Lane<br>eek  |
| Site  | e Details  |
| Description Agricultural field  |  |
|   | boundary. To east is a recent small housing development and to north east restern side is the Local Plan Whites Bridge employment site allocation. |
| Area: 0.51 ha. gross 0.400 ha. ne   | et Policy: 1/8 Status: NC  |
| Grid Ref.: E 397169 N 356988  | Commitment: 7 Use: 8   |
| Type: <u>G</u> Hierarchy:   | T Conversion: NB Location: U   |
| Greenbelt: N Flooding:  | N Replacement Dwg: N Owner: 3  |
| Site As   | ssessment  |
| ite Features:   | Deliverability Assessment  |
| ently sloping site, gradient more significant on the western  | Availability: 1  |
| ection. Several trees in the northern section. Worn track on th<br>astern edge from Kiln Lane.<br>vailabile Access:   | SHLAA housing suggestions form received. Site has recent planning history with a residential approval pending subject to a 106 agreement.          |
| a Kiln Lane. Lane is narrow and unlikely it could support the<br>nount of traffic that would be generated. Shared access with<br>otball club off Macclesfield Road may be more appropriate but<br>ubject to flood risk issues(Flood Zone 2 and 3) | Suitability:   |
| dditional Comments:   | Potential for development subject to access and flood risk issues.   |
| et area based on part of the site which appears most developat<br>cludes most northerly part of site which is in flood zone 3.<br>entified as being important to the landscape setting.   |  |
| trengths/ Opportunities:  | Development would be economically viable taking into account all   |
| ithin the development boundary. Residential development woul<br>late well to existing residential on Kiln Lane and the adjoining<br>cent Orchard Court development.   | likely costs and planning obligations associated with the site.  |
| /eakneses/ Constraints:   | Classification: B Full Capacity 11   |
| evelopment of the western part of site may be more difficult due<br>the sloping nature. Northern part of the site is within Flood Zone  |  |
| hich may constrain development.   | Density <b>27.50</b>   |
| Planning  | g Application Details  |
| Planning Application: Appli   | lication Type: Approval Date:  |
| Detilding Operated Def  | er Application: Approval Life:   |
| Date Last Updated 12-Jun-15   | Date Form Printed 01-Jul-15  |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:  |   | Knived<br>Mount<br>Leek        | en Hall and Springh<br>Road  | ill                       |       |
|---|---|--------------------------------|--|---------------------------|-------|
|   | S   | Site Deta                      | ills   |                           |       |
| Description   | Care home in wooded ground  | ds                             |  |                           |       |
| Comments:   | Woodland excluded from net site are   | ea.                            |  |                           |       |
| Area:   | 3.5 ha. gross 1.600 ha  | a. net                         | Policy: 3  | Status:                   | NC    |
| Grid Ref.:  | E 39921 N 356586  |                                | Commitment:  | 7 Use:                    | 9     |
| Туре:   | B/G Hierarchy:  | Т                              | Conversion:  | C/NB Locatio              | n:R   |
| Greenbelt:  | N Flooding:   | Ν                              | Replacement Dwg:   | N Owner:                  | 1     |
|   | Site  | Assess                         | ment   |                           |       |
| ite Features:   |   |                                | Deliverabili   | ty Assessment             |       |
| Hall and several other buildings. Kniveden appears vacant.<br>Springhill appears to still be in use (drove past 3/09/09 lights on and ars in car park in front of building). Public right of way runs east to |   |                                | Availability:  |                           | 1     |
| vailabile Access:   | Inivedon Hall and Springhill onto Mou   | nt Road                        | Suitability:   |                           | 2     |
| dditional Comments<br>niveden Hall identifier<br>part of site)  | s:<br>d as being important to the landscape   | esetting                       | Potentially suitable for conver<br>care housing however it is wit<br>Consideration needs to be ha<br>greater impact. | hin the open countryside. |       |
| trengths/ Opportuni   | 4100  |                                | Achievability:   |                           | 1     |
| xisting buildings appe<br>uildings & may be sco   | ear suitable for conversion of existing<br>ope for extensions to these to provide<br>o not having any greater impact on the |                                | Development would be econo<br>likely costs and planning oblig  |                           |       |
| /eakneses/ Constrai   | nts:  |                                | Classification: B  | Full Capacity             | 50    |
|   | ent boundary within open countryside<br>ount Road offers a clear separation be  |                                |  | 5 Year Capacity           | 0     |
| sidential area and op   | t may have some local value.  |                                |  | Density                   | 31.25 |
|   | Planr   | ning App                       | lication Details   |                           |       |
| Planning Applica<br>Building Control I  |   | Application T<br>Other Applica |  | Approval Date:            |       |
| Date Last Upo   | lated 12-Jun-15   |                                | Date Form Printed  | 01-Jul-15                 |       |

| NLUD Ref. No.: SM07-1206   | Staffs Fitness<br>Springfield Road<br>₋eek  |
|--|---|
| Sit  | te Details  |
| <b>Description</b> Warehouse currently in use  |   |
| Comments: Net area excludes trees and is brownfie  | ald.  |
| Area: 0.9 ha. gross 0.500 ha. r  | net Policy: 1/10 Status: NC   |
| Grid Ref.: E 399257 N 356548   | Commitment: 7 Use: 2  |
| Type: B/G Hierarchy:   | T Conversion: NB Location: U  |
| Greenbelt: N Flooding:   | N         Replacement Dwg:         N         Owner:         3                     |
| Site A   | Assessment  |
| Site Features:   | Deliverability Assessment   |
| Varehouses currently in use, porter cabin type buildings being<br>as offices, fitness equipment being stored in yard area. Public<br>ootpath runs through site. TPOS in the north western corner of<br>One building appears to be almost derelict. |   |
| Springfield Road   | Suitability: 1  |
| Additional Comments:<br>Area to north of PROW is vacant grassland with mature trees.<br>Potential calculated based on a mixed use scheme (50:50). To   | Suitable for redevelopment as a mixed use (residential and B1 use scheme).        |
| ocation could support a high density   |   |
| Strengths/ Opportunities:  | Achievability: 1 Development would be economically viable taking into account all |
| Potential for reuse as residential and B1 uses in a mixed schen<br>which could integrate well with the existing residential  | likely costs and planning obligations associated with the site                    |
| Veakneses/ Constraints:  | Classification:     B     Full Capacity     30       5 Year Capacity     0        |
|  | Density 60.00   |
| Planni   | ng Application Details  |
| Planning Application: SM07-1206 Ap   | plication Type: Approval Date: 11/30/2  |
|  | her Application: Approval Life:   |

| Date Last Updated |  |
|-------------------|--|
|-------------------|--|

12-Jun-15

01-Jul-15

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:          |   |               | f<br>rood First School<br>rood Road  |  |
|---|---|---------------|--|--|
|   | S   | ite Deta      | ails   |  |
| Description   | Vacant grass land within scho   | ol ground     | ls   |  |
| Comments:   |   |               | steeply sloping especially at the edges. Central part relatively flat poment may be difficult due to steep gradient. Amenity issues.   |  |
| Area:   | 1.7 ha. gross 1.390 ha.   | . net         | Policy: 1 Status: NC   |  |
| Grid Ref.:  | E 397249 N 35667  |               | Commitment: 7 Use: 9   |  |
| Туре:   | G Hierarchy:  | Т             | Conversion: NB Location: U   |  |
| Greenbelt:  | N Flooding:   | Ν             | Replacement Dwg: N Owner: 2  |  |
|   | 0:44  |               | <b>, ,</b>   |  |
| ite Features:   | Site  | Assess        | Deliverability Assessment  |  |
|   |   |               |  |  |
|   | f school, steeply sloping in parts, trees<br>e is relatively flat. Mature trees along                     | son           | Available.   |  |
| vailabile Access:<br>ifficult due to steep gr<br>vel than the site.<br>dditional Comments | radient with Westwood Road being at a   | a lower       | Suitability:       2         Development for housing difficult due to gradient/access issues and amenity issues for school and existing housing. Recreation use may be a more appropriate use. |  |
|   | 17 Audit. Net area excludes the south ich is steeply sloping and the section v                            |               |  |  |
| trengths/ Opportuni   | tios  |               | Achievability: 1   |  |
| /ithin settlement boun  |   |               | Development would be economically viable taking into account all likely costs and planning obligations associated with the site  |  |
| Veakneses/ Constrai   | nts:  |               | Classification: C Full Capacity 35   |  |
|   | access and amenity issues would mak<br>nt difficult. Runs along the back of exist<br>chool playing field. |               | 5 Year Capacity 0<br>Density 25.18   |  |
|   | Plann   | ing App       | plication Details  |  |
| Planning Applicat   | tion:   | Application 1 | Type: Approval Date:   |  |
| • • • •   | Building Control Ref     Other Application:     Approval Life:  |               |  |  |
| Date Last Upd   | lated 12-Jun-15   |               | Date Form Printed 01-Jul-15  |  |

|                        | 36  |   |           |   |
|------------------------|---|---|-----------|---|
| SMDC Ref. No           | o.: LE069   |   | Pike H    | all Farm  |
| NLUD Ref. No           | ».:   |   | Mount     |   |
| PA Ref. No.:           |   |   |           | , Noau  |
| LDF Ref. No.:          |   |   | Leek      |   |
|                        |   | Ş   | Site Det  | ails  |
| Description            | Former farm   | house with 2 vac  | ant barns | s and agricultural field  |
| Comments:              |   | acked onto by the resi  |           | ed up) appear suitable for conversion to dwellings. The western edge<br>ellings on High View Road which are at a lower level due to the   |
| Area:                  |   |   | a. net    | Policy: 3 Status: NC  |
| Grid Ref.:             | E 399736  | 6 N 356089  |           | Commitment: 7 Use: 8  |
| Туре:                  | G/B   | Hierarchy:  | Т         | Conversion: NB Location: R  |
| Greenbelt:             | Ν   | Flooding:   | Ν         | Replacement Dwg: N Owner: 3   |
|                        |   | Site  | Asses     | sment   |
| te Features:           |   |   |           | Deliverability Assessment   |
| e former farm had h    | orses in it. Reside o the field. There                      | s. The paddock to the ential development or are trees to the edge loping site | n High    | Availability: 1 SHLAA housing suggestions form has been received - available within the plan period.  |
|                        |   |   |           | Suitability: 2  |
| outhern part of site ( | part of site at a hig<br>dilapidated in part                | gher level. Stone wall<br>ts). Open views of<br>tential calculated to in      |           | 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. |
| o conversions).        |   |   | ciude     | Achievability:  |
| Mount Road sugge       | t 2 barns.L&SCA<br>sting the landscap<br>ools and other ser | identifies a ridge to th<br>pe can take developm<br>vices and facilities in   | nent      | Development would be economically viable taking into account all likely costs and planning obligations associated with the site   |
|                        | ainte   |   |           | Classification: B Full Capacity 42  |
| <u> </u>               |   |   |           |   |
| eakneses/ Constra      | ntre of field. Deve   | elopment would be an<br>al Landscape Area.                                    |           | 5 Year Capacity 0   |
| ectricity pylon in cer | ntre of field. Deve   |   |           | 5 Year Capacity 0<br>Density 32.31  |
| ectricity pylon in cer | ntre of field. Deve   | al Landscape Area.  |           |   |
| /eakneses/ Constra     | ntre of field. Deve<br>untryside. Specia                    | Il Landscape Area. Planr  |           | Density 32.31   |

| Site Deta Description Currently in use as a day centre  |   |
|---|---|
| <b>Description</b> Currently in use as a day centre   | ails  |
|   |   |
| Comments:   |   |
| Area: 0.55 ha. gross 0.550 ha. net  | Policy: 1 Status: NC  |
| Grid Ref.: E 399531 N 357027  | Commitment: 7 Use: 9  |
| Type: B Hierarchy: T  | Conversion: NB Location: U  |
| Greenbelt: N Flooding: N  | Replacement Dwg: N Owner: 1   |
| Site Assess   | sment   |
| ite Features:   | Deliverability Assessment   |
| ne site is in a predominantly residential area, adjacent to Abbey   | Availability: 2   |
| ourt Care Home. Mainly one storey building, mature garden with<br>ees. Car park to front and rear. Site slopes gently down to rear.<br>vailabile Access:<br>uxton Road using existing access  | Potentially available in 10-15 years. Has planning consent (awarded January 2015 for change of use to A2 for an accounts office). |
|   | Suitability: 2  |
| dditional Comments:   | Potentially suitable for housing in the future. May be an issue of loss of a community type use.                                  |
|   | Achievability:  |
| trengths/ Opportunities:<br>/ithin the settlement boundary. Possibility of conversion or<br>edevelopment Community centre and Beresford Memorial<br>ofESchool on Novi Lane close proximity. On a main road. Served<br>y public transport. | Development would be economically viable taking into account all likely costs and planning obligations associated with the site   |
| eakneses/ Constraints:  | Classification: B Full Capacity 22  |
| oss of community type use.  | 5 Year Capacity <b>0</b>  |
|   | Density <b>40.00</b>  |
| Planning Ap   | olication Details   |
| Planning Application: Application 1   | Type: Approval Date:  |
| Building Control Ref Other Applic   |   |

| Site Ref. No.:<br>SMDC Ref. No.                 | 2678<br>: LE071B   | Forme          | er reservoir off   |  |  |
|---|--|----------------|--|--|--|
| NLUD Ref. No.:<br>PA Ref. No.:<br>LDF Ref. No.: | SM   | Maccie<br>Leek | esfield Road   |  |  |
| Description                                     | 5  | Site Det       | ails   |  |  |
| Comments:                                       |  |                |  |  |  |
| Area:   | 0.34 ha. gross 0.340 ha  | a. net         | Policy: Status:  |  |  |
| Grid Ref.:                                      | E N  |                | Commitment: Use:   |  |  |
| Туре:   | Hierarchy:   |                | Conversion: Location:  |  |  |
| Greenbelt:                                      | Flooding:  |                | Replacement Dwg: N Owner:  |  |  |
|   | Site   | Asses          | sment  |  |  |
| Site Features:                                  |  |                | Deliverability Assessment  |  |  |
| Part of redundnant rese                         | ervoir and agricultural land. The site I                                   | has the        | Availability:  |  |  |
| appearance of open col                          | untryside and although within the<br>is divorced from the existing settlem |                | SHLAA form submitted for wider area LE071A and LE071B combined.  |  |  |
| Availabile Access:                              |  |                |  |  |  |
| Through LE071A?                                 |  |                |  |  |  |
|   |  |                | Suitability: 3   |  |  |
| Additional Comments                             | :  |                | Development of site would significantly impact on the character of<br>the edge of Leek settlement. Prominent position, limited access<br>and does not relate well to existing settlement. Recreation<br>appears to be most suitable use. |  |  |
|   |  |                | Achievability: 1   |  |  |
| Strengths/ Opportunit                           | ies:   |                | Development would be economically viable taking into account all likely costs and planning obligations associated with the site  |  |  |
| Within development bou                          | undary,  |                |  |  |  |
| Weakneses/ Constrair                            | nts:   |                | Classification: C Full Capacity 10   |  |  |
|   | e of open countryside and has prom mpact for surrounding area. Limited     |                | 5 Year Capacity <b>0</b>   |  |  |
|   | e settlement. Visually prominent.  |                | Density <b>29.41</b>   |  |  |
|   | Plan   | ning Ap        | plication Details  |  |  |
| Planning Applicati                              |  | Application    |  |  |  |
| Building Control R                              |  | Other Applie   |  |  |  |
|   |  |                |  |  |  |
| Date Last Upda                                  | ated 12-Jun-15   |                | Date Form Printed 01-Jul-15  |  |  |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.:  |  | 300048   | Portlar<br>Queen<br>Leek | nd Mill<br>s Street/ Portla                                | and St                   | reet/ Bru                  | nswick S        | treet       |
|--|--|--|--------------------------|--|--------------------------|----------------------------|-----------------|-------------|
|  |  | ;  | Site Deta                | ails   |                          |                            |                 |             |
| Description  | Underused  | mill building  |                          |  |                          |                            |                 |             |
| Comments:  | Underused forr   | mer mill with yard are   | a to the north           | nern part of site adjacer                                  | nt to the B              | uxton Road.                |                 |             |
| Area:  | 0.46 ha. g   | gross 0.460 ha   | a. net                   | Policy:  | 1                        |                            | Status:         | NC          |
| Grid Ref.:   | E 398960   | ) N 356654   |                          | Commitmen  | t:                       | 7                          | Use:            | 6           |
| Туре:  | В  | Hierarchy:   | T                        | Conversion:  |                          | NB                         | Location        | : U         |
| Greenbelt:   | Ν  | Flooding:  | Ν                        | Replacemen   | t Dwg:                   | Ν                          | Owner:          | 3           |
|  |  | Site   | e Assess                 | sment  |                          |                            |                 |             |
| ite Features:  |  |  |                          | Del  | iverabilit               | ty Assessm                 | ent             |             |
| ne northern part of the<br>nodern warehouse bu<br>Ider mill building. Se<br>wailabile Access:<br>Building has a frontage | e site adjacent to<br>ilding also at this<br>veral windows bo<br>e on Portland Str | g with enclosed yard<br>o the Buxton Road an<br>s end of site attached<br>oarded up.<br>reet, Queen Street ar<br>opeared to be via Bru | d more<br>to the         | Availability:<br>No SHLAA housing<br>site is considered in |                          |                            |                 |             |
| treet  |  |  | nowick                   | Suitability:   | or redevel               | lonment for m              | ived use empl   | 2<br>ovment |
| ses considered inclu   | e Leek Masterpla<br>de: employment   | an as an opportunity s<br>(office/ industrial)<br>lustrial) refurbishmen   |                          | for housing. Identific<br>rather than residenti            | e of loss o<br>d in Leek | ofemploymen                | t use if redeve | loped       |
| xtension; employmen  | nt (office/ industri   |  |                          | Achievability:   |                          |                            |                 | 1           |
|  | ith residential de   | evelopment opposite opposite side of Bruns   |                          | Development would likely costs and plan                    |                          |                            |                 |             |
| /eakneses/ Constra   | ints:  |  |                          | Classification:  | В                        | Full                       | Capacity        | 50          |
| sue of loss of employ  | yment use  |  |                          |  | <u> </u>                 | 5 Year                     | Capacity        | 0           |
|  |  |  |                          |  |                          |                            | Density         | 108.70      |
|  |  | Plan   | ning Ap                  | olication Detai  | ls                       |                            |                 |             |
| Planning Applica<br>Building Control   |  |  | Application              |  |                          | Approval Da<br>Approval Li |                 |             |
| Date Last Up   | dated 12   | Jun-15   |                          | Date Form  | Printed                  | 01-Jul-                    | 15              |             |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |  |               | r<br>nurch Tipped Area<br>aye Green  |                     |
|--|--|---------------|--|---------------------|
|  |  | Site Deta     | ails   |                     |
| Description  | Former refuse disposal site  |               |  |                     |
| Comments:  |  |               |  |                     |
| Area:  | 2.7 ha. gross 2.700 ha   | . net         | Policy: 1 Status   | : NC                |
| Grid Ref.:   | E 398879 N 357388  |               | Commitment: 7 Use:   | 6                   |
| Туре:  | G Hierarchy:   | T             | Conversion: NB Location  | on: U               |
| Greenbelt:   | N Flooding:  | Y             | Replacement Dwg: N Owner:  | 2                   |
|  | Site   | Assess        | sment  |                     |
| ite Features:  |  |               | Deliverability Assessment  |                     |
| arts of site able to vie   | w had grassed over, number of trees  | in the        | Availability:  | 2                   |
| outh eastern part of siss afterlife now conside                                  | ite adjacent to playing field. Due to sta<br>ered to be greenfield.  | age in        | Long term site due to still being in the early stages of it nature conservation value and access issues.   | s afterlife,        |
| vailabile Access:  | Need for new access road to be crea  | ted.          | Suitability:   | 2                   |
| dditional Comments   |  |               | Within development boundary but on edge of settlement<br>the lowest scoring sites assessed in the Employment S<br>(2006). Poor access, nature conservation value & cont<br>issues make it a constrained, long term potentially suita | Study<br>tamination |
| bads to be created etc   | e to site constraints, need for new acc<br>c and will allow for flexibility regarding<br>rea as forming important landscape so | design.       | SBI.   |                     |
| trengths/ Opportuni  | ties <sup>.</sup>  |               | Achievability:   | 1                   |
|  | ent boundary. Opportunity to address   |               | Development would be economically viable taking into likely costs and planning obligations associated with the   |                     |
| /eakneses/ Constrai  | nts:   | _             | Classification: B Full Capacity  | 50                  |
|  | n issues.Does not relate well to settler<br>nployment Study identified it as havin   |               | 5 Year Capacity  | 0                   |
|  | designated an SBI. Landscape impac   |               | Density  | 18.52               |
|  | Planr  | ning App      | olication Details  |                     |
| Planning Applicat  | tion:  | Application 1 | Гуре: Approval Date:   |                     |
| Building Control F   | Ref  | Other Applic  | ation: Approval Life:  |                     |
| Date Last Upd  | lated 12-Jun-15  |               | Date Form Printed 01-Jul-15  |                     |

| NLUD Ref. No.:   | on Mill<br>ourne Road  |  |  |   |
|--|--|--|--|---|
| Description Vacant former mill building  | lans   |  |  |   |
| Comments: Vacant mill building has a frontage on Ashbour   | ne Road and Well Street  |  |  |   |
|  |  |  |  |   |
| Area: 0.06 ha. gross 0.060 ha. net   | <b>Policy:</b> 1/5/9   |  | Status:  | NC  |
| Grid Ref.: E 398917 N 356423   | Commitment:  | 7  | Use:   | 6   |
| Type: B/C Hierarchy: T   | Conversion:  | С  | Location:  | U   |
| Greenbelt: N Flooding: N   | Replacement Dwg:   | Ν  | Owner:   | 3   |
| Site Asses   | ssment   |  |  |   |
|  | Deliverabili   | tv Assass  | nent   |   |
| ite Features:  |  | ly A336331   | nent   | 1   |
| our storey mill building which is vacant   | Availability:  |  |  | 2   |
| Ashbourne Road and Well Street   |  |  |  |   |
| Additional Comments:<br>Most suitable use likely to be a mixed use scheme. Considered in<br>eek TC Masterplan along with York Mill for a number of uses<br>including: resl & empl (offices/ industrial); hotel & empl  | Suitability:<br>Four storey mill building, withi<br>proximity to town centre, Liste<br>as part of a mixed use schem<br>a wider opportunity site - mixe   | d Building, p<br>e. Identified   | oossibility of conve<br>in the Leek tc as p            | ersion<br>part of                               |
| Additional Comments:<br>Most suitable use likely to be a mixed use scheme. Considered in<br>.eek TC Masterplan along with York Mill for a number of uses<br>ncluding: resl & empl (offices/ industrial); hotel & empl<br>offices/industrial); hotel, empl (office/industrial) & res.<br>Strengths/ Opportunities:  | Four storey mill building, withi<br>proximity to town centre, Liste<br>as part of a mixed use schem<br>a wider opportunity site - mixe<br>Achievability:   | d Building, p<br>e. Identified<br>d use develo                                   | ossibility of conve<br>in the Leek tc as p<br>opment.  | close<br>ersion<br>part of                      |
| Additional Comments:<br>Most suitable use likely to be a mixed use scheme. Considered in<br>eek TC Masterplan along with York Mill for a number of uses<br>including: resl & empl (offices/ industrial); hotel & empl<br>offices/industrial); hotel, empl (office/industrial) & res.<br>itrengths/ Opportunities:<br>/ithin development boundary, close proximity to town centre   | Four storey mill building, withi<br>proximity to town centre, Liste<br>as part of a mixed use schem<br>a wider opportunity site - mixe   | d Building, p<br>e. Identified<br>d use develo<br>mically viable                 | ossibility of conve<br>in the Leek tc as p<br>opment.  | close<br>ersion<br>part of<br>1<br>unt all      |
| Additional Comments:<br>Most suitable use likely to be a mixed use scheme. Considered in<br>eek TC Masterplan along with York Mill for a number of uses<br>ncluding: resl & empl (offices/ industrial); hotel & empl<br>offices/industrial); hotel, empl (office/industrial) & res.<br>Strengths/ Opportunities:<br>Vithin development boundary, close proximity to town centre<br>ossibility of conversion - mixed use scheme.                            | Four storey mill building, withi<br>proximity to town centre, Liste<br>as part of a mixed use schem<br>a wider opportunity site - mixe<br>Achievability:<br>Development would be econor                                    | d Building, p<br>e. Identified<br>d use develo<br>mically viable<br>ations assoc | ossibility of conve<br>in the Leek tc as p<br>opment.  | close<br>ersion<br>part of<br>1<br>unt all      |
| Additional Comments:<br>Most suitable use likely to be a mixed use scheme. Considered in<br>eek TC Masterplan along with York Mill for a number of uses<br>ncluding: resl & empl (offices/ industrial); hotel & empl<br>offices/industrial); hotel, empl (office/industrial) & res.<br>Strengths/ Opportunities:<br>Within development boundary, close proximity to town centre<br>ossibility of conversion - mixed use scheme.<br>Weakneses/ Constraints: | Four storey mill building, withi<br>proximity to town centre, Liste<br>as part of a mixed use schem<br>a wider opportunity site - mixe<br>Achievability:<br>Development would be econor<br>likely costs and planning oblig | d Building, p<br>e. Identified<br>d use develo<br>mically viable<br>ations assoc | e taking into accordiated with the site                | close<br>rsion<br>part of<br>1<br>unt all       |
| Additional Comments:<br>Most suitable use likely to be a mixed use scheme. Considered in<br>eek TC Masterplan along with York Mill for a number of uses<br>including: resl & empl (offices/ industrial); hotel & empl<br>offices/industrial); hotel, empl (office/industrial) & res.   | Four storey mill building, withi<br>proximity to town centre, Liste<br>as part of a mixed use schem<br>a wider opportunity site - mixe<br>Achievability:<br>Development would be econor<br>likely costs and planning oblig | d Building, p<br>e. Identified<br>d use develo<br>mically viable<br>ations assoc | bossibility of conve<br>in the Leek to as p<br>opment. | close<br>rsion<br>part of<br>1<br>unt all<br>10 |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.:                    |                                      | 321                    | The Ta<br>Ashbo<br>Leek | lbot<br>urne Road  |               |                    |         |
|--|--------------------------------------|------------------------|-------------------------|--|---------------|--------------------|---------|
|  |                                      | :                      | Site Deta               | ails   |               |                    |         |
| Description  | Planning pe                          | ermission for a 63     | bedroom                 | notel incorporating restaur  | ant/bar       |                    |         |
| Comments:  |                                      | incorporating restaur  |                         | t Hotel public house and erectio<br>Indercroft car parking (55 spaces                              |               |                    |         |
| Area:  | 0.12 ha.                             | gross 0.120 ha         | a. net                  | Policy: 1  |               | Status:            | NC      |
| Grid Ref.:   |                                      | 4 N 356462             |                         | Commitment:  | 7             | Use:               | 9       |
| Туре:  | B/C                                  | Hierarchy:             | Т                       | Conversion:  | C/NB          | Location:          | U       |
| Greenbelt:   | Ν                                    | Flooding:              | Ν                       | Replacement Dwg:   | Ν             | Owner:             | 3       |
| Site Features:   |                                      | Site                   | e Assess                | s <b>ment</b><br>Deliverabili  | tv Assessn    | nent               |         |
|  |                                      |                        |                         |  | . <b>,</b>    |                    |         |
| Former public house a<br>arteriole route.  | nd car park. In                      | a prominent position   | on an                   | Availability:  |               |                    | 3       |
| Availabile Access:   |                                      |                        |                         | Suitability:   |               |                    | 2       |
| Additional Comments<br>Identified as part of a v<br>Draft Leek TC Masterp<br>Lion. Uses considered | vider opportunity<br>blan - War Memo | orial area including W | hite                    | Expired planning permission.<br>development. Identified in the<br>part of a wider opportunity site | Leek Town     | Centre Masterplar  | n as    |
| more intensive res & d   | ecked car park.                      |                        |                         | Achievability:   |               |                    | 2       |
| Strengths/ Opportuni   | ities:                               |                        |                         | High conversion costs but cou<br>developer contributions.  | Ild be made v | viable with reduce | d       |
| Weakneses/ Constrai  | ints:                                |                        |                         | Classification: C  |               | I Capacity         | 14<br>0 |
|  |                                      |                        |                         |  |               | 1'                 | 16.67   |
|  |                                      | Plan                   | ning App                | blication Details  |               |                    |         |
| Planning Applica   | tion: <b>SM13-03</b>                 | 21                     | Application 1           | ype: F   | Approval [    | Date:              | 6/20/2  |
| Building Control I   | Ref                                  |                        | Other Applic            | ation: SM06-0426SM0  | Approval L    | .ife:              |         |
| Date Last Upo  | dated 12-                            | Jun-15                 |                         | Date Form Printed  | 01-Ju         | -15                |         |

