

**SITE OPTIONS JULY 2015 CONSULTATION RESPONSES:**

- A. CALLING FOR NEW SITES (NOT INCLUDED ON THE SHLAA DATABASE AT THE TIME THE CONSULTATION TOOK PLACE) TO BE CONSIDERED FOR INCLUSION IN THE PLAN; AND**  
**B. RESPONSES CONCERNING EXISTING SHLAA SITES**

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
<b>General</b>				
Public	Brownfield sites in the Potteries	Housing	Stoke-on-Trent is in desperate need of regeneration and funding.	The council consulted Stoke-on-Trent City Council as part of the recent consultation and will continue to have discussions under the duty-to-cooperate. However, the government guidance is clear that we have to meet our housing need within our own area if possible.  NO CHANGE TO PLAN RECOMMENDED
Historic England			Encourage the Council to ensure that the historic environment is one of the factors that is considered in deciding whether sites are suitable and deliverable.	The historic environment is being taken into account in deciding suitable development sites. As well as consulting with Historic England and the National Trust, local bodies with an interest in the historic environment such as the Leek and Moorlands Historic Buildings Trust and the Council's own Conservation Officers, have been consulted. Furthermore, the Council plans to carry out further evidence based work in relation to impact of the Preferred Options sites on the historic environment in the near future.  NO CHANGE TO PLAN RECOMMENDED
Hockey			Land availability should be clarified by contacting owners. On reviewing the individual Site Assessment Forms in the SHLAA LARGE SITE ASSESSMENT FORMS VOLUME 1 'TOWNS' they do not take into account	The Council contacts those owners of SHLAA sites proceeded with in the Local Plan process as appropriate (where this hasn't already been made known to the Council). SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC

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			<p>cumulative impacts of development on other sites, lack of consistency – arguments used for one site not used on another site where they apply equally. Reading the site Assessments for other Biddulph Sites showed this to be a common across them all. On applying nationally accepted assessment processes to the Site Assessments raises strong concerns that the process they arise from is fundamentally flawed and finds that they need to be re-assessed with consideration of the impact of other Sites, the wider environment and the proposals for Biddulph Moor. For example, the records for BD067, BD067a, BD067b and BD067c. Also, no consideration has been given to, for example, traffic past schools or distance to public transport to name but two issues that cannot be overcome by including new roads.</p>	<p>HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 &amp; 3 SUMMARY” document. The SMDC approach has been based on national guidance. The suitability and deliverability assessments are necessarily a broad-brush balanced judgement based on available Council evidence at that time. As there are thousands of SHLAA records it is not possible to pre-suppose a site’s suitability based on permutations of one or more other SHLAA sites being proceeded with as allocations (or assuming that they would attract planning approval). In the case of cumulative impacts arising from schemes these would be assessed more precisely during the planning application stage, eg requirements for highways improvements, infrastructure contributions etc. The consideration of cumulative impacts generally is taken into account in plan-making, however SHLAA records are not intended to be this detailed.</p> <p>The suitability criteria do take into account a site’s centrality/proximity to settlements. Development schemes may be required to make planning contributions to local public transport infrastructure where this is deemed reasonably necessary (and having regard to Local Transport Plan priorities). The Council is also investigating the potential for a CIL charging Schedule.</p> <p>The options consultation gave the public the opportunity to suggest amendments to existing SHLAA records. As will the forthcoming Preferred Options consultation.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>

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<b>Leek</b>				
Easom	LE057		The land adjoining Pickwood recreation ground should be removed from SHLAA. Heritage demands this land with remnants of historic parkland be earmarked: a. The inaccessible parts connected to the wider countryside retained for wildlife. b. The open areas to be future public recreation areas or parkland. Leek has grown over many years and it is time to give the town more recreation areas to benefit the health and wellbeing of the population. In Victorian times, William Challinor had the means, generosity and foresight to provide Pickwood recreation ground and SMDC should have a similar vision fit for the people in the 21st century.	In light of recent evidence and material considerations; suitability rating and explanatory text to be amended to '3', with consequent amendment of deliverability classification to 'C'. However record will not be deleted from database.  The need for further public open space is assessed in the PPG 17 audit; and monitored annually by the Council in its AMR. The need for further public open space in Leek will be kept under review in light of the site allocations process. Where there is a proven deficiency qualifying residential development will need to provide planning contributions.  NO CHANGE TO PLAN RECOMMENDED
Landowner / Agent	LE063		Comment that the site is available from the owner.	Comment noted. The site is within the Leek Town Development Boundary. However the site is not recommended to be retained as a residential option owing to the findings of the Council's Phase I ecological survey for the site.  If site nevertheless comes forward for residential development through the planning applications process this will be taken off Leek's residual housing requirement.  AMEND PLAN
Landowner / Agent	LE069		Land is off Mount road with physical access from the estate to the west. It comprises grazing land with few poor quality trees. I can confirm that the field shown on the title plan is the only parcel of	Comments noted. Note that it does not appear feasible to access site from High View Road without access over third party land.  NO CHANGE TO PLAN RECOMMENDED.

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			land in our ownership and that this is available for development.	
1 x public	LE128		The site assessment form makes no acknowledgement of the flooding that occurs in the SW corner of this plot and the significant surface run-off from this plot and down Moorland Road. As a resident at the SW of this plot I have concerns that the land drains coming off LE128 and through the back of the plots on Moorland Road cannot support the additional drainage needs of major building development on this plot. The site assessment form should be amended to recognise that flooding does occur.	<p>The form makes no reference to flood risk as the site does not fall within an Environment Agency Flood Risk zone; further the EA and SCC Lead Local Flood Risk Officer raised no objections to this site.</p> <p>Severn Trent raised no objections to development within this area. Infrastructure needs specifically related to a new development will be provided as part of that development.</p> <p>If localised flood issues are discovered then on-site mitigation measures may be required.</p> <p>Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
1 x public	LE147		The gradient of the land is unsuitable for housing and the lower half of the field consists of reed beds under which rises a natural spring. In order to preserve the ancient well, access to the site would have to be from Cauldon Close and would necessitate the filling in of the special sunken walled footpath which I feel should be preserved as an historical feature of the area.	<p>The record acknowledges that the site slopes upwards towards the north, the presence of boundary wall, and tree cover. The record anticipates access from Cauldon Close. The information in the record (including net developable area; and capacity) is a broadbrush summary. Whilst there is sloping it is not considered to make the whole site undevelopable.</p> <p>Note the EA; the SCC Lead Local Flood Officer; and Severn Trent did not raise objections to this site.</p> <p>In the event of a subsequent application, under the Council's DC1 and DC2 Design and Historic Environment Policies, the Council would seek to retain</p>

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				<p>as much original walling as possible.</p> <p>Note that the site falls within the Ladydale Site of Biological Interest, a County-level nature conservation designation.</p> <p>The site is within the Leek Town Development Boundary. However the site is not recommended to be retained as a residential option owing to the findings of the Council's Phase I ecological survey for the site (Ladydale SBI) NO CHANGE TO THE PLAN RECOMMENDED</p>
Haddock	LE153		<p>Object to the development of this site. The land mainly comprises mixed deciduous woodland populated by mature trees, mostly consisting of Silver Birch, English Oak, Scots Pine, Ash and understory shrubs. The wood is at least 137 years old and appears on the Ordnance Survey 1st Edition Map dating back to 1878. The site is ecologically important, both in its own right and as part of a linking network of woods in the area, which collectively provide a corridor for local wildlife. The wood supports well-established badger and fox populations with numerous badger sets over the site. It is important woodland for many species of birds in terms of providing nesting sites, food resources and a roosting site. The site steeply slopes from north-west to south-east with an approximate difference in height of 20+ metres which will be a major obstacle to designing a viable</p>	<p>The site is classified as a C in the SHLAA (i.e. undeliverable) and recommended to remain so. Therefore it is not proposed to include it in the Local Plan as a preferred development site.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>

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			housing layout which is both visually acceptable, technically possible and protects the privacy of the 66 existing homes which surround the site.	
Sammons on behalf of Booth and Neive	LE224		SHLAA form received for eastern part of site. Two dwellings and garden area. Although close to Abbey Green which is a sensitive area the site is in a sustainable location close to the town centre and the town park and range of leisure facilities. Whole site classed as a C.	The site currently lies outside the Leek development boundary. Site is currently categorised as a 'C' deliverability in the SHLAA for the reasons set out in the record. Further, it is not considered appropriate to amend the development boundary in this location owing to visual/landscape impacts associated with development.  NO CHANGE TO PLAN.
Hooley	LE233A		Site put forward by owner for consideration for housing. It is on the edge of a residential area – has a new access road.	The site is adjacent to Churnet View Middle School. Staffordshire County Council has indicated that expansion of this school may be necessary to accommodate new development. This site may be needed for that purpose. The site is well related to the existing settlement boundary and could be suitable for a small housing scheme to facilitate expansion of the school.  AMEND PLAN TO INCLUDE SITE FOR SCHOOL EXPANSION / HOUSING
Barnes / Tyrill	LE233A		Object to the inclusion of this site.	The site is adjacent to Churnet View Middle School. Staffordshire County Council has indicated that expansion of this school may be necessary to accommodate new development. This site may be needed for that purpose. The site is well related to the existing settlement boundary and could be suitable for a small housing scheme to facilitate expansion of the school.  AMEND PLAN TO INCLUDE SITE FOR SCHOOL