| NLUD Ref. No.: SM05-0628                                   | Misters Interiors and Bodes Garage<br>Buxton Road<br>∟eek   |
|--|---|
| Si   | te Details  |
| Description Commercial site                                |   |
| Comments: Previously had planning permission for           | residential development 02/00537/OUTand 05/0628/FUL.  |
| Area: 0.36 ha. gross 0.360 ha. i                           | net Policy: 1 Status: NC  |
| Grid Ref.: E 399170 N 356642                               | Commitment: 7 Use: 2  |
| Type: B Hierarchy:   | T Conversion: NB Location: U  |
| Greenbelt: N Flooding:                                     | N Replacement Dwg: N Owner: 3   |
| Site A   | Assessment  |
| te Features:   | Deliverability Assessment   |
| operating businesses. Was previously up for sale but not n | ow Availability: 3  |
| ailable.   | Businesses currently operating in both premises so not available.   |
| vailabile Access:<br>uxton Road                            | Suitability: 2  |
| dditional Comments:  | Appears suitable for residential development has previously had planning permission for residential development.                |
|  | Achievability: 1  |
| rengths/ Opportunities:                                    | Development would be economically viable taking into account all likely costs and planning obligations associated with the site |
| ithin the development boudary. Previously developed land.  |   |
| eakneses/ Constraints:                                     | Classification: C Full Capacity 15  |
|  | 5 Year Capacity 0   |
|  | Density <b>41.67</b>  |
| Planni   | ng Application Details  |
| Planning Application: SM05-0628 Ap                         | plication Type: F Approval Date: 9/7/2  |
|  | · · · · · · · · · · · · · · · · · · ·   |

| Date Last Updated | 09-Jun-14 | Date Form Printed |
|-------------------|-----------|-------------------|

01-Jul-15

| SMDC Ref. No.:         LE091         Fowl           NLUD Ref. No.:         343800031         Fowl   | nern part of<br>church Tipped Area<br>Haye Green  |
|---|---|
| Site De   | etails  |
| Description Former refuse disposal site   |   |
| Comments:   |   |
| Area: 5.9 ha. gross 5.900 ha. net   | Policy: 1 Status: NC  |
| Grid Ref.: E 398763 N 357503  | Commitment: Use: 6  |
| Type: <u>G</u> Hierarchy: <u>T</u>  | Conversion: NB Location: U  |
| Greenbelt: N Flooding: N  | Replacement Dwg: N Owner: 1   |
| Site Asse   | ssment  |
| ite Features:   | Deliverability Assessment   |
|   | Availability: 2   |
| vailabile Access:   | nature conservation value and access issues.  |
| ifficult to access site. Need for new access road to be created. dditional Comments: by dph calculated due to site constraints, need for new access ads to be created etc and will allow for flexibility regarding design.  | nature conservation value and access issues.         Suitability:       2         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.  |
| ifficult to access site. Need for new access road to be created.<br>dditional Comments:<br>by dph calculated due to site constraints, need for new access<br>bads to be created etc and will allow for flexibility regarding design.<br>&SCA identifies the area as forming important landscape setting to  | Suitability:       2         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  |
| wailabile Access:         ifficult to access site. Need for new access road to be created.         dditional Comments:         ow dph calculated due to site constraints, need for new access pads to be created etc and will allow for flexibility regarding design.         &SCA identifies the area as forming important landscape setting to be settlement         trengths/ Opportunities:         ite is within development boundary. Opportunity to address otential contamination issues.   | Suitability:       2         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:  |
| ifficult to access site. Need for new access road to be created. dditional Comments: ow dph calculated due to site constraints, need for new access bads to be created etc and will allow for flexibility regarding design. &SCA identifies the area as forming important landscape setting to be settlement trengths/ Opportunities: ite is within development boundary. Opportunity to address botential contamination issues. //eakneses/ Constraints:   | Suitability:       2         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.       SBI         Achievability:       1         Development would be economically viable taking into account all likely costs and planning obligations associated with the site       1         Classification:       B       Full Capacity       150  |
| ifficult to access site. Need for new access road to be created.<br>dditional Comments:<br>ow dph calculated due to site constraints, need for new access<br>bads to be created etc and will allow for flexibility regarding design.<br>&SCA identifies the area as forming important landscape setting to<br>trengths/ Opportunities:<br>ite is within development boundary. Opportunity to address  | Suitability:       2         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.       SBI         Achievability:       1         Development would be economically viable taking into account all likely costs and planning obligations associated with the site       1  |
| ifficult to access site. Need for new access road to be created. idditional Comments: ow dph calculated due to site constraints, need for new access bads to be created etc and will allow for flexibility regarding design. &SCA identifies the area as forming important landscape setting to ne settlement trengths/ Opportunities: ite is within development boundary. Opportunity to address otential contamination issues. Veakneses/ Constraints: rotential contamination issues.Does not relate well to settlement ue to poor access. Employment Study identified it as having low narketability. Recently designated an SBI. Landscape impact.   | Suitability:       2         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.       SBI         Achievability:       1         Development would be economically viable taking into account all likely costs and planning obligations associated with the site       1         Classification:       B       Full Capacity       150         5 Year Capacity       0  |
| ifficult to access site. Need for new access road to be created.  dditional Comments:  ow dph calculated due to site constraints, need for new access bads to be created etc and will allow for flexibility regarding design. &SCA identifies the area as forming important landscape setting to the settlement trengths/ Opportunities: ite is within development boundary. Opportunity to address otential contamination issues.  /eakneses/ Constraints: otential contamination issues.Does not relate well to settlement ue to poor access. Employment Study identified it as having low barketability. Recently designated an SBI. Landscape impact. | Suitability:       2         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.       1         Achievability:       1         Development would be economically viable taking into account all likely costs and planning obligations associated with the site       1         Classification:       B       Full Capacity       150         S Year Capacity       0       0       0       0       2         pplication Details       Acmura Date.       0 </td |

| NLUD Ref. No.:  | Site Ref. No.: 1107<br>SMDC Ref. No.: LE095  | Land to west of   |
|---|--|---|
| Description       Agricultural fields         Agricultural fields adjacent informal recreation ground, significant frontage on Abbey Green Road land closest to Abbey Green Road relatively flat.         Area:       7.05       ha. gross       7.050       ha. net       Policy:       3/8       Status:       NC         Grid Ref.:       E       397793 N       357414       Commitment:       7       Use:       8         Greenbelt:       N       Flooding:       Y       Replacement Dwg:       N       Owner:       3         Site Assessment       Site Assessment       Site Assessment       Availability constraints. No SHLAA suggestions form         Weating and of weatern bounday.       Availability constraints. No SHLAA suggestions form       Vectived.       3         Availabile Access:   | PA Ref. No.:   |   |
| Comments:       Agricultural fields adjacent informal recreation ground, significant frontage on Abbey Green Road land closest to Abbey Green Road relatively flat.         Area:       7.05       ha. gross       7.050       ha. net       Policy:       3/8       Status:       NC         Grid Ref.:       E       397793 N       357414       Commitment:       7       Use:       8         Type:       G       Hierarchy:       T       Conversion:       NB       Location:       R         Greenbelt:       N       Flooding:       Y       Replacement Dwg:       N       Owner:       3         Site Assessment       Site Features:       Arailability:       2       No known availability constraints. No SHLAA suggestions form         Weating bart of weatem boundary.       wailabile Access:       Unsuitable for residential development due to most of the site       No known availability:       3         Miditional Comments:  | S  | ite Details   |
| Abbey Green Road relatively flat.         Area:       7.05       ha. gross       7.050       ha. net       Policy:       3/8       Status:       NC         Grid Ref.:       E       397793 N       357414       Commitment:       7       Use:       8         Type:       G       Hierarchy:       T       Conversion:       NB       Location:       R         Greenbelt:       N       Flooding:       Y       Replacement Dwg:       N       Owner:       3         Site Assessment         Availability constraints. No SHLAA suggestions form         site from residential development due to most of the site is within flood zone         biditable for residential development due to most of the site is within flood zone         biditable for residential development would result in intrusion into open area.         Development would result in intrusion into open countryside.         Achivability:         1       Development would be conomically viable taking into account at likely costs and planning obligations associated with the site biditional floodplain) therefore residential unikely to be cost and planning obligations associated with the site biditional floodplain) therefore residential unikely to be cost and planning obligations associated with the site biditional floodplain) therefore residential unikely to be cost and planning obligations associated w   | <b>Description</b> Agricultural fields   |   |
| Grid Ref.:       E 397793 N 357414       Commitment:       7       Use:       8         Type:       G       Hierarchy:       T       Conversion:       NE       Location:       R         Greenbelt:       N       Flooding:       Y       Replacement Dwg:       N       Owner:       3         Site Assessment         Interpretation ground. Significant gridgent private recreation ground. Significant gridge on they filet.         retage on Abey Green Road       No known availability:       2         Mailabile Access:       No known availability constraints. No SHLAA suggestions form received.         bebrg Green Road       Suitability:       3         usuitable for residential development due to most of the site being in Flood Zone 3. L&SCA Admitfies the area as being an open area. Development would result in intrusion into open countryside.         Location Type:         Vekenceses/ Constraints:         Weakneeses/ Constraints:       Classification:       C       Full Capacity       250         State development boundary, most of the site is within flood zone b (functional floodplain) therefore residential unlikely to be committed wither site         tengths/ Opportunities:       1       Development would be economically viable taking into account all likely costs and planning obligations associated with the site       1 <th></th> <th>ecreation ground, significant frontage on Abbey Green Road land closest to</th>   |  | ecreation ground, significant frontage on Abbey Green Road land closest to  |
| Type:       G       Hierarchy:       T       Conversion:       NB       Location:       R         Greenbelt:       N       Flooding:       Y       Replacement Dwg:       N       Owner:       3         Site Assessment         Beliverability Assessment         Availability:       2         Not not be east. Public right of Way uns along part of western boundary.         Weatem part of site slopes down to the east. Public right of Way uns along part of western boundary.         weatiabile Access:   | Area: 7.05 ha. gross 7.050 ha.   | net Policy: 3/8 Status: NC  |
| Greenbelt:       N       Flooding:       Y       Replacement Dwg:       N       Owner:       3         Site Assessment         ite Features:         gricultural fields adjacent private recreation ground. Significant ontage on Abbey Green Road. Most of land is relatively flat.       Deliverability Assessment         Valiabilit Access:         bbey Green Road       Suitability:       2         No known availability constraints. No SHLAA suggestions form received.         Valiabilit Access:         bbey Green Road       Suitability:       3         Unsuitable for residential development due to most of the site is within field core 3. There are other available sites not in Flood Zone 3. L&SCA dentifies the area as being an open area.         bevelopment would be economically viable taking into account all likely costs and planning obligations associated with the site         Veelopment would be economically viable taking into account all likely costs and planning obligations associated with the site         Veelopment would be economically viable taking into account all likely costs and planning obligations associated with the site         Veelopment would be economically viable taking into account all likely costs and planning obligations associated with the site         Vieweignent would be economically viable taking into account all likely costs and planning obligations associated with the site  | Grid Ref.: E 397793 N 357414   | Commitment: 7 Use: 8  |
| Replacement Dwg:       N       Owner:       3         Site Assessment         Site Features:         Agricultural fields adjacent private recreation ground. Significant ronzage on Abbey Green Road. Most of land is relatively flat.       Deliverability Assessment         Availabile Access:       No known availability constraints. No SHLAA suggestions form       2         No known availability constraints. No SHLAA suggestions form       3         wataibile Access:       Suitability:       3         Water Road       Suitability:       3         Usuitable for residential development due to most of the site being in Flood Zone 3. There are other available sites not in Flood Zone 3. There are as being an open area. Development would result in intrusion into open countryside.         Strengths/ Opportunities:       1         Most of the land is relatively flat.       1         Development would result in intrusion into open countryside.       1         Uside development boundary, most of the site is within flood zone is coeptable. Intrusion into open countryside.       1         Duise development boundary, most of the site is within flood zone is coeptable. Intrusion into open countryside.       5         Year Capacity       0         Deliverability Application       5         Year Capacity       0         Density       35.46   | Type: G Hierarchy:   | T Conversion: NB Location: R  |
| Bite Features:       Deliverability Assessment            gricultural fields adjacent private recreation ground. Significant<br>vestern part of site slopes down to the east. Public right of Way<br>ans along part of western boundary.           A valiability:             2             No known availability constraints. No SHLAA suggestions form<br>received.          wailabile Access:          Buttability:             3         Unsuitable for residential development due to most of the site<br>being in Flood Zone 3. There are other availabile sites not in<br>Flood Zone 3. There are other availability:             3         Unsuitable for residential development due to most of the site<br>being in Flood Zone 3. There are other availability:             1             terengths/ Opportunities:<br>terengths/ Opportunities:<br>tots of the land is relatively flat.           1         Development would be economically viable taking into account all<br>likely costs and planning obligations associated with the site<br>for gright and planning obligations associated with the site<br>is functional floodplain) therefore residential unlikely to be<br>coeptable. Intrusion into open countryside.             Planning Application Type:             Approval Date:             Planning Application Type:             Approval Date:   | Greenbelt: N Flooding:   | Y Replacement Dwg: N Owner: 3   |
| Availability:       2         Availability:       2         No known availability constraints. No SHLAA suggestions form       2         Navilabile Access:       No known availability constraints. No SHLAA suggestions form         wailabile Access:       3         ubbey Green Road       3         udditional Comments:       3         ibiditional Comments:       3         ustability:       3         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. There are other available sites not in Flood Zone 3. There are other available sites not in Flood Zone 3. There are other available sites not in Flood Zone 3. L&SCA dentifies the area as being an open area. Development would result in intrusion into open countryside.         Veakneses/ Constraints:       1         Dutside development boundary, most of the site is within flood zone bit (functional floodplain) therefore residential unlikely to be coeptable. Intrusion into open countryside.       1         Veakneses/ Constraints:       Classification:       C         Dutside development boundary, most of the site is within flood zone bit (functional floodplain) therefore residential unlikely to be coeptable. Intrusion into open countryside.       5         Year Capacity       0       0       0       0         Derive polication       Application Type:       Approval Date:       0  | Site   | Assessment  |
| ontage on Abbey Green Road. Most of land is relatively flat.   Vestern part of site slopes down to the east. Public right of Way uns along part of western boundary.   wailabile Access:   ubbey Green Road   wailabile Access:   ubbey Green Road   wailabile Access:   ubbey Green Road   additional Comments:   Bitrengths/ Opportunities:   fost of the land is relatively flat.   Veakneses/ Constraints:   Duside development boundary, most of the site is within flood zone is (functional floodplain) therefore residential unlikely to be (cceptable. Intrusion into open countryside.   Veakneses/ Constraints:   Duside development boundary, most of the site is within flood zone is (functional floodplain) therefore residential unlikely to be (cceptable. Intrusion into open countryside.   Planning Application Details   Planning Application:   Application Type:   | tite Features:   | Deliverability Assessment   |
| rontage on Abbey Green Road. Most of land is relatively flat.         Western part of site slopes down to the east. Public right of Way         Availabile Access:         Nobey Green Road         Additional Comments:         Strengths/ Opportunities:         Adot of the land is relatively flat.         Weakneses/ Constraints:         Duside development boundary, most of the site is within flood zone is (coptable. Intrusion into open countryside.         Valide development boundary, most of the site is within flood zone is coptable. Intrusion into open countryside.         Planning Application:       Application Type:         Application Type:       Approval Date:   |  | -   |
| Abbey Green Road       3         Additional Comments:       3         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. There are other available sites not in Ploated Zone 3. There are other available site site site sites in Ploated Zone 3. There are other available sites not in Ploated Zone 3. There are other available sites not in Ploated Zone 3. There are other available site site sites not in Ploated Zone 3. There are other available site so the site site site site site site site sit  | rontage on Abbey Green Road. Most of land is relatively flat.<br>Vestern part of site slopes down to the east. Public right of V | Vay No known availability constraints. No SHLAA suggestions form  |
| Suitability:       3         Additional Comments:       Insuitable 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 dentifies the area as being an open area. Development would result in intrusion into open countryside.         Strengths/ Opportunities:       1         Idost of the land is relatively flat.       1         Development would be economically viable taking into account all likely costs and planning obligations associated with the site bio functional floodplain) therefore residential unlikely to be to coeptable. Intrusion into open countryside.       1         Planning Application:       Application Type:       Approval Date:         Planning Application:       Approval Date:  | Availabile Access:   |   |
| Additional Comments:       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 dentifies the area as being an open area. Development would result in intrusion into open countryside.         Barengths/ Opportunities:       1         Achievability:       1         Development would be economically viable taking into account all likely costs and planning obligations associated with the site         Weaknesses/ Constraints:       1         Dutside development boundary, most of the site is within flood zone 3b (functional floodplain) therefore residential unlikely to be acceptable. Intrusion into open countryside.       Classification:       C       Full Capacity       250         Strengt Application:       There are a planning Application Details       5 Year Capacity       0       0         Planning Application:       Application Type:       Approval Date:  | Abbey Green Road   |   |
| Additional Comments:          being in Flood Zone 3. There are other available sites not in Flood Zone 3. L&SCA dentifies the area as being an open area. Development would result in intrusion into open countryside.          Achievability:       1         Strengths/ Opportunities:          Achievability:       1         Most of the land is relatively flat.          Development would be economically viable taking into account all likely costs and planning obligations associated with the site          Classification:       C          Full Capacity              250         Strengths.              5 Year Capacity              0         Veakneses/ Constraints:              Classification:       C              Full Capacity              250         Dutside development boundary, most of the site is within flood zone bit (functional floodplain) therefore residential unlikely to be acceptable. Intrusion into open countryside.              Density              35.46          Planning Application:       Application Type:              Approval Date:              Common Approval Date:              Common Application Type:              Approval Date:              Common Approval Date:              Common Approval Date:              Common Application Type:              Approval Date:              Common Application Type:              Application Type:              Application Type:   |  | Suitability: 3  |
| Strengths/ Opportunities:       Image: Constraints:         Nost of the land is relatively flat.       Image: Constraints:         Weaknesses/ Constraints:       Image: Constraints:         Dutside development boundary, most of the site is within flood zone bo (functional floodplain) therefore residential unlikely to be acceptable. Intrusion into open countryside.       Classification:       C       Full Capacity       250         Planning Application:       Density       35.46  | Additional Comments:   | being in Flood Zone 3. There are other available sites not in Flood Zone 3. L&SCA dentifies the area as being an open area. |
| Aost of the land is relatively flat.       Development would be economically viable taking into account all likely costs and planning obligations associated with the site         Veakneses/ Constraints:       Classification:       C       Full Capacity       250         Dutside development boundary, most of the site is within flood zone is (functional floodplain) therefore residential unlikely to be icceptable. Intrusion into open countryside.       Classification:       C       Full Capacity       250         Planning Application:       Density       35.46   |  | Achievability:  |
| Most of the land is relatively flat.          Neakneses/ Constraints:       Classification:       C       Full Capacity       250         Dutside development boundary, most of the site is within flood zone Bb (functional floodplain) therefore residential unlikely to be acceptable. Intrusion into open countryside.       Classification:       C       Full Capacity       250         Density       5 Year Capacity       0       0       0       0       0         Bb (functional floodplain) therefore residential unlikely to be acceptable. Intrusion into open countryside.       Density       35.46         Planning Application:       Application Type:       Approval Date:  |  |   |
| Dutside development boundary, most of the site is within flood zone         Bb (functional floodplain) therefore residential unlikely to be         acceptable. Intrusion into open countryside.         Planning Application:         Approval Date:         Approval Date:         Approval Date:   | <i>l</i> lost of the land is relatively flat.  |   |
| Bb (functional floodplain) therefore residential unlikely to be       Density         Incceptable. Intrusion into open countryside.       Density         Image: State of the sta | Veakneses/ Constraints:  | Classification: C Full Capacity 250   |
|   |  | d zone 5 Year Capacity <b>0</b>   |
| Planning Application: Approval Date: Approval Date:   |  | Density <b>35.46</b>  |
|   | Plann  | ing Application Details   |
|   | Planning Application:  | Approval Date:  |
|   |  |   |
|   | ,  |   |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:<br>Description<br>Comments: |  | Leek C                    | o south east of<br>Cricket Club<br>esfield Road  |
|--|--|---------------------------|--|
| Area:<br>Grid Ref.:<br>Type:<br>Greenbelt:   | 0.59         ha. gross         0.590         ha           E         397312         N         357242           G         Hierarchy:           N         Flooding: | . net<br>T<br>N           | Policy:3Status:NCCommitment:7Use:8Conversion:NBLocation:RReplacement Dwg:NOwner:4  |
|  | Site   | Assess                    | sment  |
| Site Features:   |  |                           | Deliverability Assessment  |
| Site slopes down to the  | e south. Mature trees along boundarie  | s of                      | Availability:  |
| Additional Comments  | oad to Bank Farm/ Bridge House   |                           | Suitability: 2<br>Relatively small greenfield site in the open countryside which may<br>be suitable for residential development if required as part of a<br>larger broad area. L&SCA does not identify the area as forming<br>important landscape setting to settlement. |
|  |  |                           | Achievability:   |
|  | ties:<br>site is relatively well screened. L&SC#<br>forming important landscape setting  |                           | Development would be economically viable taking into account all likely costs and planning obligations associated with the site  |
|  | nts:<br>thern part of site at a higher level and<br>y may constrain development.   | more                      | Classification: B Full Capacity 20<br>5 Year Capacity 0  |
| Planning Applicat  | tion:  | ning App<br>Application 7 |  |
| Building Control F   |  | Other Applic              | Date Form Printed 01-Jul-15  |

| Site Ref. No.:   | 1946<br>LE103   | Land w         | est of   |                             |   |                       |
|--|---|----------------|--|-----------------------------|---|-----------------------|
| NLUD Ref. No.:<br>PA Ref. No.:   | SM  | Maccle<br>Leek | sfield Road                                    |                             |   |                       |
|  | S   | ite Deta       | ils  |                             |   |                       |
| Description Ag   | gricultural land and some ex  | tensive tre    | e cover  |                             |   |                       |
|  | et site site area excludes boundary tentially suitable.                     | stone and th   | e part of site which is in                     | n flood zone                | 3 - LE103a only part  | considered            |
| Area: 1.   | .032 ha. gross 0.560 ha.  | . net          | Policy: 2                                      | 2/3/8/9                     | Status  | : NC                  |
|  | E 397182 N 357233   |                | Commitment                                     | :                           | 1 Use:  | 8                     |
| Туре:  | G Hierarchy:  | <u> </u>       | Conversion:                                    |                             | NB Locati   | on: R                 |
| Greenbelt:   | Y Flooding:   | Y              | Replacement                                    | t Dwg:                      | N Owner   | : 4                   |
|  | Site  | Assess         | ment   |                             |   |                       |
| te Features:   |   |                | Deli   | verability                  | Assessment  |                       |
|  | orth west (down to the river Churnet<br>a higher level. Some extensive tree |                | Availability:                                  |                             |   | 2                     |
| vailabile Access:<br>lacclesfield Road althoug<br>orth of site on the Maccle | h issue of Listed boundary stone to<br>sfield Road frontage.                | o the          | Suitability:                                   |                             |   | 2                     |
| dditional Comments:  |   |                | the area close to the potentially suitable for | Listed boun<br>or developme | outside of flood zone 3<br>dary stone. The net a<br>ent although would be | rea is                |
| mall area of site identified<br>attlement                                    | d as being important to the setting   | of the         | intrusion into open co                         |                             |   |                       |
| trengths/ Opportunities  | <br>S:  |                | Achievability:                                 |                             |   | 1                     |
|  | e site as part of a larger urban exter                                      | nsion.         | likely costs and planr                         | ning obligation             | ally viable taking into<br>ons associated with th                         | account all<br>e site |
| eakneses/ Constraints:   | :   |                | Classification:                                | В                           | Full Capacity   | 20                    |
|  | site is in Flood Zone 3 however the<br>a. Listed boudary stone. Some exte   |                |  |                             | 5 Year Capacity   | 0                     |
|  | es and in north eastern part of site.                                       |                |  |                             | Density   | 35.71                 |
|  | Plann   | ing App        | lication Detail                                | S                           |   |                       |
| Planning Application:  | : SM A  | Application T  | ype:   | A                           | Approval Date:  |                       |
| Building Control Ref   |   | Other Applica  |  | A                           | Approval Life:  |                       |
| Date Last Updated  | d 12-Jun-15   |                | Date Form F                                    | Printed                     | 01-Jul-15   |                       |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.: |   | The W<br>New S<br>Leek                       | arehouse<br>treet   |                              |            |
|---|---|--|---|------------------------------|------------|
|   |   | Site Det                                     | ails  |                              |            |
| Description   | Has planning permis                               | ssion for erection o                         | f 10 no. one bedroom apa                                      | rtments                      |            |
| Comments:   | Checked on site has not time limit on Planning Pe | commenced 28/05/201<br>rmission 07/01091/FUI | 0. Planning permission granted f<br>MJ                        | for variation of condition 1 | o extend   |
| Area:   | 0.06 ha. gross                                    | 0.060 ha. net                                | Policy: 1/5   | Status                       | NC         |
| Grid Ref.:  |   | 6745   | Commitment:   | 7 Use:                       | 2          |
| Туре:   | B Hiera   | rchy: T                                      | Conversion:   | NB Locatio                   | on: U      |
| Greenbelt:  | N Flood   | ling: N                                      | Replacement Dwg:  | N Owner:                     | 3          |
|   |   | Site Asses                                   | sment   |                              |            |
| ite Features:   |   |  | Deliverabili  | ity Assessment               |            |
|   |   |  | Availability:   |                              | 2          |
|   |   |  | Lapsed planning permission                                    |                              |            |
| vailabile Access:<br>dditional Comment  | 5:  |  | Suitability:<br>Has lapsed planning permiss                   | ion for residential developr | 1<br>ment. |
| trengths/ Opportun  |   |  | Achievability:  |                              | 1          |
|   |   |  | Development would be econd<br>likely costs and planning oblig |                              |            |
| /eakneses/ Constra  | ints:   |  | Classification: B   | Full Capacity                | 10         |
|   |   |  |   | 5 Year Capacity              | 0          |
|   |   |  |   | Density                      | 166.67     |
| Planning Applica  | tion: <b>SM10-0765</b>                            | Planning Ap                                  | plication Details   | Approval Date:               | 10/21/2    |
| Building Control  |   | Other Appli                                  |   | Approval Life:               |            |
| Date Last Upo   | dated 12-Jun-15                                   |  | Date Form Printed   | 01-Jul-15                    |            |

| NLUD Ref. No.:   | nier Garage<br>Id Street  |
|--|---|
| Site De  | etails  |
| Description     Garage site       Comments:  |   |
| Area:       0.47       ha. gross       0.470       ha. net         Grid Ref.:       E       398197       N       356253         Type:       B       Hierarchy:       T       | Policy:       1       Status:       NC         Commitment:       7       Use:       2         Conversion:       NB       Location:       U  |
| Greenbelt: N Flooding: N   | Conversion:     NB     Location:     U       Replacement Dwg:     N     Owner:     3  |
| Site Asse  | <b>, , , , , , , , , ,</b>  |
| Site Features:   | Deliverability Assessment   |
| Split site car showroom on Broad Street and lock up garage   | Availability: 2   |
| of no.s 50 and 52 Broad Street and at a higher level. Availabile Access: Broad Street and Sneyd Street   | Currently in use. No SHLAA form received. Is identified as an opportunity site in Leek TC Masterplan - seen as a future redvelopment site, should current car dealership function choose to relocate.  Suitability: 2 |
| Additional Comments:   | 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                             |
| Considered in the Leek TC Masterplan for a number of uses ncluding: retail and offices; residential. Current application in for McDonalds drive-thru restaurant - June 2015. | mixed use scheme.   |
| Strengths/ Opportunities:  | Achievability:           Development would be economically viable taking into account all   |
| Within development boundary, good access to the car showroom site from both Broad Street and Sneyd Street.   | likely costs and planning obligations associated with the site.   |
| Neakneses/ Constraints:  | Classification: B Full Capacity 21  |
| Certain employment uses for the lock up garage site may cause amenity issues due to location.  | 5 Year Capacity 0   |
|  | Density <b>44.68</b>  |
| Planning A   | Application Details   |
| Planning Application:   Application     Building Control Ref   Other Application   |   |
| Date Last Updated 12-Jun-15  | Date Form Printed 01-Jul-15   |

| Site Ref. No.: 1051 Land SMDC Ref. No.: LE125  | to east of   |
|--|--|
| NLUD Ref. No.:       Abbey         PA Ref. No.:       Leek   | y Green Road   |
| Site Det   | tails  |
| Description Agricultural land  |  |
|  | loping in parts. Number of TPOS run along the eastern boundary evated position above the houses on Park Road.  |
| Area: 2.3 ha. gross 2.300 ha. net  | Policy: 3 Status: NC   |
| Grid Ref.: E 397980 N 357091   | Commitment: 7 Use: 8   |
| Type: G Hierarchy: T   | Conversion: NB Location: R   |
| Greenbelt: N Flooding: N   | Replacement Dwg: N Owner: 3  |
| Site Asses   | sment  |
| ite Features:  | Deliverability Assessment  |
| gricultural land undulating and steeply sloping in parts. Large  | Availability:  |
| umber of TPOS run down the centre of site (north to south).<br>imber yard adjacent to site. TPOS to rear of Hillswood Heights.   | Availability may constrain development as likely to be more than one owner.  |
| vailabile Access:  |  |
| lay be too steep to create an access of Abbey Green Road. Track<br>etween 71 and 73 Park Road too narrow to support large scale<br>evelopment and TPOS alongside the track. May be potential for<br>ccess through Abbey Plant Garage/ Timber Merchants | Suitability:   |
| dditional Comments:  | Unlikely to be suitable for significant development due to a number of constraints which are unlikely to be overcome including topography and access issues. Parts of site are visually prominent. |
|  | Achievability:   |
| trengths/ Opportunities:   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site  |
| Veakneses/ Constraints:  | Classification: C Full Capacity 55   |
| opography of site, outside development boundary, SLA, difficult to   | 5 Year Capacity <b>0</b>   |
| ccess. Large number of TPOS run down the centre of site (north o south).   | Density <b>23.91</b>   |
| Planning Ap  | oplication Details   |
| Planning Application: Application  | Type: Approval Date:   |
| Building Control Ref   |  |
|  |  |
| Date Last Updated 12-Jun-15  | Date Form Printed 01-Jul-15  |

| SMDC Ref. No.:       Land off         NLUD Ref. No.:       Westwood Park Drive         PA Ref. No.:       Leek         LDF Ref. No.:       Site Details         Description       Agricultural land and TPO         Comments:       The western part of site which runs along Westwood Park Drive is heavily foliaged (TPOS) approx.2ha and steeply sloping making development unlikely. Development of the site would be highly visually intrusive.         Area:       4.92 ha. gross 1.900 ha. net       Policy:       1/10       Status:       NC         Grid Ref.:       E 396808 N 355747       Commitment:       7       Use:       8         Type:       G       Hierarchy:       T       Conversion:       NB       Location:       U         Greenbelt:       N       Flooding:       N       N       N       N       N   | Site Ref. No.: 1052   | Land off   |        |
|--|---|--|--------|
| NLUD Ref. No.:       Westwood Park Drive         LoF Ref. No.:   |   |  |        |
| PA Ref. No.:   | NLUD Ref. No.:  |  |        |
| Site Details         Description         Agricultural land and TPO         Comments:         The western part of site is steeply sloping making development unlikely. Development of the site would be highly visually intrusive.         Area:       4.92 ha.gross 1.900 ha.net       Policy:       1/10       Status:       NC         Grid Ref.       E 398608 N 355747       Commitment:       7       Use:       8         Type:       G       Hierarchy:       T       Conversion:       NB       Location:       U         Greenbelt:       N       Flooding:       N       Replacement Dwg:       N       Owner:       4         Deliverability Assessment         Availability:       2         Notice arrenty and steeply sloping majority of orgen part of site stepse some south east.         Deliverability Assessment         Availability:       2         Notice arrenty and steeply sloping majority of orgen part of site stepse some south east.         Output:         Vistation of the stepse some south east.         Deliverability Assessment         Availability:         Vistation tone current hast one south east in the south e  | PA Ref. No.:  | Westwood Park Drive  |        |
| Site Details         Description       Agricultural land and TPO         Comments:       Type:       Agricultural land and TPO         Area:       4.92 ha.gross 1.900 ha.net       Policy:       1/10       Status:       NC         G       Hierarchy:       Conversion:       NB       Location:       U         Genebil:       N       Foldoling:       N       Owner:       4         Site Assessment         Deliverability Assessment         Value to site which runs along Westwood Park Drive is early foliaged (TPOS) approx.2ha and steeply slopin:       Deliverability Assessment         Value to site which runs along Westwood Park Drive is early foliaged (TPOS) approx.2ha and steeply slopin:       Deliverability Assessment         Value to site which runs along Westwood Park Drive is early of site which runs along Westwood Park Drive - currently gated and is narrow. Access is sufficient for large scale residential development.       Deliverability Assessment         Value to site sufficient on to south east.         Value to site steeply slopin:       Deliverability Colspate to   | LDF Ref. No.:   | Leek   |        |
| Description       Agricultural land and TPO         Comments:       The western part of site which runs along Westwood Park Drive is heavily foliaged (TPOS) approx.2ha and steeply aloping making development unlikely. Development of the site would be highly visually intrusive.         Area:       4.92       ha. gross       1900       ha. net       Policy:       1/10       Status:       NC         Grid Ref:       E 396808 N 355747       Tope:       G       Hierarchy:       T       Ocnversion:       NB       Location:       U         Greenbelt:       N       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment       Deliverability Assessment       Availability:       2       Conversion:       No SHLAA housing suggestions form received.         weatern part of site which runs along Westwood Park Drive is teer of all as steeply stoping majority of teer set of alls assedy stoping.       Meet work on maximability constraints. No SHLAA housing suggestions form received.         weatern part of site subject on the development.       Junsitable for development due to access & being visually prominent. No SHLAA housing suggestions form received.         weatern approx and a steeply stoping majority of tees are excludes area with TPOs. Would require the loss of a weiling to privide an appropriate access. duestion whether evelopment boundary will be drawn to exclude this area in the Site insteases.       Deliverability:       3       <  |   |  |        |
| Comments:       The western part of site which runs along Westwood Park Drive is heavily foliaged (TPOS) approx.2ha and steeply sloping making development unlikely. Development of the site would be highly visually intrusive.         Area:       4.92       ha. gross (1.900)       ha. net       Policy:       1/10       Status:       NC         Grid Ref:       E 396808 N 355747       Commitment:       7       Use:       8         Type:       G       Hierarchy:       T       Conversion:       NB       Location:       U         Greenbelt:       N       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment       Site Assessment       Availability:       2       No knoon availability constraints. No SHLAA housing suggestions form received.       No knoon availability constraints. No SHLAA housing suggestions form received.         waliabile Access:       urrently what appears to be agricultural access between 95 and 0 Vestwood Park Drive e currently gated and is narrow. Access is sufficient for large scale residential development.       Suitability:       3         didtional Comments:       It is area excludes area with TPOs. Would require the loss of a wellop to provide an appropriate access. Cuestion whether evelopment would have a significant adverse impact in the ladscape with is identified as forming important landscape with is identified as forming important landscape setting to the settlement.       1         W   |   | ite Details  |        |
| solonia, Rest of site is steeply sloping making development unlikely. Development of the site would be highly visually intrusive.         Area:       4.92       ha. gross       1.900       ha. net       Policy:       1/10       Status:       NC         Grid Ref.:       E       398808 N       355747       Commitment:       7       Use:       8         Type:       G       Hierarchy:       T       Conversion:       NB       Location:       U         Greenbelt:       N       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment         Availability Constraints. No SHLAA housing         text of site is steeply option; tiely to make development intessible. Part of site steeply approx.2h and steeply sloping majority of itesset for development base as issufficient for large scale residential development.       Availability:       2       No known availability constraints. No SHLAA housing         wallabile Access:       Urrently what appears to be agricultural access between 95 and 0 Westwood Park Drive, circulate the arrow. Access is issufficient for large scale residential development.       3       Unsuitable for 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.         wellong to provide an approprite access. Guestion whether evelopment would be economically viabl   |   |  |        |
| Grid Ref.:       E 396808 N 355747       Commitment:       7       Use:       8         Type:       G       Hierarchy:       T       Conversion:       NE       Location:       U         Greenbelt:       N       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment         Deliverability Assessment         Nowner:       2   | sloping. Rest of site is steeply slopin                       |  |        |
| Type:       C       Hierarchy:       T       Conversion:       NB       Location:       U         Greenbelt:       N       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment         Beliverability Assessment         Availability:       2         Deliverability Assessment         Availability:       2         No for every of site which runs along Westwood Park Drive is early folgade (TPOS) approx. The and steeply sloping majority of necess to be agricultural access between 95 and 0 Westwood Park Drive - currently gated and is narrow. Access is usufficient for large scale residential development.       No known availability:       3         Unsuitable for development due to access & being visually proment would have a significant adverse impact on the landscape which is identified as forming important landscape which evelopment would be economically viable taking into account all likely costs and planning obligations associated with the site         Vevelopment would be economically viable taking into account all likely costs and planning obligations associated with the site         Vevelopment would be economically viable taking into account all likely costs and plannin  | Area:         4.92         ha. gross         1.900         ha | net Policy: 1/10 Status:                                     | NC     |
| Greenbelt:       N       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment         Site Assessment         bite Features:         bite Features:         bite Features:         bite features:         bite steps sopn: Alke y to make development infeasible. Part of site stopes down to south east.         wailabile Access:         Durently what appears to be agricultural access between 95 and 0 Westwood Park Drive - currently gated and is narrow. Access is issufficient for large scale residential development.         Multitude access: A being visually priment. 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.         Meeting to for development due to access 5. being visually priment. Development would be economically viable taking into account all likely costs and planning obligations associated with the site allocations DPD.         Achievability:         1         New element.         Weaknesse/ Constraints:         Classification:         C Full Capacity 65         Strengthy Application for arge scale residential development. L&SCA identifies the area asprining important landscape setting to the se   |   |  | 8      |
| Site Assessment         Site Features:         The westerin part of site which runs along Westwood Park Drive is acaily foliaged (TPOS) approx.2ha and steeply sloping majority of he rest of site is steeply sloping - likely to make development infraesable. Part of site steeply sloping - likely to make development infraesable. Part of site steeply sloping - likely to make development infraesable. Part of site steeply sloping - likely to make development infraesable. Part of site steeply sloping - likely to make development infraesable. Part of site steeply sloping - likely to make development infraesable. Part of site steeply sloping - likely to make development infraesable. Part of site steeper scale residential development.       Availability:       2         Notificient for large scale residential development.       Suitability:       3         Visitiand Comments:       Suitability:       3         Visitiand part of site with TPOs. Would require the loss of a lange propriate access. Question whether evelopment toundary will be drawn to exclude this area in the Site likely costs and planning obligations associated with the site likely costs and planning obligations associated with the site likely costs and planning obligations associated with the site likely costs and planning obligations associated with the site likely costs and planning obligations associated with the site likely costs and planning obligations associated with the site likely costs and planning obligations associated with the site likely costs and planning obligations associated with the site likely costs and planning obligations associated with the site likely costs and planning obligations associated with the site likely costs and planning obligations associated with the site likely costs and planning obligations associated with t  |   | T Conversion: NB Location                                    | : U    |
| But Features:       Deliverability Assessment         he western part of site which runs along Westwood Park Drive is<br>eavily foliaged (PDOS) approx.2ha and steeply sloping make development<br>infeasible. Part of site is steeply sloping - likely to make development<br>infeasible. Part of site is slopes down to south east.       Availability:       2         No known availability constraints. No SHLAA housing<br>suggestions form received.       In known availability constraints. No SHLAA housing<br>suggestions form received.         Wathout Comments:       Suitability:       3         Unsuitable for development due to access & being visually<br>prominent. Development due to access & being visually<br>prominent. Development would have a significant adverse impact<br>on the landscape which is identified as forming important<br>landscape setting to the settlement in the L&SCA.         Veaknoses/ Constraints:       1         Veaknoses/ Constraints:       1         I's ha of the site has TPOs on it and the rest is highly visually<br>trustive. Narrow access - single vehicle access. Insufficient for<br>arge scale residential development.       1         Veaknoses/ Constraints:       C       Full Capacity       65         I's year Capacity       0       1         Development landscape setting to the settlement.       1         Weaknoses/ Constraints:       Lassoffication:       C       Full Capacity       65         I's year Capacity       0       1       1         Development would be economic   | Greenbelt: N Flooding:  | N Replacement Dwg: N Owner:                                  | 4      |
| he western part of site which runs along Westwood Park Drive is eavily folgaged (TPOS) approx.2ha and steeply sloping majority of ne rest of site is steeply sloping - likely to make development ineasible. Part of site stopes down to south east.   | Site  | Assessment   |        |
| eavily foliaged (TPOS) approx.2ha and steeply sloping majority of le rest of site is steeply sloping - likely to make development infeasible. Part of site slopes down to south east.       Image: Constraints - Constraint - Constrate - Constrate - Constraints - Constraints - Constraint | ite Features:   | Deliverability Assessment                                    |        |
| eavily follaged (TPOS) approx.2ha and steeply sloping majority of nerest of site is steeply sloping - likely to make development infeasible. Part of site slopes down to south east.       Image: Constraints - Constr | he western part of site which runs along Westwood Park D      | ive is Availability:   | 2      |
| Infeasible. Part of site slopes down to south east.       suggestions form received.         vailabile Access:       suggestions form received.         Surrently what appears to be agricultural access between 95 and 0 Westwood Park Drive - currently gated and is narrow. Access is issufficient for large scale residential development.       3         dditional Comments:       Insuitabile 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.         welling to provide an appropriate access. Question whether evelopment boundary will be drawn to exclude this area in the Site illocations DPD.       1         iteragths/ Opportunities:       1         within development boundary       1         Weakneses/ Constraints:       1         the site has TPOs on it and the rest is highly visually trussive. Narrow access - single vehicle access. Insufficient for agree scale restification and the rest is highly visually trussive. Narrow access - single vehicle access. Insufficient for agree scale restification access - single vehicle access. Insufficient for agree scale restification access - single vehicle access. Insufficient for agree scale restification access - single vehicle access. Insufficient for agree scale restification access - single vehicle access. Insufficient for agree scale restification access - single vehicle access. Insufficient for agree scale restification access - single vehicle access. Insufficient for agree scale restification access - single vehicle access. Insufficient for agree scale resting to the settlement.  | eavily foliaged (TPOS) approx.2ha and steeply sloping maj     | t No known availability constraints. No SHLAA housing        |        |
| burnently what appears to be agricultural access between 95 and 00 Westwood Park Drive - currently gated and is narrow. Access is isufficient for large scale residential development.       3         dditional Comments:       3         Indicational Comments:       3         Indication Stress       4         Indication Stress       4         Indication Stress       5         Indication Stress       5         Indication Stress       5         Indication Stress   | nfeasible. Part of site slopes down to south east.            | suggestions form received.                                   |        |
| 0 Westwood Park Drive - currently gated and is narrow. Access is isufficient for large scale residential development.       3         udditional Comments:       3         udditional Comments:       3         let site area excludes area with TPOs. Would require the loss of a welling to provide an appropriate access. Question whether evelopment boundary will be drawn to exclude this area in the Site illocations DPD.       1         strengths/ Opportunities:       1         Weaknesses/ Constraints:       1         ha of the site has TPOs on it and the rest is highly visually thrusive. Narrow access - single vehicle access. Insufficient for arge scale residential development. L&SCA identifies the area as orming important landscape setting to the settlement.       1         Planning Application:       Planning Application Type:       Approval Date:         Planning Application:       Application Type:       Approval Date:   | vailabile Access:   |  |        |
| Additional Comments:       0         Additional Comments:       0         Identified Comments:       0         Identified area excludes area with TPOs. Would require the loss of a welling to provide an appropriate access. Question whether evelopment boundary will be drawn to exclude this area in the Site ullocations DPD.       0         Strengths/ Opportunities:       1         Within development boundary       1         Weakneses/ Constraints:       1         The of the site has TPOs on it and the rest is highly visually thrusive. Narrow access - single vehicle access. Insufficient for arge scale residential development. L&SCA identifies the area as orming important landscape setting to the settlement.       65         Stream of the settlement.       5       Year Capacity       0         Density       34.21  |   | ess is   |        |
| dditional Comments:         let site area excludes area with TPOs. Would require the loss of a welling to provide an appropriate access. Question whether evelopment boundary will be drawn to exclude this area in the Site illocations DPD.       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.         Iteragths/ Opportunities:       Image: the site has TPOs on it and the rest is highly visually trusive. Narrow access - single vehicle access. Insufficient for arge scale residential development. L&SCA identifies the area as priming important landscape setting to the settlement.       Image: the settlement is informing application:         Planning Application:       Application Type:       Approval Date:         Publication Type:       Approval Date:       Image: the settlement big   | sufficient for large scale residential development.           | Suitability:   | 3      |
| let site area excludes area with TPOs. Would require the loss of a welling to provide an appropriate access. Question whether evelopment boundary will be drawn to exclude this area in the Site   lidocations DPD.   itrengths/ Opportunities:   vithin development boundary   Veakneses/ Constraints:   tha of the site has TPOs on it and the rest is highly visually trusive. Narrow access - single vehicle access. Insufficient for arge scale residential development. L&SCA identifies the area as proming important landscape setting to the settlement.   Planning Application:   Planning Application:   Application Type:   Approval Date:   Approval Date:  | dditional Comments:   | prominent. Development would have a significant adverse      |        |
| Idevelopment boundary will be drawn to exclude this area in the Site   Neakneses/ Opportunities:   Vithin development boundary   Vithin development boundary   Veakneses/ Constraints:   Classification:   C   Full Capacity   65   5 Year Capacity   0   bensity   Planning Application:   Application Type:   Approval Date:   Application Type:   | let site area excludes area with TPOs. Would require the lo   | landscape setting to the settlement in the LSCA              |        |
| Achievability:       1         Strengths/ Opportunities:       1         Vithin development boundary       Development would be economically viable taking into account all likely costs and planning obligations associated with the site         Veakneses/ Constraints:       Classification:       C         It ha of the site has TPOs on it and the rest is highly visually trusive. Narrow access - single vehicle access. Insufficient for arge scale residential development. L&SCA identifies the area as orming important landscape setting to the settlement.       Classification:       C       Full Capacity       65         Planning Application:       Application Type:       Approval Date:       0         Development Details       Approval Date:       0         Development Details       Application Type:       Approval Date:       0  | evelopment boundary will be drawn to exclude this area in     | ne Site  |        |
| Vithin development boundary       Development would be economically viable taking into account all likely costs and planning obligations associated with the site         Veakneses/ Constraints:       It ha of the site has TPOs on it and the rest is highly visually nitrusive. Narrow access - single vehicle access. Insufficient for arge scale residential development. L&SCA identifies the area as porming important landscape setting to the settlement.       Classification:       C       Full Capacity       65         Planning Application:       Density       34.21   | Ilocations DPD.   | Achievability:   | 1      |
| Veaknesses/ Constraints:<br>ha of the site has TPOs on it and the rest is highly visually<br>trusive. Narrow access - single vehicle access. Insufficient for<br>arge scale residential development. L&SCA identifies the area as<br>priming important landscape setting to the settlement.<br>Classification: C Full Capacity 65<br>5 Year Capacity 0<br>Density 34.21<br>Planning Application: Approval Date:<br>Planning Application: Approval Date:  | trengths/ Opportunities:                                      |  |        |
| Provide a constrained and the rest is highly visually       5 Year Capacity       0         Start constrained a constrained access - single vehicle access. Insufficient for arge scale residential development. L&SCA identifies the area as porming important landscape setting to the settlement.       5 Year Capacity       0         Planning Application:       Planning Application Type:       Approval Date:   | ithin development boundary                                    | likely costs and planning obligations associated with the si | le     |
| ha of the site has TPOs on it and the rest is highly visually       5 Year Capacity       0         ha of the site has TPOs on it and the rest is highly visually       5 Year Capacity       0         ha of the site has TPOs on it and the rest is highly visually       5 Year Capacity       0         ha of the site has TPOs on it and the rest is highly visually       5 Year Capacity       0         ha of the site has TPOs on it and the rest is highly visually       5 Year Capacity       0         arge scale residential development. L&SCA identifies the area as porming important landscape setting to the settlement.       Density       34.21         Planning Application Details         Planning Application:       Application Type:       Approval Date:         Devildies Control Details       Approval Date:       Approval Date:  |   |  |        |
| tha of the site has TPOs on it and the rest is highly visually       5 Year Capacity       0         thrusive. Narrow access - single vehicle access. Insufficient for arge scale residential development. L&SCA identifies the area as porming important landscape setting to the settlement.       Density       34.21         Planning Application Details         Planning Application:       Application Type:       Approval Date:         Duilding Control Date       Approval Life;  | /eakneses/ Constraints:                                       | Classification: C Full Capacity                              | 65     |
| Intrusive. Narrow access - single vehicle access. Insufficient for arge scale residential development. L&SCA identifies the area as porming important landscape setting to the settlement.       Density       34.21         Planning Application Details         Planning Application:       Application Type:       Approval Date:         Density       Approval Date:       Approval Date:   | ha of the site has TPOs on it and the rest is highly visuall  |  |        |
| Planning Application:  Planning Application Type:  Approval Date:  Approval Date:  Dividing Control Date   | ntrusive. Narrow access - single vehicle access. Insufficient | for  | -      |
| Planning Application: Approval Date: Approval Date:  |   |  | J7.4 I |
| Planning Application: Approval Date: Approval Date:  | Plan  | ing Application Potails                                      |        |
|  | Fidili  |  |        |
| Building Control Ref Other Application: Approval Life:   | Planning Application:   | .pplication Type: Approval Date:                             |        |
|  | Building Control Ref  | Other Application: Approval Life:                            |        |