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				EXPANSION / HOUSING
G L Hearn on behalf of Capita	LE235		Site is situated within the Leek Development Boundary, comprises of agricultural land and forms part of the Cornhill Regeneration Area. Request that the land is allocated alongside the adjacent Council owned land for commercial / residential development in the Preferred Options Plan.	The Council agrees that it would be appropriate to allocate this site for mixed commercial/residential development in Preferred Options, given the residual requirements for both land uses across the town.  AMEND PLAN
WYG on behalf of Key Plant Automation Ltd	LE243		The SHLAA scores the site as 1 for 'achievable' but only '2' for 'suitable' and 'available'. It is recommended that the site should score higher in each of these 2 categories. The owner is currently looking to relocate as the site is too small to meet the company's current needs. Sub-division of the site to a number of businesses would not work due to fire safety. The aging buildings are not fit for purpose and the location of the site is constrained. Access is inadequate for HGVs. Similar sites on Leek (e.g. Adams Foods) are not currently being well received by the market. This is an opportunity to create a sustainable residential development in an attractive location.	Given existing use of site for employment purposes, and the policy imperative to protect existing employment sites under Policy E2 Core Strategy, SHLAA suitability to be amended to '3', therefore deliverability amended to 'C'. However availability to be updated to '1'.  NO CHANGE TO PLAN RECOMMENDED
1 x	LE276		Site should be confirmed for housing within town development boundary.	This site is categorised as 'undeliverable' in the SHLAA as it is separated from the town by agricultural fields and a cricket ground. Due to this separation it is not considered appropriate to include the land within the Leek Town Development Boundary.  NO CHANGE TO PLAN RECOMMENDED

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Public	Land off Buxton Road	Housing	No comments	Sites along Buxton Road that are well related to the development boundary have been assessed as part of the SHLAA and formed part of the site options consultation.  NO CHANGE TO PLAN RECOMMENDED
Public	London Mill, Ashbourne Road	Housing	No comments	As this site lies in the Leek development boundary it is not considered necessary to allocate as residential proposals could arise at any time. If site subsequently receives residential planning permission this will be taken off Leek's residual housing requirement.  Note current application on site for employment purposes SMD/2016/0113.  AMEND PLAN
Public	Big Mill, Macclesfield Road	Housing	No comments	Site already has permission for conversion to residential and counts towards Leek's housing provision.  NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land next to Abbey Fields	Housing	Agricultural Land. Access could be achieved via Bridge End.	Note existing SHLAA sites LE071B, LE221, and LE222 all attract a '3' suitability/'C' deliverability classification for the reasons set out in those records.  Site does not relate well to the existing settlement; may be affected by flood risk according to the Council's SFRA; and is more elevated than surrounding land.  NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land off Macclesfield Road	Housing	Land fronts Macclesfield Road so access is available. There is already a cluster of houses. Site is available.	Create SHLAA record Site does not relate well to the existing settlement. The site is also in Green Belt. The Green Belt Review

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				recommends that this area is retained as Green Belt.  NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land at Highfield, Macclesfield Road	Housing	House with garden and orchard. May require highway improvements. Utilities available (0.6 ha)	Create SHLAA record Site does not relate well to the existing settlement.  NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land off Mount Road	Housing	Suitable for housing development in conjunction with adjoining land off Mount Road. (1.2ha)	Create SHLAA record Part of LE128 but separate ownership so needs another record. Area of mature trees now designated as Area- and individual- TPOs. Consider that would make the site very difficult to develop. New SHLAA record to attract '3' suitability/'C' deliverability classification.  NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner (Rob Duncan for N. Chattaway)	Land at Mollatts Wood Road	Housing	Site capable of accommodating 3-4 dwellings and is available within 5 years. In a residential area, site is well enclosed and screened, not important to landscape setting of Leek, reasonably good access to facilities, scope for vehicular access, does not lie within a known flood risk area, no known constraints which would make development of the site unviable.	Create SHLAA record Site does not relate well to the existing settlement and is also in Green Belt. The Green Belt Review recommends that this area is retained as Green Belt. New SHLAA record to attract '3' suitability/'C' deliverability classification. The Council would also take into account the built up nature (or otherwise) of sites when considering development boundary modifications.  NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner (HOW Planning on behalf of Co-operative Bank PLC)	Newton House, Cheddleton Road, Leek		SHLAA site LE150 should be expanded to include Newton House itself and all the surrounding land within the client's ownership. Highly sustainable location, owner supports whole area for a mixed use development for employment and residential. Site is in the development	Agreed. It is considered appropriate to allocate the whole site for mixed use development and update the SHLAA record accordingly.  AMEND PLAN

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			<p>boundary and a logical infill site, good access to public transport. Newton House will be vacated within next 2 years, client's property agent has advised that there is no prospect of the building being occupied by a single user and any lettings would be small scale and short term which would be unviable.</p> <p>Initial technical work has been undertaken in respect of potential development constraints and none have been identified that would prevent development coming forward in the near future. The site is therefore available, suitable and achievable in the terms identified by the NPPF.</p> <p>In the context of the above it is evident, in accordance with the Council's methodology, that the site assessment for LE150 should be updated as follows.  <b>Availability:</b> The land owner has confirmed that they would bring the site forward for development within 5 years and therefore the site should score 1 (available now) in this regard.  <b>Suitability:</b> The land owner has confirmed that the site boundary should be extended to include the existing Newton House site, which is now surplus to operational requirements due to be vacated within 2 years. With the incorporation of the wider site under LE150, the site would represent</p>	

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			<p>a highly sustainable (part brownfield) redevelopment opportunity within the settlement boundary.</p> <p>There are no known significant policy restrictions or site constraints and therefore the site should score 1 (suitable) in this regard. In fact the allocation of this site for development is entirely consistent with local and national policy and there are major planning benefits which would flow from it. Consequently, extending the allocation will reduce the requirement for greenfield allocations outside of current settlement boundaries whilst redevelopment of this site will see the efficient reutilisation of previously developed land.</p> <p><b>Classification:</b> In the context of the above amendments to the availability and suitability scores, the site should be reclassified as a deliverable site (Category A) as it scores 1 for availability, suitability and achievability.</p>	
Agent / Landowner (Sammonds Architectural for Booth / Neive)	Land off Park Road (Britton House and Birchfields)	Housing	The site measures about 1ha and is in a sustainable location. It sits within a popular housing area on the northern outskirts of the town. All utilities are available and there are many options for vehicular access off Park Road.	<p>Site LE224 attracted a C deliverability rating in the SHLAA, owing to access, TPO, and visual impact concerns. Was therefore not mapped as an option. The site falls outside the current/draft proposed development boundary.</p> <p>The Council will publish its Preferred Options Local Plan for public response in April/May 2016.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
<b>Biddulph</b>				

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Gaskin	BD061		Consider that the wooded part of the site should be excluded from the SHLAA site and that the remainder should be considered for housing.	Amend SHLAA record to exclude the wooded part of the site.  The site is not considered to be suitable for residential development due to its elevated nature and subsequent visual impact as well as the impact on the character of the town at this key entry point.  NO CHANGE TO PLAN RECOMMENDED
Nixon	BD063a		Note the SHLAA record for this site gives it a suitability score of 2 yet under the councils own criteria the site should be designated as a 3, being within greenbelt, and therefore should be removed from the sites identified for development.	The site concerned has been assessed under record BD063a, rather than BD063 (a much larger area of land). BD063a has a suitability score of '2' i.e. 'potentially suitable' whereas the larger neighbouring area has a score of '3' 'unsuitable'. The fact that both areas are Green Belt has been considered as part of the assessment but the smaller area of land is not considered to undermine the wider purposes of the Green Belt and this view is supported by the Council's Green Belt Review.  NO CHANGE TO PLAN RECOMMENDED
16 x public	BD067a		Flooding / drainage problems, noise, highway safety, education infrastructure, attract commuters, lack of jobs, loss of green belt land, trees and wildlife, loss of agricultural land, land instability.	Amend SHLAA record to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.  AMEND PLAN
14 x public	BD067b		Flooding / drainage problems, noise, highway safety, education infrastructure, attract commuters, lack of jobs, loss of green belt land, trees and wildlife, loss of agricultural land, land instability.	Amend SHLAA record to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.  AMEND PLAN
11 x public	BD067c		Flooding / drainage problems, noise, highway safety, education infrastructure,	Amend SHLAA record to reflect the results of the Green Belt Review, which concludes that this area is

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			attract commuters, lack of jobs, loss of green belt land, trees and wildlife, loss of agricultural land, land instability.	unsuitable for development.  AMEND PLAN
Jacobs	BD068		<p>Requests the following changes to the SHLAA record:</p> <p>Site Features: states that 'Heavily screened from neighbouring sewage works (west)'. This is not accurate and is only for a maximum of 5 months when the trees are in leaf. Indeed, during late Autumn, Winter and early Spring there is very little if NO screening.</p> <p>Strengths: - states that ' low impact on openness of greenbelt'. – Many people use Marsh Green Road as an access point to the Biddulph Bridle Path for health and recreation. BD068 and BD083 provide the beginning of the greenbelt area and the only sizeable appearance of nature within the area. It also forms a distinction between the development of Biddulph North and Gillow Heath. This is the only area where a distinction is apparent and should therefore be considered in the same way that the Biddulph North/Biddulph Moor separation is considered.</p> <p>Weakness:- Capacity and danger of increased traffic to narrow access road, plus the narrow bend leading to a poor visibility junction with the</p>	<p>Amend SHLAA record to reflect that the screening is not evergreen.</p> <p>The Green Belt Review recommends that this area can be considered for release from the Green Belt. County Highways has not raised any highway safety issue which would render the site undevelopable. Not aware of any issues raised relating to noise at the neighbouring United Utilities facility which would render this land undevelopable. At the time of writing there is no record of a planning approval for a telecommunications tower on this particular land. The land owner considers that the site is deliverable.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>

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			<p>main road. This would cause a danger to motorists and pedestrians.</p> <p>Amenity to residents is questionable as the sewage works is a 24/7 facility with noise and associated issues. Also a large telecommunications tower received approval on this site.</p> <p>Achievability: – Considering the infrastructural changes required to make the land developable, there are other sites with potential to develop which would have less impact on council budgets.</p>	
Lunt & Worthington	BD069		<p>Additional comments - should point out that the land is in a greenbelt area that has been classified as historic parks and gardens in the HEA and HLC.</p> <p>Strengths / opportunities - should say that this is one option for tidying up a derelict site but that all other options should be explored rather than lose a piece of local history that is of national importance due to its close links to the Grange and one of few surviving Victorian walled gardens in the country.</p> <p>Weaknesses / Constraints - should say that the council commissioned Historic Sites Assessment report recommended that development in this area is not appropriate.</p>	<p>The SHLAA record for this site will be amended where appropriate.</p> <p>The Council is commissioning a heritage impact assessment for all the sites selected by the Council as Preferred Options for development and this work will be done under the guidance of Heritage England. The work is expected to be completed this summer and will inform the Council as to which sites are appropriate to take forward into its final draft of the plan the 'Submission Version'.</p> <p>(Also refer to the officer comments made on this specific site in response to the consultation).</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>

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			<p>As the site is next to a lake, has an abundance of wells, naturally occurring springs and a very high water table I think the SCC should have some specific concerns re: flooding.</p> <p>Suitability – This section should point out all the above comments as each one provides insight into the unsuitability of this site.</p>	
1 x public	BD075 (Albion Mill)		No comments.	<p>Albion Mill has a recent planning consent for conversion to housing and is included in Biddulph's housing figures. As it is within the existing Biddulph Town Development Boundary it could come forward for development without the need for an allocation.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
2 x public	BD109 / BD118		Access to either Brook Street or Tower Hill Road makes this site totally unsuitable, and therefore not deliverable.	<p>The Highway Authority has not stated that this site is undeliverable. However the site is not recommended for taking forward as a Preferred Option for other reasons. Refer to site record for full details.</p> <p><b>AMEND PLAN</b></p>
12 x public	BD110		Flooding, highway safety, position in relation to town centre, lack of infrastructure – schools, overlooking, loss of light and privacy.	<p>Amend SHLAA record to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.</p> <p><b>AMEND PLAN</b></p>
5 x public	BD116		Question Biddulph's housing requirement, object to Green Belt development, new development should be adjacent to the bypass. Support the development of	<p>This site has been classified as a 'C' in the SHLAA and its development is not supported in the Council's Green Belt Review. However, an adjacent area which is recommended for consideration for release from the</p>

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			BD116.	Green Belt is under consideration.  NO CHANGE TO PLAN RECOMMENDED
X 5	BD117		Consider that: Site should be used for residential not employment	This area is considered highly suitable to meet the town's employment land needs and potentially offers co-location benefits with the neighbouring Victoria Business Park.  However, not all of the land is needed for employment purposes within the plan period. The land adjacent to the A527 is needed for employment purposes but land to the east can be considered for residential purposes. The Green Belt Review considers that the land is potentially suitable for release from the Green Belt for development.  CONSIDER AMENDING PLAN
Redfern	BD117		The site lies within the green belt. It is owned by multiple people, some who bought land to prevent development other for stables. Access to the site is impossible for this reason from the main A527 access from Mill Hayes Road would be difficult and expensive. It would be far better to develop south and West of the existing site on the opposite side this would keep a well defined area . Another possibility would be land south of the existing proposals along the left hand side of Childerplay Road going down as far as Bemersley recycling centre. This land is easy to access there have been past submissions for expansion of existing businesses here.	The Highways Officer raised no objection in relation to accessing this site from the A527 and would be potentially agreeable to a smaller proportion being accessed from Harlech Drive subject to a Transport Assessment.  There is very little suitable land south of the Victoria Business Park for employment or housing purposes (within the District), given landform, tree cover and site size. Note site BD078 attracted a 'C' deliverability rating in the SHLAA (for housing) for a number of reasons including coal mining legacy, access; and as it represents a very limited stretch of Green Belt before the conurbation. The Council's recently published Green Belt Review did not identify this stretch of land as suitable for release from Green Belt. It is also not considered to relate as well to the urban form of the

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				<p>town as BD117.</p> <p>Similarly land east of Childerplay Road is not considered to relate as well to the urban form of the town as BD117; and has a more open rural character. It was also not recommended for release from Green Belt in Green Belt Review.</p> <p>This area is considered highly suitable to meet the town's employment land needs and potentially offers co-location benefits with the neighbouring Victoria Business Park.</p> <p>However, not all of the land is needed for employment purposes within the plan period. The land adjacent to the A527 is needed for employment purposes but land to the east can be considered for residential purposes. The Green Belt Review considers that the land is potentially suitable for release from the Green Belt for development.</p> <p><b>CONSIDER AMENDING PLAN</b></p>
14 x public	BD134		Flooding / drainage problems, noise, highway safety, education infrastructure, attract commuters, lack of jobs, loss of green belt land, trees and wildlife, loss of agricultural land, land instability.	<p>Amend SHLAA record to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.</p> <p><b>AMEND PLAN</b></p>
Knights / Axson	BD136		Would not support development of this land. It is not available and unsuitable due to its steeply sloping nature, its function as a landscape drainage system, the location of the Bateman Bridge (which is Grade II listed) and because it is situated in both Green Belt and SMDC-	<p>The site is classified as a C in the SHLAA and recommended to remain so.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>

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			designated Special Landscape Area.	
Baker/Neumann/Brown	BD137		<p>The owners of the field would like it to be considered for development.</p> <p>Strengths are that Biddulph Valley Way is on the field boundary to the West with gate access. This provides for very good amenity facilities for dwellings. The main road (A527) from Congleton to Biddulph is on the field boundary to the East with main road frontage and gate access. The main road provides good communication which is sustainable including regular public transport to both towns of Congleton and Biddulph and within 2.5 miles connects to Congleton train station going to Manchester and London.</p> <p>Utilities are conveniently located:-  Gas main on main road close to gate way  Sewage works across the main road in the direction of Biddulph  Mains electricity at adjacent homes</p> <p>Not sure if Bailey's Wood should be included in BD137 as this is a woodland which is managed by Woodland Trust, we don't know who owns the woodland.</p>	<p>The area is currently classified as a 'C' i.e. an undeliverable site in the SHLAA.</p> <p>The northern and eastern parts of the site are affected by Flood Zones 2 and 3 due to stream. Blanket TPOs exist to the northern part of site (Baileys Wood). This is also identified in PPG17 audit as natural and semi natural open space. Also records suggest that historic earthwork has taken place in this area.</p> <p>The land is considered to be unsuitable for development due to these constraints. Also, the land is considered to be part of the open countryside beyond a defensible development boundary. Housing here could potentially affect the setting of the heritage assets at Biddulph Grange.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
Willard on behalf of clients	BD138 a + b		Support inclusion of these sites in the Local Plan.	The Council has recently published a Green Belt Review which identifies land which can be released from the Green Belt without causing harm. The document does not recommend that these sites should be considered for release from the Green Belt.