| Site Ref. No.:         1053         Lan           SMDC Ref. No.:         LE127  | nd off (Southern part)   |
|---|--|
| NLUD Ref. No.:       Mon         PA Ref. No.:       Lee   | unt Road<br>ek   |
| Site I  | Details  |
| Description Agricultural field  |  |
| Comments: Agricultural land, undulating.  |  |
| Area: 3.1 ha. gross 3.100 ha. net   | Policy: 3 Status: NC   |
| Grid Ref.: E 399673 N 355866  | Commitment: 7 Use: 8   |
| Type: G Hierarchy: T  | Conversion: NB Location: R   |
| Greenbelt: N Flooding: N  |  |
|   | <b>J</b>   |
| Site Ass  | sessment   |
| te Features:  | Deliverability Assessment  |
| pricultural field-walled. Some mature trees to western side of  | Availability: 1  |
| Id. Undulating site. Houses to the west of site are at a lower<br>/el. North eastern part of site is highly visible.  | No known availability constraints. Owner has expressed interest  |
|   | in seeing the site developed.  |
| vailabile Access:   |  |
| bunt Road   |  |
|   | Suitability: 2   |
| Iditional Comments:   | Potentially suitable for residential development. Part of site is highly visible. Schools and other services and facilities in relatively close proximity. |
| ot identified as forming important landscape setting to the ttlement.   |  |
|   | Achievability:   |
| rengths/ Opportunities:   | Development would be economically viable taking into account all   |
| SCA identifies a ridge to the east of Mount Road suggesting the<br>adscape can take development below this ridge.Schools and othe<br>rvices and facilities in relatively close proximity. |  |
| eakneses/ Constraints:  | Classification: B Full Capacity 100  |
| orth eastern part of site is at a higher level and development  | 5 Year Capacity <b>0</b>   |
| uld have an adverse impact on open countryside.   | Density <b>32.26</b>   |
|   |  |
| Planning  | Application Details  |
| Planning Application: Applica   | ation Type: Approval Date:   |
| Building Control Ref Other A  | Application: Approval Life:  |
|   |  |
|   |  |

| Site Ref. No.:<br>SMDC Ref. No  |                                    |   | Land o                   | off (Northern part)  |                 |                       |                 |
|---|------------------------------------|---|--------------------------|--|-----------------|-----------------------|-----------------|
| NLUD Ref. No.   | .:                                 |   | Mount                    | Road   |                 |                       |                 |
| PA Ref. No.:  |                                    |   | Leek                     |  |                 |                       |                 |
| LDF Ref. No.:   |                                    |   | Leek                     |  |                 |                       |                 |
|   |                                    |   | Site Deta                | ails   |                 |                       |                 |
| Description   | Agricultural                       | fields  |                          |  |                 |                       |                 |
| Comments:   | Agricultural lar                   | nd, undulating. Net are   | ea excludes f            | ield with TPOs   |                 |                       |                 |
| Area:   | 4.3 ha.                            | gross 3.100 ha  | a. net                   | <b>Policy:</b> 3/10  |                 | Status:               | NC              |
| Grid Ref.:  | E 399810                           | 0 N 356426  |                          | Commitment:  | 7               | Use:                  | 8               |
| Туре:   | G                                  | Hierarchy:  | T                        | Conversion:  | NB              | Location:             | R               |
| Greenbelt:  | Ν                                  | Flooding:   | Ν                        | Replacement Dw   | g: N            | Owner:                | 4               |
|   |                                    | Site  | e Assess                 | sment  |                 |                       |                 |
| ite Features:   |                                    |   |                          | Deliveral  | bility Assess   | sment                 |                 |
| oundary along Mount<br>s fenced (triangle shap<br>vest of site are at a low | Road. 0.14ha o<br>be adjacent to M | orthern part of site. Wa<br>of field next to Pike Ha<br>Aount Road). Houses | all Farm                 | Availability:<br>No housing suggestions fo<br>constraints however land i   |                 |                       |                 |
| vailabile Access:   |                                    |   |                          | Suitability:   |                 |                       | 2               |
| dditional Comments  |                                    | han southern part.  |                          | Potentially suitable for resi<br>or as part of a larger urbar<br>intrusion into open country<br>close proximity. | n extension. Pa | art of site is highly | own<br>visible, |
|   |                                    |   |                          | Achievability:   |                 |                       | 1               |
| trengths/ Opportuni   | ties:                              |   |                          | Development would be eco   |                 |                       |                 |
|   | velopment below                    | f Mount Road suggest<br>w this ridge. Schools a<br>y close proximity.       |                          | likely costs and planning o  | Digations asso  | ociated with the site | 3               |
| /eakneses/ Constrai   | nts:                               |   |                          | Classification: B  | F               | ull Capacity          | 95              |
| evelopment could ha<br>lature trees - now des                               |                                    | mpact on open countr<br>Ds.   | ryside.                  |  | 5 Ye            | ear Capacity          | 0               |
|   |                                    |   |                          |  |                 | Density               | 30.65           |
|   |                                    | Planı   | ning Ap                  | olication Details  |                 |                       |                 |
| Planning Applica  | tion:                              |   | Application <sup>-</sup> | Гуре:  | Approva         | Date:                 |                 |
| Building Control I  | Ref                                |   | Other Applic             | ation:   | Approva         | Life:                 |                 |
| Date Last Upc   | lated 12-                          | Jun-15  |                          | Date Form Printed  | d 01-J          | ul-15                 |                 |

| have been suggested in same ownership, other part         Area:       1.3       ha. gross       1.300       ha. net         Grid Ref.:       E       397031       N       357680         Type:       G       Hierarchy:       T         Greenbelt:       N       Flooding:       N         Site Assessm         ite Features:         gricultural grassland with trees along the road frontage. Cluster of operties to the south east including Lowfield, Highfield Lodge, ighfield and Bumble Bee Cottage.       A         vailabile Access:       acclesfield Road       S         dditional Comments:       gricultural field but not all of field has been put forward as a HLAA p       A         trengths/ Opportunities:       A   | e are to separate parcels of land (LE138A and LE138B) that<br>of the field has not been put forward for development<br>Policy: 3 Status: NC<br>Commitment: 7 Use: 8<br>Conversion: NB Location: R<br>Replacement Dwg: N Owner:   |
|---|--|
| PA Ref. No.:<br>LDF Ref. No.:<br>LDF Ref. No.:<br>Leek<br>Site Details<br>Description Agricultural land<br>Comments: Agricultural grassland, not well related to Leek. Them<br>have been suggested in same ownership, other part<br>Area: 1.3 ha. gross 1.300 ha. net<br>Grid Ref.: E 397031 N 357680<br>Type: G Hierarchy: T<br>Greenbelt: N Flooding: N<br>Site Assessm<br>ite Features:<br>gricultural grassland with trees along the road frontage. Cluster of<br>operties to the south east including Lowfield, Highfield Lodge,<br>ighfield and Bumble Bee Cottage.<br>vailabile Access:<br>acclesfield Road<br>dditional Comments:<br>gricultural field but not all of field has been put forward as a HLAA<br>p   | e are to separate parcels of land (LE138A and LE138B) that<br>of the field has not been put forward for development<br>Policy: 3 Status: NC<br>Commitment: 7 Use: 8<br>Conversion: NB Location: R<br>Replacement Dwg: N Owner: 5<br>ent<br>Deliverability Assessment<br>vailability: 2<br>HLAA housing suggestions form received for part of site.   |
| LDF Ref. No.:   | e are to separate parcels of land (LE138A and LE138B) that<br>of the field has not been put forward for development<br>Policy: 3 Status: NC<br>Commitment: 7 Use: 8<br>Conversion: NB Location: R<br>Replacement Dwg: N Owner: 3<br>ent<br>Deliverability Assessment<br>vailability: 2<br>HLAA housing suggestions form received for part of site.   |
| Description       Agricultural land         Comments:       Agricultural grassland, not well related to Leek. Them have been suggested in same ownership, other part         Area:       1.3       ha. gross       1.300       ha. net         Grid Ref.:       E       397031       N       357680         Type:       G       Hierarchy:       T         Greenbelt:       N       Flooding:       N         Site Assessm         ite Features:       gricultural grassland with trees along the road frontage. Cluster of operties to the south east including Lowfield, Highfield Lodge, ighfield and Bumble Bee Cottage.       A         vailabile Access:       acclesfield Road       S         dditional Comments:       gricultural field but not all of field has been put forward as a HLAA p       A         trengths/ Opportunities:       A       A                      | e are to separate parcels of land (LE138A and LE138B) that<br>of the field has not been put forward for development<br>Policy: 3 Status: NC<br>Commitment: 7 Use: 8<br>Conversion: NB Location: R<br>Replacement Dwg: N Owner: 3<br>ent<br>Deliverability Assessment<br>vailability: 2<br>HLAA housing suggestions form received for part of site.   |
| Comments:       Agricultural grassland, not well related to Leek. Them have been suggested in same ownership, other part have been suggested in same ownership, other part         Area:       1.3       ha. gross       1.300       ha. net         Grid Ref.:       E       397031 N       357680         Type:       G       Hierarchy:       T         Greenbelt:       N       Flooding:       N         Site Assessm         ite Features:       Site Assessm         gricultural grassland with trees along the road frontage. Cluster of operties to the south east including Lowfield, Highfield Lodge, ighfield and Bumble Bee Cottage.       S         vailabile Access:       acclesfield Road       S         dditional Comments:       gricultural field but not all of field has been put forward as a HLAA p       A         trengths/ Opportunities:       L       A | Policy: 3 Status: NC   Commitment: 7 Use: 8   Conversion: NB Location: R   Replacement Dwg: N Owner: 3   ent     Deliverability Assessment   vailability: 2   HLAA housing suggestions form received for part of site.   |
| have been suggested in same ownership, other part         Area:       1.3       ha. gross       1.300       ha. net         Grid Ref.:       E       397031       N       357680         Type:       G       Hierarchy:       T         Greenbelt:       N       Flooding:       N         Site Assessm         ite Features:         gricultural grassland with trees along the road frontage. Cluster of operties to the south east including Lowfield, Highfield Lodge, ighfield and Bumble Bee Cottage.       A         vailabile Access:       acclesfield Road       S         dditional Comments:       gricultural field but not all of field has been put forward as a HLAA p       A         trengths/ Opportunities:       A   | Policy: 3 Status: NC   Commitment: 7 Use: 8   Conversion: NB Location: R   Replacement Dwg: N Owner: 3   ent     Deliverability Assessment   vailability: 2   HLAA housing suggestions form received for part of site.   |
| Grid Ref.: E 397031 N 357680   Type: G Hierarchy: T   Greenbelt: N Flooding: N   Site Assessment Ite Features:  gricultural grassland with trees along the road frontage. Cluster of operties to the south east including Lowfield, Highfield Lodge, ighfield and Bumble Bee Cottage.  vailabile Access: acclesfield Road  dditional Comments: gricultural field but not all of field has been put forward as a HLAA p  trengths/ Opportunities:  | Commitment:       7       Use:       8         Conversion:       NB       Location:       R         Replacement Dwg:       N       Owner:       1         ent       Deliverability Assessment         vailability:       2         HLAA housing suggestions form received for part of site.  |
| Type:       G       Hierarchy:       T         Greenbelt:       N       Flooding:       N         Site Assessm         ite Features:         gricultural grassland with trees along the road frontage. Cluster of operties to the south east including Lowfield, Highfield Lodge, ighfield and Bumble Bee Cottage.       A         vailabile Access:       S         acclesfield Road       S         dditional Comments:       G         gricultural field but not all of field has been put forward as a HLAA       A         p       A   | Conversion:       NB       Location:       R         Replacement Dwg:       N       Owner:       Image: Conversion:         ent       Image: Conversion:       Image: Conversion:       Image: Conversion:         Deliverability Assessment       Image: Conversion:       Image: Conversion:       Image: Conversion:         vailability:       2       Image: Conversion:       Image: Conversion:       Image: Conversion:         witchilter       Image: Conversion:       Image: Conversion:       Image: Conversion:       Image: Conversion: |
| Greenbelt:       N       Flooding:       N         Site Assessm         ite Features:       Site Assessm         gricultural grassland with trees along the road frontage. Cluster of operties to the south east including Lowfield, Highfield Lodge, ighfield and Bumble Bee Cottage.       A         vailabile Access:       Site Assessm       Site Assessm         acclesfield Road       Site Assessm       Site Assessm         dditional Comments:       Site Assessm       Site Assessm         gricultural field but not all of field has been put forward as a HLAA p       Site Assessm         trengths/ Opportunities:       Site Assessm       Site Assessm   | Replacement Dwg:       N       Owner:         ent       Deliverability Assessment         vailability:       2         HLAA housing suggestions form received for part of site.  |
| Site Assessm   ite Features:   gricultural grassland with trees along the road frontage. Cluster of operties to the south east including Lowfield, Highfield Lodge, ighfield and Bumble Bee Cottage.   vailabile Access:   acclesfield Road   dditional Comments:   gricultural field but not all of field has been put forward as a HLAA p   trengths/ Opportunities:  | ent Deliverability Assessment vailability:   |
| ite Features:   gricultural grassland with trees along the road frontage. Cluster of operties to the south east including Lowfield, Highfield Lodge, ighfield and Bumble Bee Cottage.   vailabile Access:   acclesfield Road   dditional Comments:   gricultural field but not all of field has been put forward as a HLAA p   trengths/ Opportunities:   | Deliverability Assessment         vailability:       2         HLAA housing suggestions form received for part of site.  |
| gricultural grassland with trees along the road frontage. Cluster of operties to the south east including Lowfield, Highfield Lodge, ighfield and Bumble Bee Cottage. vailabile Access: acclesfield Road  dditional Comments: gricultural field but not all of field has been put forward as a HLAA p trengths/ Opportunities:  | vailability:     2       HLAA housing suggestions form received for part of site.  |
| gricultural glussiana war noos along the road montage. Statist of road nontage. Statist of road nontage. Statist of road nontage.         ighfield and Bumble Bee Cottage.         vailabile Access:         acclesfield Road         dditional Comments:         gricultural field but not all of field has been put forward as a HLAA         p         trengths/ Opportunities:  | HLAA housing suggestions form received for part of site.   |
| Toperties to the south east including Lowfield, Highfield Lodge, ighfield and Bumble Bee Cottage.   vailabile Access:   acclesfield Road   dditional Comments:   gricultural field but not all of field has been put forward as a HLAA   p   trengths/ Opportunities:   | HLAA housing suggestions form received for part of site.   |
| vailabile Access: acclesfield Road  dditional Comments: gricultural field but not all of field has been put forward as a HLAA p trengths/ Opportunities:  |  |
| acclesfield Road  dditional Comments:  gricultural field but not all of field has been put forward as a HLAA p trengths/ Opportunities:   | uitability:  |
| dditional Comments:<br>gricultural field but not all of field has been put forward as a HLAA<br>p<br>trengths/ Opportunities:   | uitability: 3  |
| dditional Comments:<br>gricultural field but not all of field has been put forward as a HLAA<br>p<br>trengths/ Opportunities:   | uitability: 3  |
| dditional Comments:       rd         gricultural field but not all of field has been put forward as a HLAA       a         p       a         trengths/ Opportunities:       p   |  |
| trengths/ Opportunities:  | evelopment of the site would be visually intrusive & would not<br>elate well to the existing town. If needed it may be suitable for<br>evelopment as part of a larger urban extension. However there<br>re other more suitable sites which relate better to the town   |
|   | chievability:  |
|   | evelopment would be economically viable taking into account all  |
|   | ely costs and planning obligations associated with the site  |
| /eakneses/ Constraints:   | Classification: C Full Capacity 45   |
| evelopment of the site would be visually intrusive and would not<br>late well to the existing town. The site is 500 metres by road from   | 5 Year Capacity 0  |
| e existing town boundary.   | Density 34.62  |
| Planning Application: Application Type<br>Building Control Ref Other Applicatio   | Approval Date:   |
|   | 1. pp. or ca. Endi   |
| Date Last Updated 12-Jun-15   |  |

| Site Ref. No.: 1109<br>SMDC Ref. No.: LE139<br>NLUD Ref. No.:  | d off   |   |  |
|--|---|---|--|
|  | ey Green Road   |   |  |
| LDF Ref. No.:  | K   |   |  |
| P  |   |   |  |
| Site D Description Agricultural fields   | etails  |   |  |
| Comments: Agricultural field on opposite side of Abbey G   | Green Road from Churnet Works Flood   | zone 3 Adjacent to Bro  | ugh Park   |
| Fields SBI.  |   |   | agirr and  |
| Area: 7.1 ha. gross 7.100 ha. net  | Policy: 3/8   | Status:   | NC   |
| Grid Ref.: E 398139 N 357465   | Commitment:   | 7 Use:  | 8  |
| Type: <u>G</u> Hierarchy: T  | Conversion:   | NB Locatio  | n:R  |
| Greenbelt: N Flooding: N   | Replacement Dwg:  | N Owner:  | 4  |
| Site Asse  | essment   |   |  |
| te Features:   | Deliverability  | Assessment  |  |
| elatively flat agricultural grazing field.   | Availability:   |   | 2  |
|  | No known availability constraints   |   |  |
| vailabile Access:  |   |   |  |
|  |   |   |  |
|  | Suitability:  |   | 3  |
| dditional Comments:  | Suitability:<br>Unsuitable for residential develop<br>Zone 3 and alternative sites that<br>being available. Open countrysid<br>some other sites in Leek   | are not within this Flood   | ood<br>Zone  |
|  | Unsuitable for residential develop<br>Zone 3 and alternative sites that<br>being available. Open countrysid   | are not within this Flood   | ood<br>Zone  |
| dditional Comments:<br>rengths/ Opportunities:<br>elatively flat, development would be less visually intrusive than<br>me other sites in Leek.   | Unsuitable for residential develop<br>Zone 3 and alternative sites that<br>being available. Open countrysid<br>some other sites in Leek   | are not within this Flood<br>e. Less visually intrusive<br>ally viable taking into ac   | ood<br>I Zone<br>e than<br>1<br>ccount all                   |
| rengths/ Opportunities:  | Unsuitable for residential develop<br>Zone 3 and alternative sites that<br>being available. Open countrysid<br>some other sites in Leek<br>Achievability:<br>Development would be economic  | are not within this Flood<br>e. Less visually intrusive<br>ally viable taking into ac   | ood<br>I Zone<br>e than<br>1<br>ccount all                   |
| rengths/ Opportunities:<br>elatively flat, development would be less visually intrusive than<br>me other sites in Leek.  | Unsuitable for residential develop<br>Zone 3 and alternative sites that<br>being available. Open countrysid<br>some other sites in Leek<br>Achievability:<br>Development would be economic<br>likely costs and planning obligatio                       | are not within this Flood<br>e. Less visually intrusive<br>cally viable taking into ac<br>ons associated with the   | ood<br>  Zone<br>e than<br>1<br>ccount all<br>site           |
| rrengths/ Opportunities:<br>elatively flat, development would be less visually intrusive than<br>me other sites in Leek.<br>eakneses/ Constraints:   | Unsuitable for residential develop<br>Zone 3 and alternative sites that<br>being available. Open countrysid<br>some other sites in Leek<br>Achievability:<br>Development would be economic<br>likely costs and planning obligatio                       | are not within this Flood<br>e. Less visually intrusive<br>ally viable taking into ac<br>ons associated with the<br>Full Capacity                         | ood<br>  Zone<br>e than<br>1<br>ccount all<br>site<br>250    |
| rengths/ Opportunities:<br>elatively flat, development would be less visually intrusive than<br>me other sites in Leek.<br>eakneses/ Constraints:<br>ood Zone 3. Adjacent to Brough Park Fields SBI. | Unsuitable for residential develop<br>Zone 3 and alternative sites that<br>being available. Open countrysid<br>some other sites in Leek<br>Achievability:<br>Development would be economic<br>likely costs and planning obligation<br>Classification: C | are not within this Flood<br>e. Less visually intrusive<br>cally viable taking into ac<br>ons associated with the<br>Full Capacity [<br>5 Year Capacity [ | ood<br>Zone<br>e than<br>1<br>ccount all<br>site<br>250<br>0 |

| Date | Last | Updated |
|------|------|---------|
|------|------|---------|

12-Jun-15

01-Jul-15

| NLUD Ref. No.:   | at<br>High School<br>t Road   |  |  |  |  |
|--|---|--|--|--|--|
| Site De  | tails   |  |  |  |  |
| Description Vacant grassland   |   |  |  |  |  |
| Comments:  |   |  |  |  |  |
| Area: 3.2 ha. gross 3.200 ha. net  | Policy: 3 Status: NC  |  |  |  |  |
| Grid Ref.: E 399745 N 356726   | Commitment: 7 Use: 6  |  |  |  |  |
| Type: G Hierarchy: T   | Conversion: NB Location: R  |  |  |  |  |
| Greenbelt: N Flooding: N   | Replacement Dwg:   N   Owner:   2   |  |  |  |  |
| Site Asses   | ssment  |  |  |  |  |
| te Features:   | Deliverability Assessment   |  |  |  |  |
| rassland, metal fencing around part of site, sloping in parts.   | Availability:   |  |  |  |  |
| ature trees along boundaries. Part of site is marshy.  | No known availability constraints. SHLAA form received.   |  |  |  |  |
|  |   |  |  |  |  |
| vailabile Access:  |   |  |  |  |  |
| ount Road  |   |  |  |  |  |
|  | Suitability: 2  |  |  |  |  |
| dditional Comments:  | 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. |  |  |  |  |
| entified in L&SCA as forming important landscape setting   |   |  |  |  |  |
|  | Achievability:  |  |  |  |  |
| trengths/ Opportunities:   | Development would be economically viable taking into account all  |  |  |  |  |
| ot used as school playing fields. Has been vacant in excess of 10<br>ears. Relates relatively well to existing residential development.<br>ees along boundaries provide some degree of screening.<br>otentially suitable for a new first school if needed. | likely costs and planning obligations associated with the site  |  |  |  |  |
| /eakneses/ Constraints:  | Classification: B Full Capacity 95  |  |  |  |  |
| utside development boundary, visually intrusive. Adjacent to aying fields. Special Landscape Area.   | 5 Year Capacity <b>0</b>  |  |  |  |  |
|  | Density 29.69   |  |  |  |  |
| Planning Ap  | oplication Details  |  |  |  |  |
| Planning Application: Application  | Approval Date:  |  |  |  |  |
|  |   |  |  |  |  |
| Building Control Ref Other Appl  | lication: Approval Life:  |  |  |  |  |

| Site Ref. No.:<br>SMDC Ref. No  |  |                       | Land o        | ff  |                |  |                   |
|---|--|-----------------------|---------------|---|----------------|--|-------------------|
| NLUD Ref. No.:<br>PA Ref. No.:<br>LDF Ref. No.:   |  |                       |               | liffe Road and Moun   | it Road        |  |                   |
|   |  |                       | Site Deta     | ails  |                |  |                   |
| Description   | Agricultural                           | fields                |               |   |                |  |                   |
| Comments:   | Previously LE1                         | 42a, Le142b and LE    | 142 were one  | record.   |                |  |                   |
| Area:   | 17.1 ha. g                             | gross 17.100 h        | a. net        | <b>Policy:</b> 3/10   |                | Status:                                | NC                |
| Grid Ref.:  | E 400068                               | 3 N 357079            |               | Commitment:   | 7              | Use:                                   | 8                 |
| Туре:   | G                                      | Hierarchy:            | Т             | Conversion:   | NB             | Location:                              | R                 |
| Greenbelt:  | Ν                                      | Flooding:             | Ν             | Replacement Dwg:  | Ν              | Owner:                                 | 4                 |
|   |  | Site                  | e Assess      | sment   |                |  | -                 |
| ite Features:   |  |                       |               | Deliverabili  | ty Assessn     | nent                                   |                   |
| gricultural fields to ea  |  |                       |               | Availability:   |                |  | 2                 |
| Agricultural fields surrounding Dee Bank Farm.  |  |                       |               | No known availability constraints.  |                |  |                   |
| wailabile Access:<br>horncliffe Road<br>additional Comments                                     |  | land in immediate vic | sinity.       | Suitability:<br>May be suitable for residential<br>was required although would b<br>countryside and involve the lo<br>house. Could also impact on s | be significant | intrusion into op<br>nd adjacent to fa | en                |
|   |  |                       |               | Achievability:  |                |  | 1                 |
| trengths/ Opportuni   |  | of area.              |               | Development would be econor<br>likely costs and planning oblig  |                |  |                   |
| Veakneses/ Constrai<br>Dutside development b<br>&SCA identifies the a<br>ettlement. Possible in | ooundary, intrusi<br>rea as forming ii | mportant landscape    |               | Classification: B   |                | r Capacity                             | 480<br>0<br>28.07 |
|   |  | Plan                  | ning App      | blication Details   |                |  |                   |
| Planning Applicat   | tion:                                  | ]                     | Application T | уре:  | Approval E     | Date:                                  |                   |
| Building Control F  | Ref                                    |                       | Other Applic  | ation:  | Approval L     | .ife:                                  |                   |
| Date Last Upd   | lated 12-                              | Jun-15                |               | Date Form Printed   | 01-Jul         | -15                                    |                   |