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				AMEND PLAN
4 x public	BD140		Question Biddulph's housing requirement, object to Green Belt development, new development should be adjacent to the bypass. Support the development of BD140.	The Council has recently published a Green Belt Review which has identified that part of this area is potentially suitable for release from the Green Belt without harming it. In light of this, the SHLAA record which currently categorises this site as undeliverable will be reconsidered. Further investigation of this area is currently underway.  CONSIDER AMENDING PLAN
Nicklin	BD144		BD144 these sites should remain as greenbelt areas. The proposed development will have an adverse effect on conservation. The current road infrastructure is insufficient and congested. I disagree with the assessment regarding 'good access' and 'not identified as being significant in landscape terms'. Access onto Tower Hill Road would create congestion with Brook Street/ Brown Lees Road junction and from Tower Hill Road down to Newpool Road a bottleneck occurs at the narrow bridge. The views to Mow Cop are a feature of village life and an essential amenity for all residents.	The site is not recommended for taking forward as a Preferred Option, primarily due to the impact of development on the Green Belt, detailed in the Council's recently published Green Belt Review. Refer to site record for full details.  AMEND PLAN
2 x public	BD144		We believe these sites should stay as greenbelt area as the scale of this development will have an adverse effect on nature conservation and will also increase traffic congestion and in turn increase pollution within a greenbelt area. I believe the existing infrastructure is	The site is not recommended for taking forward as a Preferred Option, primarily due to the impact of development on the Green Belt, detailed in the Council's recently published Green Belt Review. Refer to site record for full details.  AMEND PLAN

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			<p>already strained and will not cope with the proposed expansion.</p> <p>The assessment states that there is 'good access' and 'not identified as being significant in landscape terms'. Both these statements are wrong. Access onto Tower Hill Road would be a nightmare, as this road leads directly to two major bottle necks – one at Brook Street / Brown Lees Road junction in Brown Lees village, where residents parking and a blind bend leading to dangerous access and restricted driving - down to one lane only in Brook Street, with traffic coming from HARRISEAHEAD increasing in recent years. When the two way flow is restricted to one lane in Brook Street this causes an impasse, with resultant congestion. The other major bottle neck from Tower Hill Road is down to Newport Road where bottleneck occurs at the narrow bridge adjacent to the school. This bridge is regularly grid locked as buses use it, and the school parking results in a regular impasse here too, with traffic chaos ensuing. As for the landscape the views to Mow Cop are a feature of village life and an essential amenity for all residents.</p>	
Public	Former Chapel on Station Road	Housing	No comments.	The chapel has planning permission for a residential conversion and as it is within the existing Biddulph Town Development Boundary could come forward for development without the need for an allocation.

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				NO CHANGE TO PLAN RECOMMENDED
Public	Sites along Tunstall Road	Housing	Brownfield land unmaintained & scruffy	Though no map has been provided to clarify precisely which areas of land are being referred to, it is assumed that these are already within the existing Biddulph Town Development Boundary and could come forward for development without the need for an allocation provided they meet planning criteria relating to site design, highway safety and residential amenity.  NO CHANGE TO PLAN RECOMMENDED
Public	Land off Childerplay Road	Housing	No comments.	A new SHLAA record will be created to cover this area. Initial assessment suggests that this area would not be suitable for housing. The recently published Green Belt Review does not support its removal from the Green Belt. Also, in sustainability terms, the land is far removed from the main facilities and services of the town centre and development in this location would elongate the town and spread development further towards the District boundary. Other options are available which relate better to the town.  NO CHANGE TO PLAN RECOMMENDED
Public	Land to the east and west of the A527 (Biddulph to Congleton) (no map)	Housing	There is already existing housing in the Whitemoor Area and good access exists.	A new SHLAA record will be created to cover this area. Initial assessment suggests that this area would not be suitable for housing. The recently published Green Belt Review does not support its removal from the Green Belt. Also, in sustainability terms, the land does not relate well to Biddulph. Other options are available which relate better to the town.  NO CHANGE TO PLAN RECOMMENDED
Public	Adjacent to Victoria Business Park, Brown Lees	Housing	No comments.	Though no map has been provided to clarify precisely which area of land is being referred to, it is assumed that the land concerned is BD143. Development of

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				<p>this area would mean building up to the District boundary in this significant area of green belt which maintains the separation of Biddulph from Stoke on Trent.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
Green Belt Review and 1 x public	West of Biddulph Valley Way, off Akemoor Lane (ADD03)	Housing	Potentially suitable from GB point of view.	<p>This area has undergone Sustainability Appraisal as follows: "The proposed delivery of up to 300 dwellings is considered to have a significant positive effect. The site's location away from designated assets is likely to have a positive effect, as could the site's accessibility to services, facilities and areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield Grade 4 ALC land is considered to have a negative effect."</p> <p>From a highways point of view, a Transport Assessment (TA) would be required. Junctions on the route to the bypass, on the bypass and beyond would need to be considered in the TA and likely improved. Akemoor Lane would need to be improved along its entire length (or at least towards Biddulph) – widen, reconstruct, drainage, road lighting etc. Third party Land may be required. Two access points on to Akemoor Lane to serve the development would suffice.</p> <p>The land is in more than one ownership and owners have been contacted. Responses are awaited from most parties. Part of the land is unregistered.</p> <p>CONSIDER AMENDING PLAN</p>

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Green Belt Review	North of Mill Hayes Road / ADD04	Housing	Potentially suitable from GB point of view.	<p>This area has undergone Sustainability Appraisal as follows: "The proposed delivery of up to 250 dwellings is considered to have a significant positive effect as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative impact. The development of greenfield Grade 4 ALC land is assessed to have a negative effect."</p> <p>From a highways point of view, a Transport Assessment (TA) would be required. Creation of an access directly onto the A527 is preferred. Query whether a suitable point could be created at the southern end (e.g. through the SMDC car park?).</p> <p>The land is in more than one ownership and owners have been contacted. Responses are awaited from most parties.</p> <p><b>CONSIDER AMENDING PLAN</b></p>
Agent / Landowner	Hursts Quarry	Housing	Site is in active use in the Green Belt. Site would contribute a significant amount of housing and provide environmental benefits on a brownfield site. Local residents are in support but the owner is pursuing residential development on the site.	<p>The County Minerals Team have the following comments; "The site is subject to a current mineral permission <u>SM.EA/4</u> that is subject to conditions requiring restoration and aftercare of the quarry to an agricultural after use. There is a current requirement for this permission to be reviewed under the Environment Act which provides an opportunity to update the conditions associated with the current permission.</p> <p>National and local policy (refer to saved policy 5 of the MLP and draft policy 3 of the <u>emerging MLP</u>) seeks to safeguard important mineral resources and advise that to inform any housing suitability assessment it would</p>

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				<p>be necessary for the prospective developers to carry out a mineral site assessment to demonstrate the quantity, the quality and the value of the remaining resource and the potential impact of the housing proposals on adjacent mineral resource”.</p> <p>The site is not recommended for development in the Green Belt Review and it is considered that the sites selected as Preferred Options for housing all relate better to Biddulph town than this site which is divorced from the facilities and services that the town has to offer.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
Mr Bostock	Land at Bostocks Beacon House Farm	Housing	Brownfield redundant mill and surrounding agricultural land. Close to Gillow Heath. Land is available.	<p>A new SHLAA record will be created to cover this area. Initial assessment suggests that this area would not be suitable for housing. The recently published Green Belt Review does not support its removal from the Green Belt and the land is not well related to the existing settlement.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
Ms Ross	Land adj to BD131b, Harlech Drive	Housing	Good access off Harlech Drive. Site is available.	<p>This area (as a whole) has undergone Sustainability Appraisal as follows: “The proposed delivery of up to 250 dwellings is considered to have a significant positive effect as could the site’s proximity to areas of existing employment. However, the site’s proximity to historic assets is likely to have a significant negative impact. The development of greenfield Grade 4 ALC land is assessed to have a negative effect.”</p> <p>County Highways consider that a suitable access may be able to be created off Harlech Drive to serve this</p>

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				development but this is subject to the results of a Transport Assessment. Junction capacity and junction improvements would need to be assessed to determine if they are necessary and if so if they are possible. If a larger part of the area is to be developed the highway authority would prefer an access off the A527.  CONSIDER AMENDING PLAN
Biddulph Councillors	Land within SMDC, north of Brindley Ford			A new SHLAA record will be created to cover this area. Initial assessment suggests that this area would not be suitable for housing. The recently published Green Belt Review does not support its removal from the Green Belt. Also, in sustainability terms, the land is far removed from the main facilities and services of the town centre and development in this location would elongate the town and spread development further towards the District boundary. Other options are available which relate better to the town.  NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Newpool Farm, Knypersley	Housing	Extension of existing site (BD063a). Supporting Information - Extended Phase 1 Habitat Survey, Access Report.	The Council's recently published Green Belt Review recommends that a small portion of this site may be acceptable for release from the Green Belt but not a large scale area as this is considered to be an illogical site with no clear external boundaries.  NO CHANGE TO PLAN RECOMMENDED
<b>Cheadle</b>				
1 x public	CH001		This should not be classified as Urban Extension, but should be reclassified as Open Space. Developing this area would seem contrary to the Core Strategy. CH001 is a green open space that many	The Council has already committed to pursuing the residential development/allocation upon this site under Pol SS5C(1) adopted Core Strategy. New development will need to incorporate areas of open space and landscaping as part of the scheme and will

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			residents make use of on a daily basis. Using this as Urban Extension will result in a solid block of development, with no Green space. This area will not be easy to develop as it floods in the winter months, so may as well remain as Open Space.	also be required to contribute to other types of open space such as play areas and playing fields where a deficiency has been identified.  The Council consults with its Open Space Officer and Sport England; and reviews its own evidence (PPG17 Audit) when considering the need to allocate areas of public access open space.  NO CHANGE TO PLAN RECOMMENDED
1 x public	CH001		Query the classification of sites CH085a-d with regard to the settlement boundary. In the 'Strengths / Opportunities' box, the site is described as being 'within the settlement boundary' but then in the policy box it is marked as a 3 which I understand from page 11 of the SHLAA to mean in open countryside, shouldn't these sites be classified as a '1' i.e. within the settlement boundary.	These sites are located within the settlement boundary and therefore the SHLAA policy box should be amended to reflect this.  NO CHANGE TO PLAN RECOMMENDED
1 x	CH015		Brownfield sites should be identified and developed ahead of any greenfield sites in line with government policy.	Brownfield sites have been identified within the SHLAA and those which are considered to accommodate over 10 dwellings have been included as a preferred option allocation.  NO CHANGE TO PLAN RECOMMENDED
Owner / Agent	CH087 & CH074		Land at Eaves Lane (CH087) would be accessed easily from the lane. All services are in place. Lane on Ashbourne Road (CH074) is directly opposite the Thorley Drive site which may be approved at appeal in the near future. Development of the site would not affect many people and all services	CH087 is designated as Visual Open Space and is considered unsuitable for development because of role in separating developed areas, ecological value and recreational importance.  CH074 is not adjacent to the existing development boundary and not well related to the settlement.

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			including buses etc are nearby. Both areas of land are available for development.	NO CHANGE TO PLAN RECOMMENDED
Landowner / Agent	CH083		Land is available for development. It has direct access with Cherry Lane and there is only Woodheadhall Farm between it and the CH080 and CH081 'potentially suitable sites'.	Outside settlement boundary and remote from main urban area. Identified in Landscape & Settlement Character Assessment as forming part of remnant historic landscape. Impact on setting of adjoining Hales Hall (Listed Building)  NO CHANGE TO PLAN RECOMMENDED
Landowner / Agent	CH084		Disagree with the SHLAA categorisation for this site – consider that the C classification is incorrect and should be revised upwards. Disputed points on the SHLAA record are: <ul style="list-style-type: none"> <li>It currently says that the site has nature conservation value, but it is considered that the site is poor semi improved grassland with little ecological value.</li> <li>It currently states that the site is Green Belt and it is not.</li> <li>It currently states that the site is visually prominent and it is considered that although a small percentage of the site may be visually prominent, the specific development area suggested is concealed behind mature hedgerows and trees.</li> <li>It currently states that the site is subject to flood risk but the majority of the site is unaffected.</li> </ul>	Agree that the classification could be revised to a B based on the additional information submitted. Revise SHLAA record and reduce the size of the site and the capacity to reflect this.  NO CHANGE TO PLAN RECOMMENDED
1 x	CH085a		Large site assessment forms states it is in the settlement boundary in policy box it is marked 3 which is open countryside in the	These sites are located within the settlement boundary and therefore the SHLAA policy box should be amended to reflect this.

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			SHLAA.	NO CHANGE TO PLAN RECOMMENDED
Pyatt	CH092 & CH096		Should be included for housing, as part of one site is brown field formally a tip.	CH092 is considered unsuitable for development because of landscape quality, intrusion into open countryside and adjacent to SBI.  CH096 is considered unsuitable for development because of landscape quality and intrusion into open countryside.  NO CHANGE TO PLAN RECOMMENDED
1 x public	CH093		The above sites would add approx 700 houses to this area of Cheadle which already has a very large estate with one single access onto the main Cheadle-Teian road. This road is already probably the busiest road in and out of Cheadle giving access for HGV's onto the A50/M6 complex.	The Council seeks advice from the Highways Authority regarding access and capacity. A Traffic Assessment would be necessary to determine the potential impact arising from new development and the highway infrastructure improvements that would be necessary to mitigate any negative impacts.  NO CHANGE TO PLAN RECOMMENDED
Wright-Bevans	CH148		Would like to release land for development.	Development of CH148 would create significant intrusion into open countryside. The Green Belt Review has indicated that this area makes a significant contribution towards the purposes of Green Belt and is not recommended for release.  NO CHANGE TO PLAN RECOMMENDED
Public	Cheadle North adj to CH134A	Housing		Area does not relate well to the settlement and is located within Green Belt. The Green Belt Review recommends that this area is retained as it makes a significant contribution to the Green Belt.  NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	CH165	Housing	This site is proposed in the SHLAA for up to 26 houses. Site ought not to be	The Green Belt Review has indicated that this area makes a significant contribution towards the purposes

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			proposed as a large housing site. If only partially developed for dormer bungalows no more than 4 or 6 units would be likely to be achievable on the site.	of Green Belt and is not recommended for release.  NO CHANGE TO PLAN RECOMMENDED
Public	Opposite JCB (CH168)	Housing / Retail	Minimal impact on existing housing. Could provide space for development of schools and other amenities.	See SHLAA site CH168. The area does not relate well to the settlement and is also in Green Belt. The Green Belt Review recommends that this area makes a contribution towards the purposes of the Green Belt and is retained.  NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land at Friars Close	Housing	Site is outside development boundary and in the Green Belt. Site is within walking distance of the town centre. Land is in agricultural use. Semi-mature trees on site and wood to the west. Area naturally hilly and characterised by narrow roads. (0.73 ha)	Create SHLAA record Site relates relatively well to the existing settlement however is located in Green Belt and important landscape to the setting of the settlement. Green Belt Review recommends that this area makes a contribution towards the purposes of the Green Belt and is retained.  NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land at Harewood Grange Farm	Mixed use – residential and employment	Site would constitute infill development, brownfield land, access available, site available immediately.	Create SHLAA record. The area does not relate well to the settlement and is also in Green Belt. The Green Belt Review recommends that this area makes a contribution towards the purposes of the Green Belt and is retained.  NO CHANGE TO PLAN RECOMMENDED
<b>Alton</b>				
	AL024		Reconsider SHLAA B classification on this site. The land at the rear of the cottage is covered by a T.P.O. and is a designated priority habitat as a Traditional Orchard in accordance with the Habitats Directive Section 41 .It is listed on the national	Amend SHLAA record to reflect comments submitted. The site is not recommended as a Preferred Option Site.  NO CHANGE TO PLAN RECOMMENDED

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			database Ref (STAF0666) There is also an example of a historic Staffordshire, also known as Irish, stone walling on the site. This type of walling is recognised as a feature to be conserved in the context of the Churnet Valley Master Plan. These features and its habitat status suggest you should consider the site as a Heritage Asset and re classify it . Our view is it should be removed completely from the Site Allocations list in Alton currently being consulted on.	
Agent / Landowner	Land at The Stone House, Malthouse Road	Housing	Large garden to The Stone House in a sustainable location close to the village centre.	Create SHLAA record Site is located outside the development boundary but is well related to the settlement. However the site is located in a sensitive location within the Conservation Area. Not considered appropriate to allocate the site as a preferred option for housing.  NO CHANGE TO PLAN RECOMMENDED
Public			Area to the east of Nabb Lane and to the south of Denstone Lane could be an area for development. (No map supplied)	Nabb Lane and Denstone Lane form a clear edge to the Alton village development boundary. Not considered to be an appropriate location to extend the boundary as it is not an area currently developed and is dissected from the main village by Denstone Lane which has high levels of traffic.  NO CHANGE TO PLAN RECOMMENDED
<b>Biddulph Moor</b>				
Agent – Fisher German, Owner - Lichfield Diocesan Board	(Small Part of) BM012, Church Lane		Would like to see land identified as a housing site. It comprises a small part of BM012 in the Green Belt, and 2 other parcels of land in the existing settlement boundary. Together the parcels of land	The site is too small for a housing allocation. The part of the site within the existing development boundary could come forward for development at any time as it is within the existing settlement boundary.