| Site Ref. No.:<br>SMDC Ref. No   | 1113<br>LE142a   | Land o        | ff   |                      |  |  |  |
|--|--|---------------|--|----------------------|--|--|--|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:   |  | Mount<br>Leek | Road   |                      |  |  |  |
|  |  | Site Deta     | ails   |                      |  |  |  |
| Description  | Agricultural field   |               |  |                      |  |  |  |
| Comments:  | Previously part of LE142   |               |  |                      |  |  |  |
| Area:  | 4.9 ha. gross 4.800 ha   | a. net        | <b>Policy:</b> 3/10  | Status: NC           |  |  |  |
| Grid Ref.:   | E 399820 N 356855  |               | Commitment: 7  | <b>Use:</b> 8/9      |  |  |  |
| Туре:  | G Hierarchy:   | Т             | Conversion: NB   | Location: R          |  |  |  |
| Greenbelt:   | N Flooding:  | Ν             | Replacement Dwg: N   | Owner: 4             |  |  |  |
|  | Site   | e Assess      | sment  |                      |  |  |  |
| ite Features:  |  |               | Deliverability Assessme  | nt                   |  |  |  |
|  | est of Dee Bank Farm. TPOS run alor  |               | Availability:  | 2                    |  |  |  |
| borth western boundary of site behind houses. PRW runs through<br>centre of the site connecting Mount Rd to Cartledge Lane |  |               | No known availability constraints.   |                      |  |  |  |
|  | n buildings and land in immediate  |               | Suitability:<br>May be suitable for residential development<br>into open countryside and involve the loss of<br>to farm house issue of existing farm access.<br>on setting of National Park. | farm land adjacent   |  |  |  |
| opes from west to ea   | creened to the east and north - althoug<br>ast. Footpath runs through site linking<br>Northern edge TPOS |               |  |                      |  |  |  |
| trengths/ Opportuni  |  |               | Achievability:   | 1                    |  |  |  |
|  | ne to south east of area.  |               | Development would be economically viable to<br>likely costs and planning obligations associat  |                      |  |  |  |
| /eakneses/ Constrai  | ints:  |               | Classification: B Full C   | capacity <b>140</b>  |  |  |  |
|  | boundary, intrusion into open countrys<br>area as forming important landscape s                          |               | 5 Year (   | Capacity <b>0</b>    |  |  |  |
|  | npact on National Park.  | 0             | C  | Density <b>29.17</b> |  |  |  |
|  | Planı  | ning App      | blication Details  |                      |  |  |  |
| Planning Applicat  | tion:  | Application 1 | ype: Approval Dat  | e:                   |  |  |  |
| Building Control F   | Ref  | Other Applic  | ation: Approval Life   | :                    |  |  |  |
| Date Last Upd  | dated 12-Jun-15  |               | Date Form Printed 01-Jul-1   | 5                    |  |  |  |

| Site Ref. No.: 2603<br>SMDC Ref. No.: LE142b   | Land off  |
|--|---|
| NLUD Ref. No.:   | Thorncliffe Road  |
| PA Ref. No.:   | Leek  |
| LDF Ref. No.:  |   |
|  | ite Details   |
| <b>Description</b> Agricultural field, livery yard ar  | nd equestrian centre  |
| Comments: Previously part of LE142   |   |
| Area: 1.4 ha. gross 1.400 ha.  | net Policy: 3/10 Status: NC   |
| Grid Ref.: E 399851 N 357053   | Commitment: 7 Use: 8/9  |
| Type: G Hierarchy:   | T Conversion: NB Location: R  |
| Greenbelt: N Flooding:   | N Replacement Dwg: N Owner: 4   |
| Site   | Assessment  |
| Site Features:   | Deliverability Assessment   |
| gricultural fields to north and west of Roche House Farm. Th   | POS Availability: 1   |
| un along the north and north western boundary of site .  | SHLAA form received.  |
|  |   |
| Availabile Access:   |   |
| horncliffe Road  | Suitability: 2  |
|  | May be suitable for residential development although would be an  |
| Additional Comments:   | intrusion into open countryside. Could also impact on setting of<br>National Park.  |
| Strengths/ Opportunities:  | Achievability:  |
|  | Development would be economically viable taking into account all likely costs and planning obligations associated with the site |
| Relatively flat. Ridgeline to south east.  |   |
| Neakneses/ Constraints:  | Classification: B Full Capacity 40  |
| Dutside development boundary, intrusion into open countrysic<br>&SCA identifies the area as forming important landscape se |   |
| settlement. Possible impact on National Park.  | Density 28.57   |
| Plann  | ing Application Details   |
| Planning Application: A  | Approval Date:  |
| Building Control Ref   | Other Application: Approval Life:   |
| Date Last Updated 12-Jun-15  | Date Form Printed 01-Jul-15   |

| Site Ref. No.: 2608<br>SMDC Ref. No.: LE143<br>NLUD Ref. No.: Thor<br>PA Ref. No.: Leek | ncliffe Road  |
|---|---|
| Site De   | etails  |
| Description Agricultural fields   |   |
| Comments: Agricultural fields. No drawn to exclude water                                | course - reduced capacity. Originally LE143a and LE143 were one site.   |
| Area: 6.16 ha. gross 6.160 ha. net  | Policy: 3 Status: NC  |
| Grid Ref.: E 400157 N 357510  | Commitment: 7 Use: 8  |
| Type: <u>G</u> Hierarchy: T   | Conversion: NB Location: R  |
| Greenbelt: N Flooding: N  | Replacement Dwg: N Owner: 4   |
| Site Asse   | essment   |
| Site Features:  | Deliverability Assessment   |
| Agricultural fields. Trees run along the eastern and western                            | Availability: 2   |
| boundaries of site.   | No SHLAA suggestion form received.  |
|   |   |
| Availabile Access:  |   |
| Thorncliffe Road  | Suitability:  |
|   | Potentially suitable for residential development if a site of this  |
| Additional Comments:  | size required although would be a significant intrusion into open countryside and could impact on setting of National Park. |
|   | Achievability:  |
| Strengths/ Opportunities:   | Development would be economically viable taking into account all  |
| Relatively flat.  | likely costs and planning obligations associated with the site  |
| Weakneses/ Constraints:   | Classification: B Full Capacity 190   |
| Intrusion into open countryside, visual intrusion. Possible impact on National Park.    | 5 Year Capacity 0   |
|   | Density <b>30.84</b>  |
| Planning A  | application Details   |
| Planning Application: Application   | on Type: Approval Date:   |
| Building Control Ref Other Ap   | plication: Approval Life:   |
| Date Last Updated 12-Jun-15   | Date Form Printed 01-Jul-15   |

| Site Ref. No.:<br>SMDC Ref. No                    |                                   |                        | Land o         | ff  |                |                 |      |
|---|-----------------------------------|------------------------|----------------|---|----------------|-----------------|------|
| NLUD Ref. No<br>PA Ref. No.:<br>LDF Ref. No.:     |                                   |                        | Buxtor<br>Leek | n Road  |                |                 |      |
|   |                                   |                        | Site Deta      | ails  |                |                 |      |
| Description                                       | Agricultural                      | fields                 |                |   |                |                 |      |
| Comments:   | Agricultural fie existing buildir |                        | and south of   | Leek Edge Farm. Net area exclue   | des pond and n | nature trees ar | ıd   |
| Area:   | 5.2 ha.                           | gross 4.500 h          | ia. net        | Policy: 3   |                | Status:         | NC   |
| Grid Ref.:  | E 39998                           | 3 N 357470             |                | Commitment:   | 7              | Use:            | 8    |
| Туре:   | G                                 | Hierarchy:             | Т              | Conversion:   | NB             | Location:       | R    |
| Greenbelt:  | Ν                                 | Flooding:              | Ν              | Replacement Dwg:  | Ν              | Owner:          | 4    |
|   |                                   | Sit                    | e Assess       | · · ·   |                |                 |      |
| Site Features:                                    |                                   |                        |                | Deliverabilit   | y Assessme     | nt              |      |
| Agricultural fields to the                        | e north least an                  | id south of Leek Eda   | e Farm         | Availability:   |                | [               | 2    |
| Frees run along the ea                            |                                   |                        |                | No SHLAA suggestion form received but owner willing to release                        |                |                 |      |
|   |                                   |                        |                | (see email on file).  |                | -               |      |
| Availabile Access:                                |                                   |                        |                |   |                |                 |      |
| Direct access off Buxto                           | on Road or Tho                    | rncliffe Road          |                |   |                |                 |      |
|   |                                   | Suitability:           |                | [   | 2              |                 |      |
| Additional Comments                               | 5:                                |                        |                | Potentially suitable for residen<br>intrusion into open countryside<br>National Park. |                |                 |      |
|   |                                   |                        | Achievability: |   |                |                 |      |
| Strengths/ Opportuni                              | ities:                            |                        |                | Development would be econor<br>likely costs and planning obliga                       |                |                 |      |
| Relatively flat.                                  |                                   |                        |                |   |                |                 |      |
| Veakneses/ Constrai                               | ints:                             |                        |                | Classification: B   | Full Ca        | apacity         | 135  |
| ntrusion into open cou<br>setting of the National |                                   | intrusion. Possible in | mpact on       |   | 5 Year C       | apacity         | 0    |
| <u>.</u>  |                                   |                        |                |   | D              | ensity 3        | 0.00 |
| Planning Applica                                  |                                   | Plan                   | Application    | Dication Details  | Approval Date  |                 |      |
| Building Control I                                | Ref                               |                        | Other Applic   | ation:  | Approval Life  |                 |      |
| Date Last Upo                                     | dated 12-                         | Jun-15                 |                | Date Form Printed   | 01-Jul-15      | 5               |      |

| NLUD Ref. No.:   | at<br>Grange<br>esfield Road   |  |  |  |
|--|--|--|--|--|
| Site Det   | ails   |  |  |  |
| Description       Agricultural land         Comments:       Image: Comment state |  |  |  |  |
| Area: 23.1 ha. gross 23.100 ha. net  | Policy: 2/3 Status: NC   |  |  |  |
| Grid Ref.:         E 396867 N 357420           Type:         G         Hierarchy:         T  | Commitment: 7 Use: 8   |  |  |  |
| Greenbelt: Y Flooding: N   | Conversion: NB Location: R   |  |  |  |
|  | Replacement Dwg:   N   Owner:   3  |  |  |  |
| Site Asses   | sment  |  |  |  |
| te Features:   | Deliverability Assessment  |  |  |  |
| gricultural land, some trees within fields. Public Right of Way runs cross the site. Sloping in parts. Change in levels to south of site,  | Availability: 2  |  |  |  |
| teep slope) with site being at a higher level than Churnet Valley arm.   | No known availability constraints. No housing suggestions form received.   |  |  |  |
| vailabile Access:  |  |  |  |  |
| acclesfield Road   |  |  |  |  |
|  | Suitability:   |  |  |  |
| dditional Comments:<br>ne Local Plan Review 2003 suggested this site as an employment<br>location.   | Site lies within Green Belt and does not relate well to existing<br>settlement. Prominent site on approach into town. Other more<br>suitable sites outside the Green Belt are available. |  |  |  |
|  | Achievability: 1   |  |  |  |
| trengths/ Opportunities:   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site  |  |  |  |
| /eakneses/ Constraints:  | Classification: C Full Capacity 690  |  |  |  |
| utside development boundary within Green Belt & Special<br>andscape Area. Does not relate particularly well to settlement due<br>topography (site is at a higher level than Leek).   | 5 Year Capacity 0<br>Density 29.87   |  |  |  |
| Planning Ap  | plication Details  |  |  |  |
| Planning Application: Application  | Type: Approval Date:   |  |  |  |
| Building Control Ref Other Application   |  |  |  |  |
|  |  |  |  |  |

| Site Ref. No.: 1130 Land  | off  |
|---|--|
| NLUD Ref. No.:       Cauld         PA Ref. No.:       Leek  | Ion Close  |
| Site De   | tails  |
| Description Vacant agricultural land  |  |
| <b>Comments:</b> Sloping and undulating in parts may be difficult SBI (Ladydale SBI).   | to develop. Access available off Cauldon Close. Site is designated a   |
| Area: 0.7 ha. gross 0.700 ha. net   | Policy: 1/6 Status: NC   |
| Grid Ref.: E 398708 N 355949  | Commitment: 7 Use: 6/8   |
| Type: G Hierarchy: T  | Conversion: NB Location: U   |
| Greenbelt: N Flooding: N  | Replacement Dwg: N Owner: 3  |
| Site Asses  | ssment   |
| te Features:  | Deliverability Assessment  |
| cant agricultural land, some trees, steeply sloping in parts.   | Availability:  |
| ream runs to SE boundary of the site. Site bounded by wall/fence/<br>es. Isolated tree near centre of site                              | SHLAA housing suggestions form received.   |
| ailabile Access:  |  |
| f Cauldon Close   |  |
|   | Suitability: 2   |
| Iditional Comments:   | Development within the SBI would need to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site. |
|   | Achievability:   |
| rengths/ Opportunities:<br>thin development boudary, well related to existing residential.<br>ose proximity to services and facilities. | Development would be economically viable taking into account all likely costs and planning obligations associated with the site      |
| eakneses/ Constraints:  | Classification: B Full Capacity 25   |
| esignated SBI (Ladydale)  | 5 Year Capacity <b>0</b>   |
|   | Density <b>35.71</b>   |
| Planning Ar   | oplication Details   |
|   |  |
| Planning Application: Application   | Approval Date:   |

Date Form Printed

01-Jul-15

| SMDC Ref. No.:       LE150       Newf         NLUD Ref. No.:       Chec         PA Ref. No.:       Leek   |   |
|---|---|
| Site De   | etails  |
| Description Agricultural land   |   |
|   | Britannia's Newton House buidling (employment use). Residential area Nature Conservation site runs along the eastern boundary of site -   |
| Area: 4.08 ha. gross 3.000 ha. net  | Policy: 1 Status: NC  |
| Grid Ref.: E 398815 N 355315  | Commitment: 7 Use: 8  |
| Type: G Hierarchy: T  | Conversion: NB Location: U  |
| Greenbelt: N Flooding: N  | Replacement Dwg: N Owner: 4   |
| Site Asse   |   |
| Site Features:  | Deliverability Assessment   |
| Sloping vacant grass land   | Availability: 2   |
|   | No known achievability constraints. Awaiting response from owners.  |
| Availabile Access:<br>Existing access to Newton House off the Cheddleton Road.                            | Suitability: 2  |
| Additional Comments:<br>Net site area takes account of the site being adjacent to Ballington<br>Wood SBI. | 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:  |
| Strengths/ Opportunities:<br>Within development boundary.   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.  |
| Weakneses/ Constraints:   | Classification: B Full Capacity 120   |
| Topography/ prominent position - impact on landscape and nature conservation designation.                 | 5 Year Capacity <b>0</b>  |
|   | Density <b>40.00</b>  |
| Planning A  | Application Details   |
| Planning Application: Application   | on Type: Approval Date:   |
| Building Control Ref Other Ap   | plication: Approval Life:   |
| Date Last Updated 12-Jun-15   | Date Form Printed 01-Jul-15   |

| Site Ref. No.: 1939<br>SMDC Ref. No.: LE153   | Land to rear of  |
|---|--|
| NLUD Ref. No.:<br>PA Ref. No.:<br>LDF Ref. No.:   | Bourne Place<br>Leek   |
| S   | Site Details   |
| Description Vacant land and gardens to re   | rear of properties on Bourne Place   |
|   | lace - large number of trees. Lack of obvious access may prevent development.<br>I involve the loss of a dwelling most likely 7 Bourne Place. May be ownership |
| Area: 0.54 ha. gross 0.540 ha.  | a. net Policy: 1 Status: NC  |
| Grid Ref.: E 397076 N 356573  | Commitment: 7 Use: 1/9   |
| Type: G Hierarchy:  | T Conversion: NB Location: U   |
| Greenbelt: N Flooding:  | N         Replacement Dwg:         N         Owner:         4  |
| Site  | e Assessment   |
| tite Features:  | Deliverability Assessment  |
| arge number of trees  | Availability: 3  |
|   | Likely to be in several ownerships which may constrain development   |
| wailabile Access:<br>Nourne Place - would involve the loss of 1 dwelling to provide<br>dequate access   | de Suitability: 3  |
| dditional Comments:   | Access and ownership may constrain development. Tree issues.   |
|   | Achievability: 1   |
| Strengths/ Opportunities:<br>Vithin development boundary. Part garden land, part undeve<br>reenfield land to the rear of several properties.  | Development would be economically viable taking into account all likely costs and planning obligations associated with the site                                |
| Veakneses/ Constraints:   | Classification: C Full Capacity 10   |
| arge number of trees, lack of obvious access, designing an<br>ppropriate scheme - amenity of existing residents etc, issue<br>verlooking etc. | les of   |
|   | Density 18.52  |
| Plann   | ning Application Details   |
| Planning Application:   | Application Type: Approval Date:   |
| Building Control Ref  | Other Application: Approval Life:  |
| Date Last Updated 12-Jun-15   | Date Form Printed 01-Jul-15  |

| Site Ref. No.:<br>SMDC Ref. No                   | 1140<br>LE155   | Land to         | south of  |               |   |         |
|--|---|-----------------|---|---------------|---|---------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:   |   | Moorfie<br>Leek | elds/ Southbank Stre  | et/ Woo       | d Street                                  |         |
|  | S   | Site Deta       | ils   |               |   |         |
| Description                                      | Majority of site is outside of th   | e town de       | velopment boundary  |               |   |         |
| Comments:  | Majority of site is outside the town de<br>12 Moorfields to 39 Woodcroft  | velopment b     | oundary. Calculation of the site  | area includes | s part of gardens                         | of nos  |
| Area:  | 2.2 ha. gross 2.200 ha  | . net           | Policy: 1/3   |               | Status:                                   | NC      |
| Grid Ref.:                                       | E N   |                 | Commitment:   | 7             | Use:                                      | 1/6     |
| Туре:  | G Hierarchy:  | Т               | Conversion:   | NB            | Location:                                 | R       |
| Greenbelt:                                       | N Flooding:   | Ν               | Replacement Dwg:  | Ν             | Owner:                                    | 3       |
|  | Site  | Assess          | ment  |               |   |         |
| Site Features:                                   |   |                 | Deliverabilit   | y Assessm     | nent                                      |         |
|  |   |                 | Availability:   |               |   | 2       |
|  |   |                 | No known availablity constrain  | ts            |   |         |
|  | ult - Moorfields, Southbank and Wood<br>be unlikely to be able to support large                                   |                 | Suitability:<br>Access issues, topography an<br>prevent development. Outside      |               |   |         |
|  | ake into consideration the site constrai  | ints -          | into open countryside.  |               | ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, |         |
| Strengths/ Opportuni<br>Proximity to the town c  |   |                 | Achievability:<br>Development would be econor<br>likely costs and planning obliga |               |   |         |
| Veakneses/ Constrai                              | ints:<br>ost outside the development boundary   | / and           | Classification: C   |               | Capacity                                  | 48<br>0 |
| dentified as being imp<br>could constrain develo | ortantant . Access would be difficult ar<br>pment. Topography - slopes down to s<br>nership. Landscape character. | nd              |   |               |   | 1.82    |
|  | Plann   | ning App        | lication Details  |               |   |         |
| Planning Applica                                 | tion:   | Application T   | ype:  | Approval D    | ate:                                      |         |
| Building Control I                               |   |                 |   |               |   |         |
| Date Last Upc                                    | dated 12-Jun-15   |                 | Date Form Printed   | 01-Jul        | -15                                       |         |

| Site Ref. No.:<br>SMDC Ref. No |                                      | Land south of  |      |
|--------------------------------|--------------------------------------|--|------|
| NLUD Ref. No<br>PA Ref. No.:   |                                      | Junction Road  |      |
| LDF Ref. No.:                  |                                      | Leek   |      |
|                                | S                                    | bite Details   |      |
| Description                    | Underused land                       |  |      |
| Comments:                      | Underused grass land. Aerial photogr | raphs show a number of trees in the area, also looks like there are sheds e  | etc. |
| Area:                          | 0.542 ha. gross 0.542 ha.            | . net Policy: 1 Status:  | NC   |
| Grid Ref.:                     | E 398199 N 355523                    | Commitment: 7 Use:   | 6    |
| Туре:                          | G Hierarchy:                         | T Conversion: NB Location:   | U    |
| Greenbelt:                     | N Flooding:                          | N Replacement Dwg: N Owner:  | 4    |
|                                | Site                                 | Assessment   |      |
| ite Features:                  |                                      | Deliverability Assessment  |      |
| vailabile Access:              | like there are sheds etc.            | No known availability constraints however ownership and ac<br>may constrain development.   | 2    |
| dditional Comment              | 5:                                   | Potentially suitable for housing although access and owners issues may constrain development.  | hip  |
| trengths/ Opportun             | ities:<br>bundary, underused land    | Achievability: Development would be economically viable taking into account likely costs and planning obligations associated with the site |      |
| /eakneses/ Constra             | ints:                                | Classification: C Full Capacity  | 10   |
|                                | development. May be issues associate | ed with 5 Year Capacity  | 0    |
|                                | tially be several owners.            | Density 1  | 8.45 |
|                                | Plann                                | ing Application Details  |      |
| Planning Applica               | tion:                                | Application Type: Approval Date:   |      |
| Building Control               |                                      | Dther Application: Approval Life:  |      |
| Date Last Upo                  | dated 12-Jun-15                      | Date Form Printed 01-Jul-15  |      |

| Site Ref. No.:                                     | 1151  |  |
|--|---|--|
| SMDC Ref. No                                       | .: LE161  | California Mill  |
| NLUD Ref. No                                       | .:  |  |
| PA Ref. No.:                                       |   | Horton Street  |
| LDF Ref. No.:                                      |   | Leek   |
|  |   | Site Details   |
| Description  | Under construction  |  |
| Comments:  |   | e parking area - banner across entrance to site saying it is the site of Parkside permission for conversion and extension to form a community arts centre (ref |
| Area:  | 0.3 ha. gross 0.300 ha  | na. net Policy: 1 Status: NC   |
| Grid Ref.:   | E 398581 N 356757   | Commitment: 7 Use: 6   |
| Туре:  | B Hierarchy:  | T Conversion: NB Location: U   |
| Greenbelt:   | N Flooding:   | N Replacement Dwg: N Owner: 2  |
|  | Site  | e Assessment   |
| ite Features:                                      |   | Deliverability Assessment  |
| lorthorn boundary is f                             | enced/low brick wall. Western is fence  | ced. Availability: 3   |
| Vestern part of site is<br>Shed at higher level in | hardstanding. 2 storey steal/ brick bu<br>south western corner. Hardstanding i<br>lsed as informal parking.                 | uilding.   |
| vailabile Access:                                  |   |  |
| Existing access of Ball                            | Haye Street   |  |
|  |   | Suitability:   |
| Additional Comments                                |   | Identified in the Leek Town Centre Masterplan for a number of potential uses but not residential.  |
| Development Brief. Ca<br>number of uses: edu       | r apartments. Area included in Hortor<br>lifornia Mill area considered in Master<br>cation; offices; arts education/ busine | erplan for   |
|  |   | Achievability: 1   |
| Strengths/ Opportuni                               |   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site                                |
| Veakneses/ Constrai                                | nts:  | Classification: C Full Capacity 11   |
|  |   | 5 Year Capacity 0  |
|  |   | Density 36.67  |
|  |   |  |
|  | Plan  | ning Application Details   |
| Planning Applica                                   | tion:   | Application Type: Approval Date:   |
| Building Control I                                 | Ref   | Other Application: Approval Life:  |
| Date Last Upo                                      | lated 12-Jun-15   | Date Form Printed 01-Jul-15  |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:                  |                |                        | Kerryg                         | n front of<br>old<br>hills Road  |              |                 |         |
|---|----------------|------------------------|--------------------------------|--|--------------|-----------------|---------|
|   |                |                        | Site Deta                      | ils  |              |                 |         |
| Description   | Vacant gras    |                        |                                |  |              |                 |         |
| Comments:   | South eastern  | corner is in Flood Zoi | ne 2                           |  |              |                 |         |
| Area:   | 1.37 ha.       | gross 1.370 ha         | a. net                         | Policy: 1  |              | Status:         | FPP     |
| Grid Ref.:  | E 397591       | IN 355444              |                                | Commitment:  | 2            | Use:            | 6       |
| Туре:   | G              | Hierarchy:             | Т                              | Conversion:  | NB           | Location:       | U       |
| Greenbelt:  | Ν              | Flooding:              | Y                              | Replacement Dwg  | : N          | Owner:          | 3       |
|   |                | Site                   | e Assess                       |  |              |                 |         |
| Site Features:  |                |                        |                                | Deliverabi   | lity Assessr | nent            |         |
| Vacant grass land mate<br>trees within site. Gated<br>to the south and west of<br>Newcastle Road. | with high secu | rity fence. Employme   | nt uses                        | Availability:<br>Has planning permission for<br>ingredients processing and |              |                 | 3<br>od |
| Availabile Access:  |                |                        |                                |  |              |                 |         |
| Sunnyhills Road Additional Comments   | ::             |                        |                                | Suitability:<br>Within an existing employme<br>suitable for employment use |              | ore would be mo | 3<br>re |
|   |                |                        |                                | Achievability:   |              |                 |         |
| Strengths/ Opportuni<br>Within settlement boun  |                |                        |                                | Development would be econ<br>likely costs and planning obl                 |              |                 |         |
| Weakneses/ Constrai   | nts:           |                        |                                | Classification: C  | Ful          | I Capacity      | 50      |
| In an existing employm  | ient area      |                        |                                |  | 5 Yea        | ar Capacity     | 0       |
|   |                |                        |                                |  |              | Density         | 36.50   |
|   |                | Plan                   | ning App                       | lication Details   |              |                 |         |
| Diopping Applicat   | ion:           |                        |                                |  | Approval [   | Date:           |         |
| Planning Applicat<br>Building Control F   |                |                        | Application T<br>Other Applica |  | Approval L   |                 |         |
| Date Last Upd   | ated 12-       | Jun-15                 |                                | Date Form Printed  | 01-Ju        | -15             |         |

| Site Ref. No.:<br>SMDC Ref. No                 | 1950<br>LE196   | Garage         | es and gardens of  |                          |          |
|--|---|----------------|--|--------------------------|----------|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |   | Spring<br>Leek | Gardens  |                          |          |
|  | -   | Site Deta      | -  |                          |          |
| Description<br>Comments:                       | Garages and gardens of prop                                   | perties on S   | Spring Gardens   |                          |          |
| commenta.                                      |   |                |  |                          |          |
| Area:  | 0.34 ha. gross 0.340 ha                                       | a. net         | Policy: 1  | Status                   | : NC     |
| Grid Ref.:<br>Type:                            | E 397720 N 356321<br>B/G Hierarchy:                           | Т              | Commitment:  | 7 Use:                   | 1        |
| Greenbelt:                                     | N Flooding:   | N              | Conversion:  | NB Locati                |          |
|  |   |                | Replacement Dwg:   | N Owner                  | : 4      |
|  | Site  | e Assess       | ment   |                          |          |
| ite Features:                                  |   |                | Deliverabili   | ty Assessment            |          |
| arages and sheds to                            | properties on Spring Gardens.                                 |                | Availability:  |                          | 3        |
|  |   |                | Ownership issues likely to cor gardens are in use.             | istrain development. Gai | ages and |
| vailabile Access:                              |   | ,              |  |                          |          |
|  |   |                | Suitability:   |                          | 1        |
|  |   |                | Previously developed land site                                 | e within the development |          |
| dditional Comments                             |   |                | Well related to existing reside                                | ntial properties.        |          |
|  |   |                |  |                          |          |
|  |   |                | Achievability:   |                          | 1        |
| trengths/ Opportuni                            | ties:   |                | Development would be econor<br>likely costs and planning oblig |                          |          |
|  | and site within the development bound residential properties. | dary.          |  |                          |          |
| /eakneses/ Constrai                            | nts:  |                | Classification: C  | Full Capacity            | 12       |
| wnership issues likely<br>ardens are in use.   | y to constrain development. Garages                           | and            |  | 5 Year Capacity          | 0        |
| מוסבווס מוכ ווו עשל.                           |   |                |  | Density                  | 35.29    |
|  | Planr   | ning App       | lication Details   |                          |          |
| Planning Applicat                              | tion:   | Application T  | уре:   | Approval Date:           |          |
| Building Control F                             | Ref   | Other Applica  | ation:   | Approval Life:           |          |
| Date Last Upd                                  | lated 12-Jun-15   |                | Date Form Printed  | 01-Jul-15                |          |

| Site Ref. No.:1878LandSMDC Ref. No.:LE199ChurrNLUD Ref. No.:ChurrLDF Ref. No.:Leek   | off<br>net View   |
|--|---|
| P  | 4.1.  |
| Site De Description School playing fields  |   |
| Comments: School playing fields which are in use.  |   |
| Area:         1.7         ha. gross         1.700         ha. net           Grid Ref.:         E 399286         N 357767         Image: State Stat | Policy:3Status:NCCommitment:7Use:5  |
| Type: G Hierarchy: T   | Conversion: NB Location: R  |
| Greenbelt: N Flooding: N   | Replacement Dwg:   N   Owner:   2   |
| Site Asses   | ssment  |
| te Features:   | Deliverability Assessment   |
| art of school playing fields. Well screened by trees to the north.   | Availability: 3   |
| vailabile Access:  | Suitability: 2  |
| Iditional Comments:  | 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. |
| rengths/ Opportunities:  | Achievability:  |
| t identified in the PPG17 Audit as being open space (school aying field). L&SCA does not identify the site as forming important tting to the settlement.   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site   |
| eakneses/ Constraints:   | Classification: C Full Capacity 60  |
| use as school playing fields.  | 5 Year Capacity <b>0</b>  |
|  | Density <b>35.29</b>  |
| Planning Ap  | pplication Details  |
| Planning Application:       Application         Building Control Ref       Other App   |   |