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			would form a contiguous development site that would be served by a cul-de-sac off Church Lane at or close to the existing access point. The development of this predominantly brownfield site would provide 3 units for local needs. The site is owned by the Church of England and available and deliverable immediately. Support removal of the triangle of land from the Green Belt as it would allow for a more rational and defensible boundary with a well defined line running between the rear boundaries of two existing dwellings 'Conifers' and 'The Laurals'. This area suffers from Japanese Knotweed and its inclusion within a development site would ensure safe eradication.	In terms of adjusting the settlement boundary to include the part of the site which is located in the Green Belt, the Green Belt Review identifies areas of land which can be considered for release from the Green Belt and these will meet the anticipated housing requirements for Biddulph Moor without the need to adjust the Green Belt boundary anywhere else in the village.  NO CHANGE TO PLAN RECOMMENDED
x 1	BM014a		Should remain green belt. Not suitable for housing, Biddulph Moor is already under stress from additional traffic. Road access is not good to the Moor, and has been under more strain recently. Housing brings even more problems, road junctions are not safe as there are many parked cars blocking views, the listed area would greatly increase this as this point is the worst bottleneck in the village more so than any other.	The Council's Green Belt Review which has recently been published, recommends that this area could be considered for release from the Green Belt.  It is recommended that this site could be suitable as a preferred options site.  AMEND PLAN
x 1	BM035		Should remain green belt - not suitable for housing. Objection due to road access. The Biddulph Moor community is subjected to increasing vehicles on the road, but junctions and access are not suitable.	The Council's Green Belt Review which has recently been published, does not recommend that this area could be considered for release from the Green Belt.  AMEND PLAN

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Agent / Landowner	Adj to 310 New Street	Housing	Vacant buildings and land. Access directly off New Street. Site available.	<p>A SHLAA record will be created to cover this area. However, initial investigations show that the site is located in Green Belt and is part of important landscape to the setting of the settlement. The Council's Green Belt Review which has recently been published, does not recommend that this area should be considered for release from the Green Belt.</p> <p>The Green Belt Review identifies areas of land which can be considered for release from the Green Belt and these will meet the anticipated housing requirements for Biddulph Moor without the need to adjust the Green Belt boundary anywhere else in the village.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
Agent / Landowner	MCL, New Street	Employment	Consider that the land should be released from the Green Belt and allocated as an employment site. Existing business occupies 1 ha. Proposed area for expansion is 3.4 ha. MCL is a significant employer in the area and needs space to expand and create new employment. There are no other sites in Biddulph. Expansion would enable goods vehicles to be able to circulate safely and enable further buildings to be constructed for manufacture and indoor storage which would support improved productivity and be more visually appealing.	<p>Create SHLAA record.</p> <p>The site is located in Green Belt. The Council's recently published Green Belt Review has assessed areas around Biddulph Moor for potential development in the context of not causing harm to the Green Belt. The study recommends that this area is retained as Green Belt.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
Agent / Landowner	Land at Trent Head Farm	Housing	Land is suitable for a residential development open market/affordable or for elderly persons accommodation (1.1ha)	<p>A SHLAA record will be created to cover this area. The site is located in the Green Belt. The recently published Green Belt Review recommends that this area is retained as Green Belt. The land is separated from the existing built up area of Biddulph Moor and</p>

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				<p>there are sites available to meet Biddulph Moor's anticipated housing needs which would have less impact on the Green Belt and relate better to the existing settlement.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
Public x 2	Old disused workings at the junctions of 'Under the Hill' and 'Over the Hill'	Housing	No map supplied so exact location of site is unknown.	<p>A SHLAA record will be created for this area. This area is located in the Green Belt. The recently published Green Belt Review recommends that this area is retained as Green Belt. The land is separated from the existing built up area of Biddulph Moor and there are sites available to meet Biddulph Moor's anticipated housing needs which would have less impact on the Green Belt and relate better to the existing settlement.</p> <p>If the site is brownfield and / or contains existing buildings, some development may be permitted if it is in line with national planning policy set out in the NPPF.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
Public	Site on Church Lane where abandoned old cars have been left to rot.	Housing	No map supplied so exact location of site is unknown.	<p>The whole of Church Lane is in the existing settlement boundary so development on this land could come forward independently of the Local Plan process so no allocation is needed.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
Public	Infill along New St, Spode Farm	Housing		<p>This area is too small for an allocation.</p> <p>In terms of adjusting the settlement boundary to include this area, the Green Belt Review identifies areas of land which can be considered for release</p>

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				<p>from the Green Belt and these will meet the anticipated housing requirements for Biddulph Moor without the need to adjust the Green Belt boundary anywhere else in the village.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
Public	Infill at the top of Woodhouse Lane between 'Over the Hill' and Church Lane	Housing		<p>This area (SHLAA ref BM012) has previously been assessed as a 'C' Class and recent information from the Council's Green Belt Review confirms this position. The land is not recommended for release from the Green Belt.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
Resident in Response to Housing Needs Survey	Barrage Road	Housing	No map supplied so exact location of site is unknown.	<p>A SHLAA record will be created for this area. This area is located in the Green Belt. The recently published Green Belt Review recommends that this area is retained as Green Belt. The land is separated from the existing built up area of Biddulph Moor and there are sites available to meet Biddulph Moor's anticipated housing needs which would have less impact on the Green Belt and relate better to the existing settlement.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
Resident in Response to Housing Needs Survey	Old derelict cottage, Barrage Road	Housing		<p>A SHLAA record will be created for this area. This area is located in the Green Belt. The recently published Green Belt Review recommends that this area is retained as Green Belt. The land is separated from the existing built up area of Biddulph Moor and there are sites available to meet Biddulph Moor's anticipated housing needs which would have less impact on the Green Belt and relate better to the existing settlement.</p>

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				Improvements to / conversion of the building could be acceptable (subject to planning policy).  NO CHANGE TO PLAN RECOMMENDED
Resident in Response to Housing Needs Survey	Derelict Cottage and outbuildings, Crowborough Road	Housing		A SHLAA record will be created for this area. This area is located in the Green Belt. The recently published Green Belt Review recommends that this area is retained as Green Belt. The land is separated from the existing built up area of Biddulph Moor and there are sites available to meet Biddulph Moor's anticipated housing needs which would have less impact on the Green Belt and relate better to the existing settlement.  Improvements to / conversion of the building could be acceptable (subject to planning policy).  NO CHANGE TO PLAN RECOMMENDED
<b>Blythe Bridge and Forsbrook</b>				
Owner / Agent	BB027		Close to railway station and bus stop, good transport links and local facilities, site is occasionally used for grazing – but have had problems with crime and vandalism including fly tipping. Site is ideal for dwellings due to its positioning, outlook of existing properties will be maintained.	This site was included as a residential option during the options consultation. The SHLAA record attracts a 'B' classification (also BB028).  Sites BB027/BB028 were not recommended for release from the Green Belt in the Council's Green Belt Review.  Amend SHLAA record suitability to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.  AMEND PLAN
Mr Sammons	BB050		Site seems like a logical extension to	(see SHLAA form – site is within flood risk). Note the

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			BB054 as it is almost surrounded by housing. Would need open space along brook and housing to face brook.	<p>Council's SFRA identifies flood risk issues across the entire site.</p> <p>Site does not abut BB054. Both sites appear to be in separate ownership. BB050 is now 'landlocked' given approval SMD/2014/0016.</p> <p><b>NO CHANGE TO PLAN</b></p>
Planning Together Group (Mrs McManus)	Uttoxeter Road, Forsbrook	Housing	Access off Uttoxeter Road. Would include DC027, BB002 and BB087 SHLAA sites. Well screened sustainable location. Part brownfield. Areas outside Floodzone 1 would be utilised for Suds, landscaping and open space. Would significantly boost housing supply. Site could accommodate up to 750 dwellings. Owners have signed agreement to move the site forward. (62 hectares)	<p>Create new single SHLAA record for areas proposed not covered by sites DC027/BB002/BB087.</p> <p>This single site would not be suitable owing to scale (landscape/greenbelt impacts). Although part of this area is recommended for release from Green Belt in Green Belt Review, given the much smaller scale of residual housing requirement for village, the whole of this area theoretically recommended for release, would not warrant release. New SHLAA site record could be considered as sub-plots – SHLAA suitability of these would have to consider landscape and Green Belt evidence etc. Sites abutting or closer to existing built up areas would attract a higher suitability rating.</p> <p><b>NO CHANGE TO PLAN</b></p>
<b>Brown Edge</b>				
Walchester	(various)		There are a number of significant failings in the SHLAA process that has been undertaken and its findings. As the SHLAA has been used to identify the potential development sites in the Options consultation this has caused a major failing in the validity of that document. Key matters are:	<p>Where land is within the Green Belt it has been recorded as such on the SHLAA record.</p> <p>The SHLAA examined the built up area of Brown Edge and assessed some areas to consider their potential for housing development. These areas were either suggested by landowners / agents or identified by Council planning officers. Proposals for sites to be assessed can be sent to the Council at any time.</p>

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			<p>1 The Green belt status of some of the sites has not been fully acknowledged. The SHLAA did not consider non Green belt sites in built up areas. There should have been an intermediate stage between the SHLAA and the production of the Options Consultation that discounted Green belt sites unless there were in sufficient non-greenbelt sites. The greenbelt sites located south-west of Brown Edge (such as BE028, BE044, BE045, BE045, BE060, BE060a) need to be considered and preserved as an important and key separation between Brown Edge and Stoke –on Trent Boundary .</p> <p>2. Inconsistency - There is an inconsistency between individual assessments. Some sites are considered in Greenbelt but not others .Some considered unsuitable being outside settlement boundary BE048 but similar sites such as BE044 -45 are classed differently. “Potentially suitable with careful design to reflect landscape setting”, numerous other examples of this exist.</p> <p>3. Character – Assessments refer to the ‘rural character ‘as being undermined by residential development. There is no evidence of a character assessment of the village only a landscape assessment of</p>	<p>There is a presumption in favour of development for sites outside of the Green Belt and within the built up area (subject to amenity and design being satisfactory as well as the land not being designated for any other purpose). Any planning consents which are awarded within the built up area will count towards the housing requirements for that settlement.</p> <p>The Council has recently published its Green Belt Review which considers the overall impact of development on all Green Belt sites included in the Options Consultation and this information has been used to inform the Preferred Options – only BE032 and BE041 have been recommended for consideration for release from the Green Belt in this study.</p> <p>Further assessment of the Council’s old ‘visual open space’ designations from the previous Local Plan will take place in the form of a study the Council will shortly commission covering landscape impact, historic impact and visual open space. The results of this study will be available in time to inform the content of the submission version of the Local Plan.</p> <p>The land is also designated as public open space. There is a shortage of public open space in the District and there are other sites available to meet Brown Edge’s needs without adversely impacting upon the Green Belt so it is not considered necessary to allocate Public Open Space for Development. Also, allocating public open space for housing does not comply with national policy set out in NPPF paragraph 74 which protects existing open space from redevelopment unless it is surplus to requirements or</p>

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			<p>the district and villages within. Residential development should not undermine the character of the village, with careful design to respect the existing character. These sites should have been included in the SHLAA. Developing smaller sites in the village would fit in with the character of the village .</p> <p>4 Location in sustainability terms – in Brown Edge the sites to the South of the village are closer to shops etc, but the main services like the schools, playing fields and church are located in the northern part of the village , therefore any housing development would benefit from being centrally located.</p> <p>5. With reference to Open Space /PPG17 audit and Local Plan and landscape assessment –Brown Edge site BE037 has been termed as ‘visual open space’ and a “natural and semi natural open space” deemed unsuitable for development. However it is not identified as recreational land. It is described as unused land which is overgrown. The audit is therefore incorrect and this site has been dismissed without proper consideration.</p> <p>Consequently, the SHLAA that underpins the consideration of options needs to be redone more robustly and consistently. To discount them at the SHLAA stage is</p>	<p>could be replaced in a sustainable location or the development is for alternative sports and recreational provision the need for which outweighs the loss of the land.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>

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			preventing a proper consideration of the merits and disadvantages of the sites, and a comparison between them.	
1 x public	BE041, BE044, BE045		Green Belt farming land should not be used.	The Council has recently published its Green Belt Review which considers the overall impact of development on all Green Belt sites included in the Options Consultation and this information has been used to inform the Preferred Options – only BE032 and BE041 have been recommended for consideration for release from the Green Belt in this study and of those, only BE041 is recommended as a preferred option.  AMEND PLAN
Public	Open space Sytch Road	Housing	No comments	This is identified as public open space on the proposals map. Further details can be found in the PPG17 AUDIT on the Council's website. There is generally a shortage of public open space in the area so the Council would not look to allocate it for development unless there are exceptional circumstances. There are other sites in the village which could meet Brown Edge's housing requirements without the need to use Public Open Space.  NO CHANGE TO PLAN RECOMMENDED
Public	Site next to BE003a	Housing	No comments	This site is in the settlement boundary so could come forward independently of the Local Plan. The land is considered to be too small for an allocation.  NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land adj to BE032 / ADD06	Housing	In same ownership and could be extension to BE032	This area has been the subject of a Sustainability Appraisal with the results as follows: the proposed delivery of circa 18 dwellings is considered to have a significant positive effect. Similarly, the site's low

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				<p>ecological value is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's proximity to historic assets.</p> <p>The Council's Green Belt Review which has recently been published, recommends that this area could be considered for release from the Green Belt.</p> <p>However, only BE041 is recommended as a preferred option as that site alone could potentially accommodate all of Brown Edge's anticipated housing requirements and development at this key entrance point to the village (i.e. BE032) would potentially have a greater visual impact.</p> <p>AMEND PLAN</p>
<b>Cheddleton</b>				
7 x public	CD002		<p>The suitability of this site should be changed to 3 - unsuitable as it is a Greenfield site due to its location and scale and is not in line with Government policy. Does not align with Government Policy to protect Green Belt land. Does not align with the National Planning Policy Framework regarding Green Belt in that this proposal will effectively join Cheddleton to Wetley Rocks and encroaches onto the countryside. Site does not meet the sustainability objectives as detailed in the National Policy Planning</p>	<p>SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 &amp; 3 SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making.</p> <p>As set out in the Spatial Strategy of the adopted Core Strategy, in order to meet its objectively assessed</p>

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			<p>Framework.</p> <p>No consideration has been given to the accessibility to and from this site by foot or cycle. Site has an infrequent bus service to other parts of North Staffordshire.</p> <p>'Available access' should provide details of the significant history or road accidents in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area. We consider that the current provision could not cope with the capacity of development on this scale. All wildlife should be considered as important. 'Additional comments' should be amended to reflect this.</p>	<p>housing needs, the Council recognises the need to identify allocations around certain settlements which wholly or partly lie within the Green Belt. Therefore in some cases Green Belt sites have been suggested (although the preference is to allocate non-Green Belt land, all else being equal).</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that site CD002 was 'recommended for release under exceptional circumstances'.</p> <p>Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments.</p> <p>The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process. The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation. Only where deemed relevant would ecological issues be referenced in the site summaries.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>

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16 x public	CD003		<p>The suitability of this site should be changed to '3' Unsuitable as it is a greenfield site due to its location and scale and is not in line with Government policy to protect greenbelt land. Does not align with the National Planning Policy Framework regarding GreenBelt in that this proposal will effectively join Cheddleton to Wetley Rocks and encroaches onto the countryside. Site does not meet the sustainability objectives as detailed in the National Planning Policy Framework. No consideration has been given to the accessibility to and from this site by foot or cycle. Site has an infrequent bus service to other parts of North Staffordshire.</p> <p>'Available access' should provide details of the significant history or road accidents in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area. We consider that the current provision could not cope with the capacity of development on this scale. All wildlife should be considered as important. 'Additional comments' should be amended to reflect this.</p>	<p>SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 &amp; 3 SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making.</p> <p>As set out in the Spatial Strategy of the adopted Core Strategy, in order to meet its objectively assessed housing needs, the Council recognises the need to identify allocations around certain settlements which wholly or partly lie within the Green Belt. Therefore in some cases Green Belt sites have been suggested (although the preference is to allocate non-Green Belt land, all else being equal).</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that site CD003 was 'recommended for release under exceptional circumstances'.</p> <p>Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments.</p>