Date Last Updated

12-Jun-15

01-Jul-15

| Site Ref. No.:<br>SMDC Ref. No                 |                                    |  | Land          | off   |                          |               |  |
|--|------------------------------------|--|---------------|---|--------------------------|---------------|--|
| NLUD Ref. No                                   | [<br>                              |  | Newc          | astle Road  |                          |               |  |
| PA Ref. No.:                                   | SM                                 |  | Leek          |   |                          |               |  |
| LDF Ref. No.:                                  |                                    |  |               |   |                          |               |  |
|  |                                    |  | Site De       | tails   |                          |               |  |
| Description                                    | Agricultural                       | grazing land                                 |               |   |                          |               |  |
| Comments:                                      |                                    |  |               |   |                          |               |  |
| Area:  | 21.73 ha. g                        | gross 20.300 I                               | ha. net       | <b>Policy:</b> 2/3/5/8/10   | ) Statu                  | IS: NC        |  |
| Grid Ref.:                                     | E 397572                           | 2 N 354963                                   |               | Commitment:   | 7 Use:                   | 8             |  |
| Туре:  | G                                  | Hierarchy:                                   | Т             | Conversion:   | NB Loca                  | tion: R       |  |
| Greenbelt:                                     | Υ                                  | Flooding:                                    | Y             | Replacement Dwg:  | N Owne                   | e <b>r:</b> 4 |  |
|  |                                    | Si   | te Asses      | sment   |                          |               |  |
| ite Features:                                  |                                    |  |               | Deliverability  | Assessment               |               |  |
| loping and undulating                          | g agricultural gra                 | zing fields with acc                         | ess off       | Availability:   |                          | 2             |  |
| ewcastle Road. Som<br>/aukesha Bungalow        | e mature trees. Vare Listed. To ed | Wall Grange Farm a<br>lge of site lies the C | and<br>Caldon | No known achievability constraints.                                     |                          |               |  |
| anal Conservation A                            | rea. Northern pai                  | t is in flood zone 3.                        |               |   |                          |               |  |
| ewcastle Road                                  |                                    |  |               |   |                          |               |  |
|  |                                    |  |               | Suitability:  |                          | 3             |  |
|  |                                    |  |               | Does not relate well to the exist                                       |                          | in the Green  |  |
| dditional Comment                              | s:                                 |  |               | Belt. The river Churnet and Call<br>barrier. Northern part of site is i | n flood zone 3. Parts    |               |  |
| et area excludes floc<br>te. Gravelled area to |                                    |  |               | visually prominent. The eastern   | part is exposed.         |               |  |
| ccess track                                    |                                    |  |               | Achievability:  |                          | 1             |  |
| trengths/ Opportun                             | ities:                             |  |               | Development would be econom   | ically viable taking int |               |  |
|  |                                    |  |               | likely costs and planning obligat                                       |                          |               |  |
|  |                                    |  |               |   |                          |               |  |
| /eakneses/ Constra                             | ints:                              |  |               | Classification: C   | Full Capacity            | 700           |  |
| reen Belt. Northern p                          |                                    |  |               |   | 5 Year Capacity          |               |  |
| sually prominent. Th<br>wards Leek. Adjacer    | nt to Caldon Can                   | al Conservation Are                          | ea.           |   | Density                  | 34.48         |  |
| /orking farm includeo                          | I within the site a                | rea which is listed.                         |               |   |                          |               |  |
|  |                                    | Plai   | nning Ap      | plication Details   |                          |               |  |
| Planning Applica                               | tion: SM                           | ]  | Application   | Туре:   | Approval Date:           |               |  |
| Building Control Ref Other Application:        |                                    |  |               | Approval Life:  |                          |               |  |
|  |                                    |  |               |   |                          |               |  |
|  |                                    |  |               |   |                          |               |  |

| Site Ref. No.:<br>SMDC Ref. No                 | 1871<br>LE208   | Land e                         | ast of   |
|--|---|--------------------------------|--|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |   | Cheddl<br>Leek                 | leton Road   |
|  | S   | Site Deta                      | ails   |
| Description                                    | Agricultural grazing land   |                                |  |
| Comments:                                      |   |                                |  |
| Area:  | 5.4 ha. gross 5.400 ha  | . net                          | Policy: 3 Status: NC   |
| Grid Ref.:                                     | E 398930 N 354403   |                                | Commitment: 7 Use: 8   |
| Туре:  | G Hierarchy:  | T                              | Conversion: NB Location: R   |
| Greenbelt:                                     | N Flooding:   | Ν                              | Replacement Dwg: N Owner: 4  |
|  | Site  | Assess                         | sment  |
| ite Features:                                  |   |                                | Deliverability Assessment  |
| vailabile Access:                              | d with some mature trees. Elevated fr<br>s along the boundary and stone wall. |                                | Availability: 1 SHLAA form received 8/12/2014  |
| dditional Comments                             |   | be an                          | Suitability: 3 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. |
| trengths/ Opportuni                            | ties:   |                                | Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site   |
| /eakneses/ Constrai                            | nts:  |                                | Classification: C Full Capacity 165  |
| ccess and topograph                            | y could make development difficult.   |                                | 5 Year Capacity <b>0</b><br>Density <b>30.56</b>   |
|  | Planr   | ning App                       | olication Details  |
| Planning Applica<br>Building Control I         |   | Application T<br>Other Applica |  |
| Date Last Upo                                  | lated 12-Jun-15   |                                | Date Form Printed 01-Jul-15  |

| Site Ref. No.: 1872 La<br>SMDC Ref. No.: LE209  | and west of   |
|---|---|
| PA Ref. No.:  | heddleton Road<br>eek   |
|   | e Details   |
| Description Agricultural grazing land   |   |
| Comments:   |   |
| Area: 3.07 ha. gross 3.070 ha. ne   | et Policy: 3 Status: NC   |
| Grid Ref.: E 398730 N 354380  | Commitment: 7 Use: 8  |
| Type: <u>G</u> Hierarchy:   | T Conversion: NB Location: R  |
| Greenbelt: N Flooding:  | N Replacement Dwg: N Owner: 4   |
| Site As   | ssessment   |
| ite Features:   | Deliverability Assessment   |
| gricultural land. Mature trees along southern and western   | Availability: 2   |
| oundary.  | No known achievability constraints  |
| Availabile Access:  |   |
| Dff Cheddleton Road. Access onto Cheddleton Road could be ar  |   |
| ssue.   | Suitability: 3  |
| Additional Comments:  | Does not relate well to the existing urban area of Leek and is<br>remote from the services and facilities of the town. Topography<br>and access could make development difficult. Area identified as<br>forming important landscape setting to the settlement in LSCA |
|   | Achievability:  |
| Strengths/ Opportunities:   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site   |
| Veakneses/ Constraints:   | Classification: C Full Capacity 110   |
| Does not relate well to the existing urban area of Leek and is remote from the services and facilities of the town. Area is | 5 Year Capacity <b>0</b>  |
| dentified in the L&SCA as forming important landscape setting to he settlement.   | Density 35.83   |
| Planning  | g Application Details   |
|   | ication Type: Approval Date:  |
|   | Approval Life:  |
| Date Last Updated 12-Jun-15   | Date Form Printed 01-Jul-15   |

| SMDC Ref. No.:         LE210         S           NLUD Ref. No.:         C           PA Ref. No.:         C      | and south of<br>Sheephouse Farm<br>Cheddleton Road<br>.eek  |
|---|---|
| Sit   | e Details   |
| Description Agricultural grazing land   |   |
| Comments:   |   |
| Area: 4.3 ha. gross 4.000 ha. n   | net Policy: 3/8 Status: NC  |
| Grid Ref.: E 398845 N 354141  | Commitment: 7 Use: 8  |
| Type: <u>G</u> Hierarchy:   | T Conversion: NB Location: R  |
| Greenbelt: N Flooding:  | Y Replacement Dwg: N Owner: 4   |
| Site A  | Assessment  |
| te Features:  | Deliverability Assessment   |
| pricultural grazing field. Hedgerow along Cheddleton Road   | Availability:   |
| undary. Pond or reservoir in the eastern part of site. Public R Way runs just outside of the site to the north. | SHLAA form received 8/12/2014   |
| vailabile Access:<br>neddleton Road (see SHLAA form suggestion)<br>dditional Comments:                          | Suitability:       3         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. |
| et area excludes pond and area in Flood Zone 2.   |   |
| rengths/ Opportunities:   | Achievability: 1 Development would be economically viable taking into account all   |
| estern part of site is relatively flat however the eastern part of<br>ises steeply and is visually prominent.   | likely costs and planning obligations associated with the site  |
| eakneses/ Constraints:  | Classification: C Full Capacity 140   |
| vorced from settlement. Small area of the southern part of sit<br>Flood Zone 2.                                 | te is 5 Year Capacity <b>0</b>  |
|   | Density <b>35.00</b>  |
|   | ng Application Details  |
|   | her Application: Approval Date:   |
| Date Last Updated 12-Jun-15   | Date Form Printed 01-Jul-15   |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |   | Eaton<br>Buxtor<br>Leek | n Road  |
|--|---|-------------------------|---|
| <b>_</b>   | -   | Site Deta               | ails  |
| Description  | Currently in use as offices   |                         |   |
| Comments:  |   |                         |   |
| Area:  | 0.45 ha. gross 0.450 ha   | . net                   | Policy: 1 Status: NC  |
| Grid Ref.:   | E 398989 N 356761   |                         | Commitment: 7 Use: 2  |
| Туре:  | B Hierarchy:  | Т                       | Conversion: NB Location: U  |
| Greenbelt:   | N Flooding:   | Ν                       | Replacement Dwg: N Owner: 4   |
|  | Site  | Assess                  | sment   |
| e Features:  |   |                         | Deliverability Assessment   |
|  | ces for Moorlands Housing. Car park f<br>ling on the Buxton Road frontage.        | to the                  | Availability:       2         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: 2  |
|  | Masterplan for a number of uses as<br>employment (office/ industrial); empl       |                         | Issue of loss of an employment site. Identified as an opportunity<br>site in the Leek Town Centre Masterplan. Potentially suitable for<br>residential development as part of a mixed use scheme -capacity<br>based on a mixed use scheme. |
|  |   |                         | Achievability: 1  |
| rengths/ Opportuni<br>ithin development bo<br>pears suitable for re              | undary. Previously developed land sit   | e which                 | Development would be economically viable taking into account all likely costs and planning obligations associated with the site.  |
| eakneses/ Constrai   | nts:  |                         | Classification: B Full Capacity 10  |
|  | t site. One of the reasons for previous<br>ly with requirments of PPS25 it had no |                         | 5 Year Capacity 0   |
|  | proposed would not have adverse im  |                         | Density 22.22   |
|  | Planr   | ning Ap                 | plication Details   |
| Planning Applica   | tion:   | Application             | Approval Date:  |
| Building Control I   |   | Other Applic            |   |
| -  |   |                         |   |
| Date Last Upo  | lated 12-Jun-15   |                         | Date Form Printed 01-Jul-15   |

| NLUD Ref. No.:       Belle Vue         LDF Ref. No.:   | Site Ref. No.:<br>SMDC Ref. No  |  | Factor              | У                             |                 |                      |    |
|--|---|--|---------------------|-------------------------------|-----------------|----------------------|----|
| LDF Ref. No.:       Site Details         Description       Factory building in use         Comments:       Employment site.         Area:       0.54 ha. gross 0.500 ha. net       Policy:         Greenbelt:       N       Flooding:         N       Replacement Dwg:       N         Greenbelt:       N       Flooding:       N         Replacement Dwg:       N       Owner:       4         Site Assessment       Site Assessment       Deliverability Assessment       Variability:       2         we storey factory duided into several units. VMC occupy the part in the building obceto to lig Mill integes had occupies the other and other building. Section of the building obceto to lig Mill integes had occupies the other and other building obceto to lig Mill integes had occupies on a file.       Suitability:       2         Wordshot Street is in use (pine factory). Also a parking res of Albert Street. Car parks associated with factory located on the anacter of the service or and set associated with factory locate on a mised use of belle Vue.       Suitability:       2         Wordshot Street is in use (pine factory). Also a parking res of Albert Street is an use of melle Vue.       Suitability:       2         Motification times:       Considentithe inpact on Big Mill which is Listed.  |   | <u> </u>   | Belle \             | /ue                           |                 |                      |    |
| LDF Ref. No::       Site Details         Site Details       Site Details         Description       Factory building in use         Comments:       Employment site.         Area:       0.54 ha.gross 0.500 ha.net         Grid Ref.:       E 398005 N 355660         Type:       B         Greenbelt:       N         Flooding:       N         Replacement Dwg:       N         Owners:       41         Site Assessment         we storey factory divided into several units. VMC occupy the part         the building cobest to Big Mill Intimas had occupide the other<br>and the building cobest to Big Mill Intimas had occupide the other<br>and the building cobest to Big Mill Intimas had occupide the other<br>and the building cobest to Big Mill Intimas had occupide the other<br>and the building section of the building with         valiabile Access:       Domens have indicated availability for residential of the factory<br>and 2 nearby parking areas.         dditional Comments:       Employment use - could be relocated. Capacity based on a<br>mile of the building on the could need to be ensible to the charder<br>area. Need to consider the impact on Big Mill which is Listed.         Mill how residentials properties and car<br>arks on the other side of Bale Vue.       Z         Model met base constraints:       Conservation         Caleerability:       Z         Value of the bale would read to be evec  | PA Ref. No.:  |  | Leek                |                               |                 |                      |    |
| Description       Factory building in use         Comments:       Employment site.         Area:       0.54       ha. gross       0.500       ha. net         Grid Ref.:       E 398005 N       356660       Commitment:       7       Use:       2         Type:       B       Hierarchy:       T       Conversion:       NB       Location:       U         Greenbelt:       N       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment         Availability Assessment         Availability assessment         Availability:       2         Owners have indicated availability for residential of the factory         availabilite Access:         Suitability:       2         Availability:       2         Employment use: oould be relocated. Capacity based on a mixed use of Albert Street is in use (pine factory). Also a parking areas.         Availability:       2         Multioning meth.       2         Multion methes:       2         Multion of methes and capelog on the building on methes:       2         Multion:   | LDF Ref. No.:   |  |                     |                               |                 |                      |    |
| Comments:       Employment site.         Area:       0.54       ha. gross       0.500       ha. net         Grid Ref.:       E 398005 N       356660       Commitment:       7       Use:       2         Type:       B       Hierarchy:       T       Conversion:       NB       Location:       U         Greenbelt:       N       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment         Deliverability Assessment         Availability:       2         Owners have indicated availability for residential of the factory         additional Comments:         Availability:       2         Conversion:       Deliverability Suble of residential of the factory         Availability:       2         Deliverability assessment         Availability:       2         Deliverability Assessment         Availability:       2         Deliverability Assessment         Availability:       2         Deliverability Assessment         Availability:       2   | Description   | Factory building in use  | Site Det            | ails                          |                 |                      |    |
| Grid Ref.:       E       398005 N       356660       Commitment:       7       Use:       2         Type:       B       Hierarchy:       T       Conversion:       NB       Location:       U         Greenbelt:       N       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment         beliverability Assessment         beliverability Assessment         void of wided into several units. VMC occupy the part<br>the building closes to Big Mill. Unitaria bid occupied the other<br>do of the building section of the building with       2         Site Assessment         Valuation of the building with         additional Comments:         Description of the building with         Site Assession of the building with         Type:         Description of the sould bid with factory located on<br>popoles aid of Biel Vue Nisted 240600 birg in service yard<br>doff appeared in use clothers on rails.         Site appears suscicited with factory located on<br>popoles aid of Biel Vue Nisted 240600 birg in service yard<br>doff appeared in use clothers on rails.         Temptoy portunities:         Italition of the site would result in the loss of an<br>mployment use. Site appears suitable for residential properties and c   | -   |  |                     |                               |                 |                      |    |
| Type:       B       Hierarchy:       T       Conversion:       N       Location:       U         Greenbelt:       N       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment         Deliverability Assessment         Now storey factory divided into several units. VMC occupy the part<br>at with a fondage on Belle Vue.       Deliverability for residential of the factory<br>and 2 nearby parking areas.         Weather and the building with<br>vallabile Access:         Suitability:       2         Delivery and to the south eastern<br>do fithe building. Section of the building with<br>vallabile Access:         Suitability:       2         Delivery and to the south eastern<br>doft the building.       Suitability:       2         Suitability:       2         Conservation         Meditional Comments:         Owner: would need to be sensitive to the character of the<br>area. Need to consider the impact on Big Mill which is Listed.         Conservation         Mainter conditions. 100% residential for evidential of<br>the character of the site would result in the loss of an<br>molyment use can be overcome or a mixed use<br>them may be most appropriate. Big Mill - Listed, Conservation         Planning Application Type: <th>Area:</th> <th>0.54 ha. gross 0.500</th> <th>ha. net</th> <th>Policy: 1</th> <th></th> <th>Status:</th> <th>NC</th>   | Area:   | 0.54 ha. gross 0.500   | ha. net             | Policy: 1                     |                 | Status:              | NC |
| Greenbelt:       N       Flooding:       N       Replacement Dwg:       N       Owner:       4         Site Assessment         belivery addition of the building with the other with a foralog on Belle Vue. Delivery yard to the south eastern do the building section of the building with add occupied the other with a foralog on Belle Vue. Delivery yard to the south eastern do the building with the factory barking areas.       Deliverability for residential of the factory and 2 nearby parking areas.         add Theorements:       Suitability:       2         Inlage on Albert Street is in use (pine factory). Also a parking area off Albert Street Car parks associated with factory located on posite side of Belle Vue. Usited 24/03/09 form in service yard Work Still appearent would need to be sensitive to the character of the area. Need to consider the impact on Big Mill which is Listed.         aeknesse/ Constraints:       2         register Constraints:       2         development of the sile would result in the loss of an employment use can be overcome or a mixed use them may be most appropriate. Big Mill - Listed, Conservation       B         Planning Application:       Application Type:       Approval Date:         Planning Application:       Application Type:       Approval Date:   | Grid Ref.:  | E 398005 N 356660  |                     | Commitment:                   | 7               | Use:                 | 2  |
| Ite Features:              Site Assessment          wo storey factory divided into several units. VMC occupy the part<br>(the building closest to Big Mill. Intimas had occupied the other<br>art with a frontage on Belle Vue. Delivery yard to the south eastern<br>of the building. Section of the building with               Deliverability Assessment          valiabile Access:              Deliverability areas.               2          dditional Comments:              Suitability:             2               2          ontage on Albert Street is in use (pine factory): Also a parking<br>rea off Albert Street. Car parks associated with factory located on<br>possite side of Belle Vue. Visual 2 Areanty parking areas.               Suitability:                  2          fifth in town development boundary. Residential properties and car<br>arks on the other side of Belle Vue.               Listed.               Zentry Date:<br>Viability of mixed use may be finely balanced depending on<br>market conditions. 100% residential likely to be more viable.          //tekenesee/ Constraints:              Classification:             B             Full Capacity             20   | Туре:   | B Hierarchy:   | Т                   | Conversion:                   | NB              | Location:            | U  |
| Deliverability Assessment         wo storey factory divided into several units. VMC occupy the part<br>if the building closest to Big Mill. Intimas had occupied the other<br>art with a frontage on Belle Vue. Delivery yard to the south eastern<br>do of the building. Section of the building with       2         wailabile Access:   | Greenbelt:  | N Flooding:  | Ν                   | Replacement Dwg:              | Ν               | Owner:               | 4  |
| wo storey factory divided into several units. VMC occupy the part<br>the building closest to Big Mill. Intimas had occupied the other<br>art with a fontage on Belle Vue. Delivery yard to the south eastern<br>do of the building. Section of the building with       2         Availability:       2         valiabile Access:       0         dditional Comments:       2         bitte Street is in use (pine factory). Also a parking<br>ea of Albert Street. Car parks associated with factory located on<br>possite side of Belle Vue. Visited 24/09/09 lorry in service yard<br>MC still appeared in use clothes on rails.       2         Intrage on Albert Street. Car parks associated with factory located on<br>possite side of Belle Vue. Visited 24/09/09 lorry in service yard<br>MC still appeared in use clothes on rails.       2         Itin town development boundary. Residential properties and car<br>mployment use. Site appears suitable for redevelopment if issue<br>loss of an employment use can be overcome or a mixed use<br>theme may be most appropriate. Big Mill - Listed. Conservation       Achievability:       2         Viability of mixed use may be finely balanced depending on<br>market conditions. 100% residential likely to be more viable.       0         It is the most appropriate. Big Mill - Listed. Conservation       5 Year Capacity       0         Density       40.00       5 Year Capacity       0         Density       40.00       5 Year Capacity       0         Density       40.00       5 Year Capacity       0         Density       Ap   |   | S  | ite Asses           | sment                         |                 |                      |    |
| wo storey factory divided into several units. VMC occupy the part<br>the building closest to Big Mill. Intimas had occupied the other<br>radiabile Access:       Availability:       2         Availability:       2         Arailabile Access:  | te Features:  | -  |                     |                               | y Assessr       | nent                 |    |
| The building closest to Big Mill. Intimas had occupied the other at with a fontage on Belle Yue. Delivery yard to the south eastern of of the building with <ul> <li>Owners have indicated availability for residential of the factory and 2 nearby parking areas.</li> <li>Owners have indicated availability for residential of the factory and 2 nearby parking areas.</li> <li>Suitability:</li> <li>Z</li> <li>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.</li> <li>Achievability:</li> <li>Z</li> </ul> <li>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.</li> <li>Achievability:         <ul> <li>Z</li> <li>Itin town development boundary. Residential properties and car it's on the other side of Belle Yue.</li> <li>Itin town development of the site would result in the loss of an mployment use. Site appears suitable for redevelopment if issue there may be most appropriate. Big Mill - Listed, Conservation</li> <li>Classification: B Full Capacity 0 Density 40.00</li> </ul> </li> <li>Planning Application E Approval Date:         <ul> <li>Application Type:</li> <li>Approval Date:</li> <li>Application Type:</li> <li>Approval Date:</li> </ul> </li>  |   | ided into accord units VMC accur   | w the part          | Availability:                 | -               |                      | 2  |
| vailabile Access:         dditional Comments:         ontage on Albert Street is in use (pine factory). Also a parking ea off Albert Street. Car parks associated with factory located on posite side of Belle Vue. Vouid need to be sensitive to the character of the area. Need to consider the impact on Big Mill which is Listed.         Achievability:       2         Employment use clothes on rails.       2         Itin town development boundary. Residential properties and car arks on the other side of Belle Vue.       2         Viability of mixed use may be finely balanced depending on market conditions. 100% residential likely to be more viable.       2         Viability of mixed use may be finely balanced depending on market conditions. 100% residential likely to be more viable.       2         Viability of mixed use may be finely balanced depending on market conditions. 100% residential likely to be more viable.       2         Viability of mixed use may be finely balanced depending on market conditions. 100% residential likely to be more viable.       2         Viability of mixed use may be finely balanced depending on market conditions. 100% residential likely to be more viable.       2         Viability of mixed use may be most appropriate. Big Mill - Listed, Conservation       5 Year Capacity 0         Density       40.00       0         Planning Application Type:       Approval Date:       2         Planning Application Type:       Approval Date:       2 <td>the building closest art with a frontage or</td> <td>to Big Mill. Intimas had occupied to Belle Vue. Delivery yard to the so</td> <td>he other</td> <td>Owners have indicated availab</td> <td>ility for resid</td> <td>dential of the facto</td> <td></td> | the building closest art with a frontage or   | to Big Mill. Intimas had occupied to Belle Vue. Delivery yard to the so  | he other            | Owners have indicated availab | ility for resid | dential of the facto |    |
| dditional Comments:  |   |  |                     |                               |                 |                      |    |
| dditional Comments:  |   |  |                     |                               |                 |                      |    |
| dditional Comments:         intage on Albert Street is in use (pine factory). Also a parking ea off Albert Street. Car parks associated with factory located on posite side of Belle Vue. Visited 24/09/09 lorry in service yard MC still appeared in use clothes on rails.         trengths/ Opportunities:         ittin town development boundary. Residential properties and car arks on the other side of Belle Vue.         Veakneses/ Constraints:         edevelopment of the site would result in the loss of an mployment use can be overcome or a mixed use there may be most appropriate. Big Mill - Listed, Conservation         Planning Application:       Application Type:       Approval Date:         Planning Application:       Application Type:       Approval Date:  |   |  |                     | Suitability:                  |                 |                      | 2  |
| development of the site would result in the loss of an mployment use as be overcome or a mixed use cheme may be most appropriate. Big Mill - Listed, Conservation       development. Would need to be sensitive to the character of the area. Need to consider the impact on Big Mill which is Listed.         /eakneses/ Constraints:       2         redevelopment of the site would result in the loss of an mployment use can be overcome or a mixed use cheme may be most appropriate. Big Mill - Listed, Conservation       2         Planning Application:       Application Type:       Approval Date:         Planning Application:       Application Type:       Approval Date:  | dditional Comment   | s:   |                     |                               |                 |                      |    |
| rea off Albert Street. Car parks associated with factory located on positive side of Belle Vue. Visited 24/09/09 lorry in service yard MC still appeared in use clothes on rails.   trengths/ Opportunities:   itihin town development boundary. Residential properties and car arks on the other side of Belle Vue.   Veakneses/ Constraints:   edevelopment of the site would result in the loss of an mployment use. Site appears suitable for redevelopment if issue iloss of an employment use can be overcome or a mixed use there may be most appropriate. Big Mill - Listed, Conservation   Planning Application:   Planning Application:   Application Type:   Approval Date:   |   |  | parking             |                               |                 |                      |    |
| MC still appeared in use clothes on rails.       Achievability:       2         trengths/ Opportunities:       ////////////////////////////////////  | rea off Albert Street.  | Car parks associated with factory  | located on          |                               |                 |                      |    |
| Viability of mixed use may be linely balanced depending of market conditions. 100% residential likely to be more viable.         Viability of mixed use may be linely balanced depending of market conditions. 100% residential likely to be more viable.         Viability of mixed use may be linely balanced depending of market conditions. 100% residential likely to be more viable.         Viability of mixed use may be linely balanced depending of market conditions. 100% residential likely to be more viable.         Viability of mixed use may be most appropriate.         Viability of mixed use may be most appropriate. Big Mill - Listed, Conservation         Classification:       B         Full Capacity       0         Density       40.00         Planning Application:       Application Type:         Approval Date:   |   |  |                     | Achievability:                |                 |                      | 2  |
| ithin town development boundary. Residential properties and car arks on the other side of Belle Vue.       Item to the side of Belle Vue.         leakneses/ Constraints:       Classification:       B       Full Capacity       20         edevelopment of the site would result in the loss of an mployment use. Site appears suitable for redevelopment if issue loss of an employment use can be overcome or a mixed use theme may be most appropriate. Big Mill - Listed, Conservation       Density       40.00         Planning Application:       Approval Date:         Planning Application:       Application Type:       Approval Date:   | rengths/ Opportun   | ities:   |                     |                               |                 |                      |    |
| In the state would result in the loss of an employment use. Site appears suitable for redevelopment if issue f loss of an employment use can be overcome or a mixed use cheme may be most appropriate. Big Mill - Listed, Conservation       5 Year Capacity       0         Planning Application:       Planning Application Type:       Approval Date:         Publication Type:       Approval Date:  |   |  | es and car          | market conditions. 100% resid | ientiai likely  | to be more viable    | 3. |
| edevelopment of the site would result in the loss of an       5 Year Capacity       0         mployment use. Site appears suitable for redevelopment if issue       5 Year Capacity       0         closs of an employment use can be overcome or a mixed use       Density       40.00         cheme may be most appropriate. Big Mill - Listed, Conservation       Planning Application Details         Planning Application:       Application Type:       Approval Date:         Density       Approval Date:       Approval Date:   |   |  |                     |                               |                 |                      |    |
| I loss of an employment use can be overcome or a mixed use cheme may be most appropriate. Big Mill - Listed, Conservation       Density       40.00         Planning Application       Planning Application Details         Planning Application:       Approval Date:       Approval Date:         Density       Approval Date:       Approval Date:  | /eakneses/ Constra  | ints:  |                     | Classification: B             | Ful             | I Capacity           | 20 |
| Planning Application Details         Planning Application:       Application Type:       Approval Date:         Duilding Application Type:       Approval Date:       Approval Date:   | edevelopment of the   | site would result in the loss of an  |                     | Classification: B             |                 |                      |    |
| Planning Application: Approval Date: Approval Date:  | edevelopment of the<br>mployment use. Site<br>f loss of an employm                      | site would result in the loss of an appears suitable for redevelopment use can be overcome or a mix  | ed use              | Classification: B             |                 | ar Capacity          | 0  |
|  | edevelopment of the<br>mployment use. Site<br>f loss of an employm                      | site would result in the loss of an appears suitable for redevelopment use can be overcome or a mix  | ed use              | Classification: B             |                 | ar Capacity          | 0  |
|  | edevelopment of the<br>nployment use. Site<br>loss of an employm                        | site would result in the loss of an<br>appears suitable for redevelopment<br>ent use can be overcome or a mix<br>appropriate. Big Mill - Listed, Cons        | ed use<br>servation |                               |                 | ar Capacity          | 0  |
|  | edevelopment of the<br>mployment use. Site<br>f loss of an employm<br>cheme may be most | site would result in the loss of an<br>appears suitable for redevelopment<br>ent use can be overcome or a mix<br>appropriate. Big Mill - Listed, Cons<br>Pla | anning Ap           | plication Details             | 5 Yea           | ar Capacity          | 0  |
|  | edevelopment of the<br>nployment use. Site<br>loss of an employm<br>cheme may be most   | site would result in the loss of an appears suitable for redevelopmenent use can be overcome or a mix appropriate. Big Mill - Listed, Conservation:          | anning Ap           | plication Details             | 5 Yea           | ar Capacity          | 0  |

| Site De   | Site Ref. No.: 1904   SMDC Ref. No.: LE221   NLUD Ref. No.: Churnet Works   PA Ref. No.: Macclesfield Road   LDF Ref. No.: Leek  |  |  |  |  |
|---|--|--|--|--|--|
|   | tails  |  |  |  |  |
| Description Agricultural land   |  |  |  |  |  |
| <b>Comments:</b> Agricultural land, eastern part is in flood zone 3   | 3.   |  |  |  |  |
| Area: 1.86 ha. gross 1.860 ha. net  | Policy: 3/8 Status: NC   |  |  |  |  |
| Grid Ref.: E 397569 N 357363  | Commitment: 7 Use: 8   |  |  |  |  |
| Type: G Hierarchy: T  | Conversion: NB Location: R   |  |  |  |  |
| Greenbelt: N Flooding: Y  | Replacement Dwg: N Owner: 3  |  |  |  |  |
| Site Acces  |  |  |  |  |  |
| Site Asses  |  |  |  |  |  |
| ite Features:   | Deliverability Assessment  |  |  |  |  |
| gricultural land. Public footpath runs along the western boundary site. Eastern part of site is within flood zone 3. Part of site is                        | Availability:  |  |  |  |  |
| latively flat and part slopes steeply down to the east.   | SHLAA suggestions form received.   |  |  |  |  |
| vailabile Access:   |  |  |  |  |  |
| ridge End although appears unsuitable for large scale residential<br>evelopment or through LE071 using access from the Cricket Club.<br>dditional Comments: | Suitability:       3         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. |  |  |  |  |
| onstraints of site  |  |  |  |  |  |
| trengths/ Opportunities:  | Achievability: 1   |  |  |  |  |
|   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site  |  |  |  |  |
| /eakneses/ Constraints:   | Classification: C Full Capacity 60   |  |  |  |  |
| utside town development boundary. Site does not relate well to existing settlement. Topography, flood risk and limited access                               | 5 Year Capacity 0  |  |  |  |  |
| ake development unlikely.   | Density <b>32.26</b>   |  |  |  |  |
| Planning Application: Application Building Control Ref Other Apple  |  |  |  |  |  |
|   |  |  |  |  |  |

| Site DescriptionAgricultural landComments:Agricultural land, eastern part is in flood zoneArea:1.2ha. gross1.200Grid Ref.:E 397453 N 357243   | ≥ 3.  |
|---|---|
| Comments:Agricultural land, eastern part is in flood zoneArea:1.2ha. gross1.200ha. netGrid Ref.:E 397453 N 357243   |   |
| Area:         1.2         ha. gross         1.200         ha. net           Grid Ref.:         E         397453         N         357243  |   |
| Grid Ref.: E 397453 N 357243  |   |
|   | Policy: 3/8 Status: NC  |
|   | Commitment: 7 Use: 8  |
| Type: G Hierarchy: T  | Conversion: NB Location: R  |
| Greenbelt: N Flooding: Y  | Replacement Dwg: N Owner: 3   |
| Site Asse   | essment   |
| e Features:   | Deliverability Assessment   |
|   |   |
| ricultural land. Public footpath runs along the western boundary<br>site. Eastern part of site is within flood zone 3. Part of site is<br>atively flat and part slopes steeply down to the east and south | Availability:     2       No known availability constraints.  |
|   |   |
| ailabile Access:  |   |
| dge End although appears unsuitable for large scale residential   |   |
| velopment. Or through LE071 or LE095?   | Suitability: 3  |
|   | Unlikely to be suitable for residential development due to topography, flood risk and limited access. Also, the site does not   |
| ditional Comments:  | relate well to the existing settlement.   |
| Il capacity calculated on a low density due to significant<br>nstraints of site   |   |
|   | Achievability:  |
| rengths/ Opportunities:   |   |
|   | Development would be economically viable taking into account all likely costs and planning obligations associated with the site |
|   |   |
|   |   |
| eakneses/ Constraints:  | Classification: C Full Capacity 40  |
| tside town development boundary. Site does not relate well to existing settlement. Topography, flood risk and limited access  | 5 Year Capacity 0   |
| ike development unlikely.   | Density 33.33   |
|   |   |
| Planning A  | Application Details   |
| Planning Application: Application   | on Type: Approval Date:   |
|   |   |
| Other Ap  | oplication: Approval Life.  |
| Date Last Updated 12-Jun-15   | Date Form Printed 01-Jul-15   |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |   |               | o rear of<br>ood Heights<br>oad   |                 |                    |       |
|--|---|---------------|---|-----------------|--------------------|-------|
|  |   | Site Deta     |   |                 |                    |       |
| Description  | Part of the garden of Hillswoo  | od House a    | and agricultural land to the  | rear            |                    |       |
| Comments:  |   |               |   |                 |                    |       |
| Area:  | 1.95 ha. gross 1.950 ha   | a. net        | Policy: 1/3   |                 | Status:            | NC    |
| Grid Ref.:   | E 398072 N 357134   |               | Commitment:   | 7               | Use:               | 1/8   |
| Туре:  | G/B Hierarchy:  | Т             | Conversion:   | NB              | Location:          | U/R   |
| Greenbelt:   | N Flooding:   | Ν             | Replacement Dwg:  | Ν               | Owner:             | 3     |
|  | Site  | Assess        | sment   |                 |                    |       |
| Site Features:   |   |               | Deliverabilit   | y Assessm       | nent               |       |
| Elevated site. Slopes d  | own to the properties on Park Road.   |               | Availability:   |                 |                    | 3     |
| site. Also a group TPO   | t point. TPOs run along western bour<br>to rear of Hillswood Heights. North o                                       |               | Potentialy in more than one ov  |                 |                    |       |
| steeply sloping. Public  | Right of Way runs throough north.   |               | development. Most potential is<br>Hillswood Heights.  | for 10r 2 dw    | ellings to the rea | ar of |
| unable to support large  | to Hillswood Height is shared and wor<br>e scale residential development. No po<br>ite due to topography and trees. |               | Suitability:  |                 |                    | 3     |
| Additional Comments  | ::  |               | Shared, narrow access,TPOs<br>mean site is not considered su<br>may be some limited potential | itable for larg | ge scale develop   | oment |
|  |   |               | Achievability:  |                 |                    | 1     |
| Strengths/ Opportuni   | ties:   |               | Development would be econor<br>likely costs and planning obliga                               |                 |                    |       |
| Weakneses/ Constrai  | nts:  |               | Classification: C   | Full            | Capacity           | 20    |
|  | . TPOs along edge and more central.<br>sition although relatively flat at highe                                     |               |   | 5 Yea           | r Capacity         | 0     |
|  | es for existing residents of Park Avenu   |               |   |                 | Density            | 10.26 |
|  | Planr   | ning App      | blication Details   |                 |                    |       |
| Planning Applicat  | ion:  | Application T | уре:  | Approval D      | ate:               |       |
| Building Control F   |   | Other Applica |   | Approval L      | ife:               |       |
| Date Last Upd  | lated 12-Jun-15   |               | Date Form Printed   | 01-Jul          | -15                |       |

| Site Ref. No.: 1931<br>SMDC Ref. No.: LE22<br>NLUD Ref. No.:<br>PA Ref. No.:<br>LDF Ref. No.:  | B   |               | o north of<br>te Estate  |   |
|--|---|---------------|--|---|
|  | S   | Site Deta     | ils  |   |
| Description Agricultu  | Iral grazing fields                                     |               |  |   |
| Comments:  |   |               |  |   |
| Area: 1.31 h   | na. gross 1.310 ha                                      | . net         | Policy: 3  | Status: NC                              |
|  | 462 N 357899  |               | Commitment: 7  | <b>Use:</b> 8                           |
| Type: G  | Hierarchy:  | Т             | Conversion: NB   | Location: R                             |
| Greenbelt: N   | Flooding:   | Ν             | Replacement Dwg: N   | Owner: 4                                |
|  | Site  | Assess        | ment   |   |
| ite Features:  |   | ſ             | Deliverability Assess  | ment                                    |
| ieparated from Haregate by the ro<br>Vater Works. Agricultural grazing<br>eld boundaries. Haregate Wood S<br>outh west of site.                  | field. Strong vegetation ald                            | ong           | Availability:<br>No known availability constraints.  | 2                                       |
| vailabile Access:  |   |               |  |   |
| ccess road to Tittesworth off Bux  | ton Road  |               | Suitability:<br>Intrusion into open countryside which is of<br>value and is adjacent to an SBI. The road<br>Reservoir & the backs of properties on H<br>strong boundary to the settlement. Site is | d to Tittesworth<br>aregate Road form a |
|  |   |               | Achievability:   | 1                                       |
| trengths/ Opportunities:   |   |               | Development would be economically viab<br>likely costs and planning obligations asso   |   |
| /eakneses/ Constraints:  |   |               | Classification: C  | ull Capacity 45                         |
| Open countryside with the road to<br>trong boundary between the deve<br>laregate and open countryside. La<br>prming part of important setting to | loped residential area of<br>&SCA identifies the area a | _             | 5 Ye   | ear Capacity 0<br>Density 34.35         |
| Planning Application:  | Plann   | Application T |  |   |
| Date Last Updated  | 12-Jun-15   | Other Applica |  | ul-15                                   |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: | ļ  |               | o north and east of<br>ood High School  |                             |  |          |
|--|--|---------------|---|-----------------------------|--|----------|
|  | -  | Site Deta     | ails  |                             |  |          |
| Description  | Agricultural field   |               |   |                             |  |          |
| Comments:  |  |               |   |                             |  |          |
| Area:  | 9.62 ha. gross 9.620 ha  | . net         | Policy: 2/3   |                             | Status:                                  | NC       |
| Grid Ref.:   | E 396853 N 356898  |               | Commitment:   | 7                           | Use:                                     | 8        |
| Туре:  | G Hierarchy:   | T             | Conversion:   | NB                          | Location:                                | R        |
| Greenbelt:   | Y Flooding:  | Ν             | Replacement Dwg:  | Ν                           | Owner:                                   | 4        |
|  | Site   | Assess        | sment   |                             |  |          |
| ite Features:  |  |               | Deliverabili  | y Assessi                   | ment                                     |          |
| gricultural field which  | is undulating. Sloping site, with the eas  | stern         | Availability:   |                             |  | 2        |
| wer level than the we  | the disused railway being at a signification stern part of site. Some mature trees |               | No known availability constrain   | nts.                        |  |          |
| e site and along bour  | idaries.   |               |   |                             |  |          |
| o obvious access to t  | he site  | ]             |   |                             |  |          |
|  |  |               | Suitability:  |                             |  | 3        |
| dditional Comments<br>Ithough site is not in a<br>Flood Zone 3.                  | a Flood Zone, the north of the site is a   | djacent       | Not considered suitable due to<br>site and because of intrusion i<br>designated as green belt. Ste<br>are available which are not wit | nto open co<br>eply sloping | untryside which is<br>in parts. Other si | 6        |
|  |  |               | Achievability:  |                             |  | 1        |
| trengths/ Opportunit   | ties:  |               | Development would be econor<br>likely costs and planning oblig  |                             |  | ount all |
| /eakneses/ Constrai  | nts:   |               | Classification: C   | Fu                          | II Capacity                              | 330      |
| SCA identifies area  | as being open and forming important  | nto of a      |   | 5 Yea                       | ar Capacity                              | 0        |
|  | ettlement. HECA identifies that remnar<br>s survive associated with Westwood H     |               |   |                             | Density                                  | 34.30    |
| Planning Applicat  |  | ning App      | Dication Details  | Approval I                  | Date:                                    |          |
| Building Control F   | Ref (  | Other Applica | ation:  | Approval I                  | Life:                                    |          |
| Date Last Upd  | lated 12-Jun-15  |               | Date Form Printed   | 01-Ju                       | ıl-15                                    |          |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |   | Land at<br>Westwo<br>Leek | t<br>ood Hall Farm   |               |                    |      |
|--|---|---------------------------|--|---------------|--------------------|------|
|  |   | Site Deta                 | nils   |               |                    |      |
| Description  | Land forming part of Westwoo  | od Riding                 | School   |               |                    |      |
| Comments:  |   |                           |  |               |                    |      |
| Area:  | 1.54 ha. gross 1.540 ha   | . net                     | Policy: 2/3  |               | Status:            | NC   |
| Grid Ref.:   | E 396640 N 356137   |                           | Commitment:  | 7             | Use:               | 9    |
| Туре:  | G Hierarchy:  | T                         | Conversion:  | NB            | Location:          | R    |
| Greenbelt:   | Y Flooding:   | Ν                         | Replacement Dwg:   | Ν             | Owner:             | 3    |
|  | Site  | Assess                    | ment   |               |                    |      |
| Site Features:   |   |                           | Deliverabili   | ty Assessn    | nent               |      |
| some mature trees alo  | ng boundaries. Yard area, menage ar   | nd                        | Availability:  |               |                    | 3    |
| rass land.   |   |                           | Part of site is in use as a ridir  | ng school.    |                    |      |
| Availabile Access:   | stwood Hall Farm  |                           | Suitability:   |               |                    | 3    |
| Additional Comments  | <u>.</u>  |                           | Not considered suitable due to<br>site and because of intrusion<br>designated as green belt. Oth<br>within the green belt. | into open cou | intryside which is |      |
|  |   |                           | Achievability:   |               |                    | 1    |
| Strengths/ Opportuni   | ties:   |                           | Development would be econo<br>likely costs and planning oblig  |               |                    |      |
| Veakneses/ Constrai  | nts:  |                           | Classification: C  | Full          | Capacity           | 50   |
|  | ntifies area as forming important land<br>IECA identifies that future development |                           |  | 5 Yea         | r Capacity         | 0    |
|  | upon the integrity of the historic lands  |                           |  |               | Density 3          | 2.47 |
|  | Planr   | ning App                  | lication Details   |               |                    |      |
| Planning Applicat  | tion:   | Application T             | ype:   | Approval D    | Date:              |      |
| Building Control F   |   | Other Applica             |  | Approval L    | ife:               |      |
| Date Last Upd  | lated 12-Jun-15   |                           | Date Form Printed  | 01-Jul        | -15                |      |

| Site Ref. No.:       1936         SMDC Ref. No.:       LE233         NLUD Ref. No.:       PA Ref. No.:         LDF Ref. No.:       LDF Ref. No.: | Churn                    | o rear of<br>et View Middle School<br>et View  |  |  |
|--|--------------------------|--|--|--|
|  | Site Det                 | ails   |  |  |
| <b>Description</b> Agricultural grazing land   |                          |  |  |  |
| Comments:  |                          |  |  |  |
| Area: 4.95 ha. gross 4.950 ha  | a. net                   | Policy: 3 Status: NC   |  |  |
| Grid Ref.: E 399079 N 357728   |                          | Commitment: 7 Use: 8   |  |  |
| Type: G Hierarchy:   | Т                        | Conversion: NB Location: R   |  |  |
| Greenbelt: N Flooding:   | Ν                        | Replacement Dwg: N Owner: 4  |  |  |
| Site   | Asses                    | sment  |  |  |
| ite Features:  |                          | Deliverability Assessment  |  |  |
| gricultural grazing land. Strong boundary to the north of site   | е                        | Availability:  |  |  |
| nature trees and Stare Wood SBI). Weak boundary to wes<br>ight of Way runs to the east of site between the school and                            |                          | No known availability constraints. SHLAA suggestions form received for LE233a  |  |  |
| te. The site slopes down to the west and north.  |                          |  |  |  |
| o obvious appropriate access for significant development.  |                          |  |  |  |
| b Wardle Barn Farm. Form states off lane currently being v<br>y Ascent.  |                          | Suitability:   |  |  |
| dditional Comments:  |                          | 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 |  |  |
| HLAA form received for (LE233a) part of site north eastern<br>eld closest to settlement.   | part of                  | west of site does not relate well to settlement. Access constraints.   |  |  |
|  |                          | Achievability: 1   |  |  |
| trengths/ Opportunities:   |                          | Development would be economically viable taking into account all likely costs and planning obligations associated with the site  |  |  |
| outside of the development boundary  |                          |  |  |  |
| /eakneses/ Constraints:  |                          | Classification: C Full Capacity 175  |  |  |
| dentified in the L&SCA as forming part of important landsca<br>etting to settlement. HECA identifies there is little capacity                    | ape<br>for               | 5 Year Capacity <b>0</b>   |  |  |
| istoric environment to take medium to large scale developrithout fundamentally altering historic landscape character.                            |                          | Density <b>35.35</b>   |  |  |
| Plan   | ning Ap                  | plication Details  |  |  |
|  |                          |  |  |  |
| Planning Application:  | Application <sup>-</sup> | Type: Approval Date:   |  |  |

| Site Ref. No.:<br>SMDC Ref. No                                    | 1937<br>.: LE234   | Lan                | and between  |
|---|--|--------------------|--|
| NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:                    |  | Mou<br>Lee         | ount Road and Ashbourne Road<br>eek  |
|   |  | Site I             | Details  |
| Description<br>Comments:  | Agricultural field   |                    |  |
| Area:   | 0.82 ha. gross   | 0.820 ha. net      | et Policy: 3 Status: NC  |
| Grid Ref.:  | E 399648 N 35  | 55771              | Commitment: 7 Use: 8   |
| Туре:   | G Hiera  | archy: T           | T Conversion: NB Location: R   |
| Greenbelt:  | N Floo   | ding: N            | N Replacement Dwg: N Owner: 4  |
|   |  | Site Ass           | ssessment  |
| Site Features:  |  |                    | Deliverability Assessment  |
| Mature trees along bou  | undaries. Sloping site. Sit  | e narrows to where | re Availability: 2   |
| t meets Mount Road a  |  |                    | No known availability constraints.   |
| Availabile Access:<br>Nount Road or Ashbou<br>Additional Comments |  |                    | Suitability:       3         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:       1 |
|   | ties:<br>f a larger urban extension<br>sites identified on Mount   |                    | Development would be economically viable taking into account all likely costs and planning obligations associated with the site  |
| Veakneses/ Constrai   | nts:   |                    | Classification: C Full Capacity 20   |
| countryside The L&SC<br>setting to the settlement                 | e would be an intrusion ir<br>A does not identify it as f<br>nt. Ridgeline to south eas<br>development below this. | orming important   | 5 Year Capacity 0<br>Density 24.39   |
|   |  | Planning           | g Application Details  |
| Planning Applica  | tion:  | Applica            | ication Type: Approval Date:   |
| Building Control I  | Ref  | Other A            | r Application: Approval Life:  |
| Date Last Upo   | lated 12-Jun-15  |                    | Date Form Printed 01-Jul-15  |

| Site Ref. No.: 1938<br>SMDC Ref. No.: LE235<br>NLUD Ref. No.: Sand<br>LDF Ref. No.: Leek  | lon Street   |
|---|--|
| Site De   | etails   |
| Description Old 1998 Local Plan employment allo   | ocation. Core Strategy Broad Area EM1.   |
| Comments: Old 1998 Local Plan employment allocation. C  | Core Strategy Broad Area EM1.  |
| Area: 3.7 ha. gross 3.700 ha. net   | Policy: 1 Status: ALP  |
| Grid Ref.: E 398270 N 355364  | Commitment: 2 Use: 6/8/9   |
| Type: G Hierarchy: T  | Conversion: NB Location: U   |
| Greenbelt: N Flooding: N  | Replacement Dwg: N Owner: 1.3  |
| Site Asses  | ssment   |
| tite Features:  | Deliverability Assessment  |
| <ul> <li>Vacant &amp; agricultural land part of which used for horse grazing/<br/>tabling. Eastern part of site slopes down to south. Western part of<br/>ite relatively flat with mature foliage/ trees with track leading to<br/>attle market. Disused railway runs along western</li> <li>Availabile Access:</li> <li>Leed for a new access road. Opportunity to extend the access road<br/>o create new link road connecting A520 and A53.</li> </ul> | Availability:       2         Part of land is in use as a car park for adjacent Britannia offices.         Otherwise no known availability constraints.         Suitability:       2   |
| dditional Comments:   | 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: 1   |
| Algor regeneration opportunity identified in Core Strategy with<br>portunity for employment, leisure and tourism uses. Opportunities<br>ssociated with the canal and disused railway line. Masterplan<br>lentifies commercial and residential as potentially suitabl  | Development would be economically viable taking into account all likely costs and planning obligations associated with the site  |
| Veakneses/ Constraints:   | Classification: B Full Capacity 140  |
| rook runs along southern boundary of the site. Need for a new ccess road. Some mature trees/foliage.  | 5 Year Capacity <b>0</b>   |
|   | Density <b>37.84</b>   |
|   | nnlication Details   |
| Planning Δι   |  |
| Planning Application: Application   |  |

| Site Ref. No.:       1954         SMDC Ref. No.:       Le239         NLUD Ref. No.:       Birchall |  |                |   |  |  |  |
|--|--|----------------|---|--|--|--|
| PA Ref. No.:<br>LDF Ref. No.:  |  | Leek           |   |  |  |  |
|  | S  | Site Deta      | ils   |  |  |  |
| Description  | Agricultural grazing land  |                |   |  |  |  |
| Comments:  |  |                |   |  |  |  |
| Area:  | 9.127 ha. gross 9.127 ha   | . net          | Policy: 3 Status: NC  |  |  |  |
| Grid Ref.:   | E 398993 N 355066  |                | Commitment: 7 Use: 8  |  |  |  |
| Туре:  | G Hierarchy:   | Т              | Conversion: NB Location: R  |  |  |  |
| Greenbelt:   | N Flooding:  | Ν              | Replacement Dwg: N Owner: 4   |  |  |  |
|  | Site   | Assess         | ment  |  |  |  |
| ite Features:  |  |                | Deliverability Assessment   |  |  |  |
| arioultural arazina lan  | d. Undulating site which is steeply slo  |                | Availability:   |  |  |  |
| arts and visually prom   | ninent. At a higher level than houses a  | it             | No known availability constraints.  |  |  |  |
|  | f Way runs through site. Birchall Woo<br>Ballington Wood (SBI) to north.                                   | u              |   |  |  |  |
| vailabile Access:  |  |                |   |  |  |  |
|  | nowever unsuitable for significant   |                |   |  |  |  |
| evelopment. Land rise  | es quite steeply from Sandybrook Lan   | e.             | Suitability: 3  |  |  |  |
| dditional Comments   | S:   |                | Not considered suitable due to access and topography constraints. Parts of site are visually prominent.                         |  |  |  |
|  | part of Leek as large field boundaries v<br>n. Not identified in L&SCA as forming<br>etting to settlement. |                |   |  |  |  |
|  |  |                | Achievability: 1  |  |  |  |
| trengths/ Opportuni  | ties:  |                | Development would be economically viable taking into account all likely costs and planning obligations associated with the site |  |  |  |
|  |  |                |   |  |  |  |
| /eakneses/ Constrai  |  |                | Classification: C Full Capacity 300   |  |  |  |
|  | y make the site unsuitable for significant.<br>Poor relationship with the existing                         | ant            | 5 Year Capacity 0<br>Density 32.87  |  |  |  |
|  | Planr  | nina Ann       | lication Details  |  |  |  |
| Planning Applicat  |  | Application Ty |   |  |  |  |
|  |  |                |   |  |  |  |
| Building Control F   |  | Other Applica  | Approvar Life.  |  |  |  |
| Date Last Upd  | lated 12-Jun-15  |                | Date Form Printed 01-Jul-15   |  |  |  |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:   |  |               | ff<br>nia Car Park<br>lye Street   |                                  |
|--|--|---------------|--|----------------------------------|
|  | _  | Site Deta     | iils   |                                  |
| Description<br>Comments:   | Woodland   |               |  |                                  |
| comments.  |  |               |  |                                  |
| Area:  | 0.44 ha. gross 0.440 ha  | . net         | Policy: 1  | Status: NC                       |
| Grid Ref.:   | E 398522 N 356793  |               | Commitment: 7  | Use: 6/9                         |
| Туре:  | G Hierarchy:   | T             | Conversion: NB   | Location: U                      |
| Greenbelt:   | N Flooding:  | Ν             | Replacement Dwg: N   | Owner: 1                         |
|  | Site   | Assess        | ment   |                                  |
| ite Features:  |  |               | Deliverability Asses   | sment                            |
| Voodland   |  |               | Availability:  | 3                                |
| esidential developmer<br>additional Comments<br>ncluded within the Hor<br>ddressed through Lee<br>n Masterplan for a nun | ton Development Brief. Area is to be<br>Masterplan. California Mill area con<br>nber of uses: education; offices; arts |               | Suitability:<br>Unlikely to be suitable for residential dev<br>and woodland constraints. | 2<br>velopment due to access     |
| ducation/ business ind   | cubator all exclude and retain woodlar   | nd.           | Achievability:   | 1                                |
| Vithin development bo  |  |               |  |                                  |
| Veakneses/ Constrai  | nts:   |               | Classification: C  | Full Capacity 15                 |
| ccess may constrain  | development. Woodland - no TPOs  |               | 5 Y  | Tear Capacity 0<br>Density 34.09 |
|  | Planr  | ning App      | blication Details  |                                  |
| Planning Applicat  | ion:   | Application T | ype: Approva   | Il Date:                         |
| Building Control F   | ````````````````````````````````````   | Other Applica | ation: Approva   | I Life:                          |
| Date Last Upd  | ated 12-Jun-15   |               | Date Form Printed 01-  | Jul-15                           |

| Site Ref. No.: 1959<br>SMDC Ref. No.: LE241   | Land off   |
|---|--|
| PA Ref. No.:  | Hillside Drive<br>Leek   |
| Sit   | te Details   |
| DescriptionIdentified in the PPG 17 Audit aComments:  | as natural and semi natural open space   |
| Area: 0.59 ha. gross 0.590 ha. r<br>Grid Ref.: E 397174 N 355704  | net Policy: 1 Status: NC<br>Commitment: 7 Use: 5   |
| Type: G Hierarchy:  | T   Conversion:   NB   Location:   U   |
| Greenbelt: N Flooding:  | N Replacement Dwg: N Owner: 1  |
| Site A  | Assessment   |
| ite Features:   | Deliverability Assessment  |
| Ientified in the PPG 17 Audit as natural and semi natural oper pace. A footpath runs through site linking Hillside Drive to /etenhall Drive. Sloping site. Need to check on site. | n Availability: 3 Open space   |
| vailabile Access:   |  |
| lillside Drive and Gordon Close   | Suitability:       3         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. |
| trengths/ Opportunities:  | Achievability:   |
| elates well to existing residential.  |  |
| /eakneses/ Constraints:   | Classification: C Full Capacity 12   |
| Vhole area included in the PPG 17 Audit as being natural and atural open space. Footpath runs through site providing link fresidential area to the school.                        | rom 5 Year Capacity 0<br>Density 20.34   |
| Plannii   | ng Application Details   |
| Planning Application: Ap  | pplication Type: Approval Date:  |
| Building Control Ref  | her Application: Approval Life:  |
| Date Last Updated 12-Jun-15   | Date Form Printed 01-Jul-15  |

| Site Ref. No.:<br>SMDC Ref. No.<br>NLUD Ref. No.:<br>PA Ref. No.:<br>LDF Ref. No.: | ļ                                       | Albany        | Worthingtons Factory<br>Albany Mill<br>Abbey Green Road/ Mill Street<br>Leek |                       |  |  |  |
|--|---|---------------|--|-----------------------|--|--|--|
|  |   | Site Deta     | ails   |                       |  |  |  |
| Description  | Currently in employment use             |               |  |                       |  |  |  |
| Comments:  |   |               |  |                       |  |  |  |
| Area:  | 0.55 ha. gross 0.550 ha                 | . net         | Policy: 1  | Status: NC            |  |  |  |
| Grid Ref.:   | E 397831 N 357004                       |               | Commitment: 7  | <b>Use</b> : 2        |  |  |  |
| Туре:  | B Hierarchy:                            | Т             | Conversion: NB   | Location: U           |  |  |  |
| Greenbelt:   | N Flooding:                             | Ν             | Replacement Dwg: N   | Owner: 3              |  |  |  |
|  | Site                                    | Assess        | ment   |                       |  |  |  |
| Site Features:   |   |               | Deliverability Assess  | ment                  |  |  |  |
| ndustrial buiilding and  | yard. In a mixed use area.              |               | Availability:  | 3                     |  |  |  |
|  |   |               | Currently in use. No housing suggestions                                     | form received.        |  |  |  |
| Availabile Access:   |   |               |  |                       |  |  |  |
| Access onto A523   |   |               |  |                       |  |  |  |
|  |   |               | Suitability:   | 2                     |  |  |  |
|  |   |               | Issue of loss of an employment use if red                                    | eveloped for housing. |  |  |  |
| Additional Comments  | :                                       |               | Would need to relocate/ reprovide the em                                     | ployment use.         |  |  |  |
|  |   |               |  |                       |  |  |  |
|  |   |               | Achievability:   | 1                     |  |  |  |
| Strengths/ Opportunit  | ies:                                    |               |  |                       |  |  |  |
| Within development bouservices and facilities.                                     | undary. Brownfield site well located to | D             |  |                       |  |  |  |
|  |   |               |  |                       |  |  |  |
| Weakneses/ Constrair   | nts:                                    |               | Classification: C  | III Capacity 22       |  |  |  |
| _oss of an employment  | use. Premisses are still in use.        |               |  | ar Capacity <b>0</b>  |  |  |  |
|  |   |               |  | Density <b>40.00</b>  |  |  |  |
|  |   |               |  |                       |  |  |  |
|  | Planr                                   | ning App      | blication Details  |                       |  |  |  |
| Planning Applicati   | ion: SM                                 | Application T | ype: Approval  | Date:                 |  |  |  |
| Building Control R   | lef                                     | Other Applica | ation: Approval  | Life:                 |  |  |  |
| Date Last Upda   | ated 12-Jun-15                          |               | Date Form Printed 01-Ju  | ul-15                 |  |  |  |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |  |               | susiness Park<br>ye Green   |                 |                     |               |
|--|--|---------------|---|-----------------|---------------------|---------------|
|  | _  | Site Deta     | ills  |                 |                     |               |
| Description  | Underused employment area  |               |   |                 |                     |               |
| Comments:  |  |               |   |                 |                     |               |
| Area:  | 1.94 ha. gross 1.940 ha  | . net         | Policy: 1   |                 | Status:             | NC            |
| Grid Ref.:   | E 399050 N 357302  |               | Commitment:   | 7               | Use:                | 2             |
| Туре:  | B Hierarchy:   | Т             | Conversion:   | NB              | Location:           | U             |
| Greenbelt:   | N Flooding:  | Ν             | Replacement Dwg:  | Ν               | Owner:              | 4             |
|  | Site   | Assess        | ment  |                 |                     |               |
| Site Features:   |  | [             | Deliverabili  | ity Assessn     | nent                |               |
| Single commercial unit   | and large hardstanding vehicle yard/   | car           | Availability:   |                 |                     | 2             |
| bark - Keyplant.   |  | cai           | Currently in use but may beca   | ome available   | e in future. Owner  |               |
|  |  |               | contacted to remain involved.   |                 |                     |               |
| Availabile Access:   |  |               |   |                 |                     |               |
| Gated access on to Ba  | III Haye Green   |               |   |                 |                     |               |
|  |  |               | Suitability:  |                 |                     | 2             |
| Additional Comments  | 3:   |               | Issue of loss of an employme<br>therefore potentially suitable<br>relocate/ reprovide the emplo | for residential | development, if a   | area<br>could |
|  |  |               | Achievability:  |                 |                     | 1             |
| Strengths/ Opportuni   | ties:  |               | Development would be econo  |                 |                     |               |
| Within development bo<br>esidential  | oundary, adjacent to POS and existing  |               | likely costs and planning oblig   | jations assoc   | lated with the site | 1             |
| Weakneses/ Constrai  | nts:   |               | Classification: B   | Ful             | I Capacity          | 70            |
|  | ployment use. Scores well in Employm<br>though review recognises potential         | nent          |   | 5 Yea           | r Capacity          | 0             |
| development constrain  | its i.e. residential location, proximity to area. Owner looking for possible reloc |               |   |                 | Density 3           | 6.08          |
|  | Plann  | ning App      | lication Details  |                 |                     |               |
| Planning Applica   | tion:  | Application T | ype:  | Approval [      | Date:               |               |
| Building Control I   |  | Other Applica |   | Approval L      | .ife:               |               |
| Date Last Upc  | lated 12-Jun-15  |               | Date Form Printed   | 01-Jul          | -15                 |               |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |  | Staffor<br>Leek<br>Site Deta | rdshire County Council Highway Depot<br>ails  |
|--|--|------------------------------|---|
| Description  | Currently in use as Staffs CC  | depot                        |   |
| Comments:  |  |                              |   |
| Area:  | 1.09 ha. gross 1.090 ha  | . net                        | Policy: 1 Status: NC  |
| Grid Ref.:   | E 397273 N 355121  |                              | Commitment: 7 Use: 9  |
| Туре:  | B Hierarchy:   | T                            | Conversion: NB Location: U  |
| Greenbelt:   | N Flooding:  | Ν                            | Replacement Dwg: N Owner: 2   |
|  | Site   | Assess                       | sment   |
| ite Features:  |  |                              | Deliverability Assessment   |
|  | re of office buildings and storage barn<br>Inding and car parking. Adjacent to<br>edge Country Park.   |                              | Availability:       2         The site is currently in use as a depot for Staffordshire County         Council. May be available in the future. SHLAA form received.         Suitability:       2                                   |
| dditional Comments   |  |                              | 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. |
| trengths/ Opportuni  | ties   |                              | Achievability:  |
|  | xisting town boundary.   |                              |   |
| /eakneses/ Constrai  | nts:   |                              | Classification: B Full Capacity 35  |
| rban area figures due<br>oundary but some wh                                     | as urban extension rather than be incl<br>to its location within the town develop<br>at divorced from urban area. Small po<br>een identified as Ladderedge CP. | oment                        | 5 Year Capacity 0<br>Density 32.11  |
|  | Plann  | ning App                     | plication Details   |
| Planning Applicat  | tion:  | Application 7                | Type: Approval Date:  |
| Building Control F   |  | Other Applic                 |   |
| Date Last Upd  | lated 12-Jun-15  |                              | Date Form Printed 01-Jul-15   |

| Site Ref. No.:2000SMDC Ref. No.:LE251NLUD Ref. No.:SpringPA Ref. No.:Leek   | tation<br>gfield Road   |
|---|---|
| Site Det  | tails   |
| Description         Currently in use as Fire Station           Comments:         Image: Comment state |   |
| Area: 0.39 ha. gross 0.390 ha. net  | Policy: 1 Status: OPP   |
| Grid Ref.: E 399307 N 356417  | Commitment: 6 Use: 9  |
| Type: B Hierarchy: T  | Conversion: NB Location: U  |
| Greenbelt: N Flooding: N  | Replacement Dwg:   N   Owner:   2   |
| Site Asses  | sment   |
| Site Features:  | Deliverability Assessment   |
|   | Availability: 3   |
|   | Planning permission approved for redevelopment of Fire Station reference 09/00698/OUT |
| Availabile Access:  |   |
| Springfield Road  |   |
|   | Suitability: 3  |
| Additional Comments:  | Valuable community facility.  |
| Strengths/ Opportunities:   | Achievability: 1  |
| Vithin town development boundary. In a mixed use area.  |   |
| Neakneses/ Constraints:   | Classification: C Full Capacity 16  |
| Nould only become available if Fire Station were to relocate.   | 5 Year Capacity 0   |
|   | Density <b>41.03</b>  |
| Planning Ap   | plication Details   |
| Planning Application: Application   | Type: Approval Date:  |
| Building Control Ref  | cation: Approval Life:  |
| Date Last Updated 12-Jun-15   | Date Form Printed 01-Jul-15   |

| Site Ref. No.:       2108         SMDC Ref. No.:       LE253         NLUD Ref. No.:       PA Ref. No.:         LDF Ref. No.: | End H                       | adjacent to<br>ouse<br>dleton Road                           |                               |           |
|--|-----------------------------|--|-------------------------------|-----------|
|  | Site Det                    | ails   |                               |           |
| Description Agricultural la  | and                         |  |                               |           |
| Comments:  |                             |  |                               |           |
| Area: 0.48 ha. g   | ross 0.480 ha. net          | Policy: 3  | Status:                       | NC        |
|  | N 354444                    | Commitment:  | 7 Use:                        | 8         |
| Type: G  | Hierarchy: T                | Conversion:  | NB Location                   | n:R       |
| Greenbelt: N   | Flooding: N                 | Replacement Dwg:   | N Owner:                      | 4         |
|  | Site Asses                  | sment  |                               |           |
| te Features:   |                             | Deliverabilit  | y Assessment                  |           |
| acant agricultural land bounded by ma  | ture trees. Site is raised  | Availability:  |                               | 1         |
| ove the road level.  |                             | No known availability constrair availability.                | nts. Owner has confirmed      |           |
| vailabile Access:  |                             |  |                               |           |
| neddleton Road -access may constrain   | n development.              |  |                               |           |
|  |                             | Suitability:   |                               | 2         |
| ditional Comments:   |                             | Potentially suitable as a small somewhat remote from service |                               | ccess     |
| ot identified in the L&SCA as forming i  | montant landscape setting   | issues may constrain developr the road.                      | ment. Site is well screened   | d from    |
| the settlement.  | inportant landscape setting |  |                               |           |
|  |                             | Achievability:   |                               | 1         |
| rengths/ Opportunities:  |                             | Development would be econor                                  | nically viable taking into ac | count all |
| ell screened site. Trees form a strong   | boundary to the settlement. | likely costs and planning obliga                             | ations associated with the    | site      |
|  |                             |  |                               |           |
| eakneses/ Constraints:   |                             | Classification: B  | Full Capacity                 | 15        |
| utside the development boundary and rvices and facilities of Leek. Mature tr   |                             |  | 5 Year Capacity               | 0         |
|  |                             |  | Density                       | 31.25     |
|  | Planning Ap                 | plication Details  |                               |           |
| Planning Application:  | Application                 | Туре:  | Approval Date:                |           |
| Building Control Ref   | Other Appli                 | cation:  | Approval Life:                |           |
| Date Last Updated 12-Ju  | un-15                       | Date Form Printed  | 01-Jul-15                     |           |

| Site Ref. No.:       2246         SMDC Ref. No.:       LE256         NLUD Ref. No.:  |                              | o south west of<br>use Farm  |                |
|--|------------------------------|--|----------------|
|  | Site Det                     | ails   |                |
| Description Greenfield I   | and including two ponds      |  |                |
| Comments:  |                              |  |                |
|  | gross 1.509 ha. net          | Policy: 2/3  | Status: NC     |
| Grid Ref.: E 39683   | 1 N 354570                   | Commitment: 7 l  | <b>Jse:</b> 8  |
| Type: G  | Hierarchy: ⊤                 | Conversion: NB L   | ocation: R     |
| Greenbelt: Y   | Flooding: N                  | Replacement Dwg: N C   | wner: 3        |
|  | Site Asses                   | sment  |                |
| Site Features:   |                              | Deliverability Assessment  |                |
| Greenfield land. Bound by mature tree  | es. Two ponds within the     | Availability:  | 1              |
| site. The pond in the eastern part of s pond.  |                              | SHLAA form received. No known availability co  | nstraints.     |
| Availabile Access:<br>Potentially through LE255 rear of Ivy H<br>new access.<br>Additional Comments:   | łouse Farm - would require a | Suitability:<br>The site appears to be unsuitable for residentia<br>to the Green Belt status of the land & poor relat<br>town. Also issues of access. Other sites are as<br>not within the green belt. | ionship to the |
| Strengths/ Opportunities:  |                              | Achievability:   | 1              |
| <b>Weakneses/ Constraints:</b><br>Divorced from the town and its service<br>and Special Landscape Area. Difficulty<br>require a new access potentially throu<br>ponds. | y in accessing site - would  | Classification: C Full Cap<br>5 Year Ca<br>Der   |                |
|  | Planning Ap                  | plication Details  |                |
| Planning Application:  | Application                  | Type: Approval Date:   |                |
| Building Control Ref   | Other Applic                 |  |                |
| Date Last Updated 12-  | Jun-15                       | Date Form Printed 01-Jul-15  |                |

| NLUD Ref. No.:  | er<br>ng Mens Club<br>laye Green   |
|---|--|
| Site Det  | tails  |
| <b>Description</b> Former Working Mens Cub and outdo  | or sport facility identified in the PPG17 Audit  |
| Comments:   |  |
| Area: 1.48 ha. gross 1.480 ha. net  | Policy: 1 Status: NC   |
| Grid Ref.: E 398941 N 357158  | Commitment: 7 Use: 5/9   |
| Type: B/G Hierarchy: T  | Conversion: NB Location: U   |
| Greenbelt: N Flooding: N  | Replacement Dwg: N Owner: 4  |
| Site Asses  | sment  |
| ite Features:   | Deliverability Assessment  |
| ormer working mens club building and POS - sports pitch   | Availability: 2  |
|   | No known availability constraints. Owner willing to release.   |
|   |  |
| all Haye Green  |  |
|   | Suitability: 2   |
| dditional Comments:   | May potentially be suitable for residential use. Majority of the land<br>is outdoor sport facility and this would need to be relocated for<br>the site to be considered acceptable. Issue of loss of a<br>community use. |
| trengths/ Opportunities:  | Achievability:   |
| /ithin town development boundary. Could be an opportunity for opprehensive redevelopment of the area including relocation of e outdoor sport facility . |  |
| /eakneses/ Constraints:   | Classification: B Full Capacity 50   |
| oss of outdoor sport facility - would need to be relocated. Farm ccess runs through eastern part of site.   | 5 Year Capacity 0  |
| ccess runs through easiern part of site.  | Density <b>33.78</b>   |
| Planning Application: Application   |  |
| Building Control Ref Other Appli  |  |
|   |  |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.: |   |              | es Concrete<br>hills Road  |   |
|--|---|--------------|--|---|
|  |   | Site Det     | ails   |   |
| Description  | Currently in employment u   | use          |  |   |
| Comments:  |   |              |  |   |
| Area:  | 4.5 ha. gross 4.470   | ha. net      | Policy: 1/8  | Status: NC                                  |
| Grid Ref.:   | E 397813 N 355261   |              | Commitment:  | <b>Use</b> : 2                              |
| Туре:  | B Hierarchy:  | Т            | Conversion: NB   | Location: U                                 |
| Greenbelt:   | N Flooding:   | Y            | Replacement Dwg: N   | Owner: 3                                    |
|  | Ę   | Site Asses   | sment  |   |
| Site Features:   |   |              | Deliverability Assess  | nent  |
| Existing employment s  | ite. Adjacent to Ladderedge Cou   | intry Park   | Availability:  | 1   |
| and Caldon Canal Con   | servation Area  |              | No known availability constraints. SHLAA   | form received.                              |
| Availabile Access:<br>Sunnyhills Road.   |   |              |  |   |
|  |   |              | Suitability:   | 2   |
| Additional Comments  | -   |              | May be suitable for redevelopment howev<br>employment use. Also, part in Flood Zone<br>needs to be had for impact on adjacent La<br>Canal CA. Would need to relocate/ reprov<br>use elsewhere. | e 2. Consideration<br>adderedge CP & Caldon |
|  |   |              | Achievability:   | 1   |
| Strengths/ Opportuni   |   |              |  |   |
| Within development bo  | bundary, previously developed lan                                       | nd.          |  |   |
| Weakneses/ Constrai  | ints:   |              | Classification: B  | Il Capacity 140                             |
| Kerrygold Factory to th  | ood Zone 2. Predominantly emplo   | ent use.     | 5 Yea  | ar Capacity <b>0</b>                        |
|  | e Country Park and Caldon Cana<br>elatively close proximity to a Lister |              |  | Density <b>31.32</b>                        |
|  | Pl  | anning Ap    | plication Details  |   |
| Planning Applicat  | tion:   | Application  | Type: Approval I   | Date:                                       |
| Building Control F   |   | Other Applie |  | Life:                                       |
| Date Last Upd  | dated 12-Jun-15   |              | Date Form Printed 01-Ju  | II-15                                       |

| Site Ref. No.:<br>SMDC Ref. No<br>NLUD Ref. No.<br>PA Ref. No.:<br>LDF Ref. No.:        |                  |                      | Barnfie<br>Leek          | s Concrete<br>elds Road   |  |                                       |                  |
|---|------------------|----------------------|--------------------------|---|--|---------------------------------------|------------------|
| Description   |                  |                      | Site Det                 | ails  |  |                                       |                  |
| Description<br>Comments:  | Currentiy in e   | employment use       |                          |   |  |                                       |                  |
| Area:   | 1.7 ha. g        | ross 1.700 h         | na. net                  | Policy: 1   |  | Status:                               | NC               |
| Grid Ref.:  | E 398061         | N 355297             |                          | Commitment  | : 7  | Use:                                  | 2                |
| Туре:   | В                | Hierarchy:           | T                        | Conversion:   | NB   | Location:                             | U                |
| Greenbelt:  | Ν                | Flooding:            | N                        | Replacement   | <b>Dwg</b> : N                               | Owner:                                | 3                |
|   |                  | Sit                  | e Asses                  | sment   |  |                                       |                  |
| Site Features:  |                  |                      |                          | Deli  | verability Asses                             | sment                                 |                  |
| Employment site, disu<br>eastern boundary. Cur<br>Availabile Access:<br>Barnfields Road |                  |                      | ong                      | Availability:<br>No known availability  | constraints. SHLA                            | A form received.                      | 1                |
|   |                  |                      |                          | Suitability:  |  |                                       | 2                |
| Additional Comments   | -                |                      |                          | Currently in employm<br>employment use. Lo<br>make it potentially su<br>residential.Would nee | cation of site within<br>itable for a number | the settlement bour of uses including | -                |
| Identified in the Churne  | t Valley Masterp | blan                 |                          | use elsewhere.  |  |                                       |                  |
| Strengths/ Opportuni  | ties:            |                      |                          | Achievability:  |  |                                       | 1                |
| Within development bo   | undary, previous | sly developed land s | site.                    |   |  |                                       |                  |
| Weakneses/ Constrai<br>Site is not within Flood<br>of loss of an employme               | Zone but is adja | cent to Flood Zone   | 2. Issue                 | Classification:   |  | Full Capacity                         | 55<br>0<br>32.35 |
|   |                  | Plan                 | ning Ap                  | plication Detail  | S  |                                       |                  |
| Planning Applicat   | lion:            |                      | Application <sup>-</sup> | Гуре:   | Approva                                      | al Date:                              |                  |
| Building Control F  |                  |                      | Other Applic             |   | Approva                                      | al Life:                              |                  |
| Date Last Upd   | lated 12-J       | un-15                |                          | Date Form F   | Printed 01-                                  | Jul-15                                |                  |