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				<p>The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process. The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation. Only where deemed relevant would ecological issues be referenced in the site summaries.</p> <p>NO CHANGE TO PLAN RECOMMENDED.</p>
2 x public	CD004		<p>The suitability of this site should be changed to 3 - unsuitable as it is a Greenfield site due to its location and scale and is not in line with Government policy. Does not align with Government Policy to protect Green Belt land. Does not align with the National Planning Policy Framework regarding Green Belt in that this proposal will effectively join Cheddleton to Wetley Rocks and encroaches onto the countryside. Site does not meet the sustainability objectives as detailed in the National Policy Planning Framework. No consideration has been given to the accessibility to and from this site by foot or cycle. Site has an infrequent bus service to other parts of North Staffordshire.</p> <p>'Available access' should provide details of the significant history or road accidents</p>	<p>SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 &amp; 3 SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making.</p> <p>As set out in the Spatial Strategy of the adopted Core Strategy, in order to meet its objectively assessed housing needs, the Council recognises the need to identify allocations around certain settlements which wholly or partly lie within the Green Belt. Therefore in some cases Green Belt sites have been suggested (although the preference is to allocate non-Green Belt land, all else being equal).</p> <p>The Council recently published a Green Belt Review</p>

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			<p>in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area. We consider that the current provision could not cope with the capacity of development on this scale. All wildlife should be considered as important. 'Additional comments' should be amended to reflect this.</p>	<p>for the District, the results of which will be fed into decision-making. Note that site CD004 was 'not recommended for release' from the Green Belt.</p> <p>Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments.</p> <p>The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process. The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation. Only where deemed relevant would ecological issues be referenced in the site summaries.</p> <p>Amend SHLAA record suitability to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.</p> <p>AMEND PLAN</p>
2 x public	CD007		The suitability of this site should be changed to 3 - unsuitable as it is a Greenfield site due to its location and scale and is not in line with Government	SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 & 3

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			<p>policy. Does not align with Government Policy to protect Green Belt land. Does not align with the National Planning Policy Framework regarding Green Belt in that this proposal will effectively join Cheddleton to Wetley Rocks and encroaches onto the countryside. Site does not meet the sustainability objectives as detailed in the National Policy Planning Framework. No consideration has been given to the accessibility to and from this site by foot or cycle. Site has an infrequent bus service to other parts of North Staffordshire. 'Available access' should provide details of the significant history or road accidents in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area. We consider that the current provision could not cope with the capacity of development on this scale. All wildlife should be considered as important. 'Additional comments' should be amended to reflect this.</p>	<p>SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making.</p> <p>As set out in the Spatial Strategy of the adopted Core Strategy, in order to meet its objectively assessed housing needs, the Council recognises the need to identify allocations around certain settlements which wholly or partly lie within the Green Belt. Therefore in some cases Green Belt sites have been suggested (although the preference is to allocate non-Green Belt land, all else being equal).</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that site CD007 was 'not recommended for release' from the Green Belt.</p> <p>Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments.</p> <p>The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options</p>

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				<p>process. The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation. Only where deemed relevant would ecological issues be referenced in the site summaries.</p> <p>Amend SHLAA record suitability to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.</p> <p>AMEND PLAN</p>
1 x public	CD008		<p>The suitability of this site should be changed to 3 - unsuitable as it is a Greenfield site due to its location and scale and is not in line with Government policy. Does not align with Government Policy to protect Green Belt land. Does not align with the National Planning Policy Framework regarding Green Belt in that this proposal will effectively join Cheddleton to Wetley Rocks and encroaches onto the countryside. Site does not meet the sustainability objectives as detailed in the National Policy Planning Framework. No consideration has been given to the accessibility to and from this site by foot or cycle. Site has an infrequent bus service to other parts of North Staffordshire.</p> <p>'Available access' should provide details of the significant history or road accidents</p>	<p>SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 &amp; 3 SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making.</p> <p>As set out in the Spatial Strategy of the adopted Core Strategy, in order to meet its objectively assessed housing needs, the Council recognises the need to identify allocations around certain settlements which wholly or partly lie within the Green Belt. Therefore in some cases Green Belt sites have been suggested (although the preference is to allocate non-Green Belt land, all else being equal).</p> <p>The Council recently published a Green Belt Review</p>

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			<p>in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area. We consider that the current provision could not cope with the capacity of development on this scale. All wildlife should be considered as important. 'Additional comments' should be amended to reflect this.</p>	<p>for the District, the results of which will be fed into decision-making. Note that site CD008 was 'not recommended for release' from the Green Belt.</p> <p>Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments.</p> <p>The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process. The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation. Only where deemed relevant would ecological issues be referenced in the site summaries.</p> <p>Amend SHLAA record suitability to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.</p> <p>AMEND PLAN</p>
Mr and Mrs Unstead	CD030		Good use of brownfield land with direct access onto main road.	<p>Site currently in SHLAA as a 'C'</p> <p>This site was classified as a C in the SHLAA owing to the requirement to clear this site to agricultural land as</p>

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				<p>part of legal agreement to consent 08/01715 on the Pointons complex.</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that land at CD030 was not recommended for release from the Green Belt.</p> <p><b>NO CHANGE TO PLAN</b></p>
1 x public	CD030		<p>The suitability of this site should be changed to 3 - unsuitable as it is a Greenfield site due to its location and scale and is not in line with Government policy. Does not align with Government Policy to protect Green Belt land. Does not align with the National Planning Policy Framework regarding Green Belt in that this proposal will effectively join Cheddleton to Wetley Rocks and encroaches onto the countryside. Site does not meet the sustainability objectives as detailed in the National Policy Planning Framework. No consideration has been given to the accessibility to and from this site by foot or cycle. Site has an infrequent bus service to other parts of North Staffordshire.</p> <p>'Available access' should provide details of the significant history or road accidents in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area. We consider that the current provision</p>	<p>The site already attracts a '3' suitability score in the SHLAA and was therefore not included as an 'option'.</p> <p>SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 &amp; 3 SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making.</p> <p>As set out in the Spatial Strategy of the adopted Core Strategy, in order to meet its objectively assessed housing needs, the Council recognises the need to identify allocations around certain settlements which wholly or partly lie within the Green Belt. Therefore in some cases Green Belt sites have been suggested (although the preference is to allocate non-Green Belt land, all else being equal).</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into</p>

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			<p>could not cope with the capacity of development on this scale. All wildlife should be considered as important. 'Additional comments' should be amended to reflect this.</p>	<p>decision-making. Note that land at CD030 was not recommended for release from the Green Belt.</p> <p>Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments.</p> <p>The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process. The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation. Only where deemed relevant would ecological issues be referenced in the site summaries.</p> <p><b>NO CHANGE TO PLAN</b></p>
4 x public	CD060		<p>The suitability of this site should be changed to 3 - unsuitable as it is a Greenfield site due to its location and scale and is not in line with Government policy. Does not align with Government Policy to protect Green Belt land. Does not align with the National Planning Policy Framework regarding Green Belt in that this proposal will effectively join Cheddleton to Wetley Rocks and</p>	<p>SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying “STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 &amp; 3 SUMMARY” document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making.</p>

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			<p>encroaches onto the countryside. Site does not meet the sustainability objectives as detailed in the National Policy Planning Framework. No consideration has been given to the accessibility to and from this site by foot or cycle. Site has an infrequent bus service to other parts of North Staffordshire.</p> <p>'Available access' should provide details of the significant history or road accidents in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area. We consider that the current provision could not cope with the capacity of development on this scale. All wildlife should be considered as important. 'Additional comments' should be amended to reflect this.</p> <p>There appears to be a certain inconsistency in the site assessment forms. For example CD060 - under strengths / opportunities quotes this site has 'large, relatively flat' and at the same time talks about the site 'slopes down to the valley to the east'. This site is not flat at all and any housing would be very visible not just as quoted 'may be more visible from the north'. Forms CD007/008/015 talk of important landscape setting to settlement. No mention of this for CD060.</p>	<p>As set out in the Spatial Strategy of the adopted Core Strategy, in order to meet its objectively assessed housing needs, the Council recognises the need to identify allocations around certain settlements which wholly or partly lie within the Green Belt. Therefore in some cases Green Belt sites have been suggested (although the preference is to allocate non-Green Belt land, all else being equal).</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that site CD060 was 'not recommended for release' from the Green Belt.</p> <p>Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments.</p> <p>The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process. The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation. Only where deemed relevant would ecological issues be referenced in the site summaries.</p>

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				<p>The description is not considered inconsistent as the field is not described as totally flat; only relatively flat, and it does slope in places, as described in the text. The summary text quoted has been taken out of context and is not considered incorrect. Obviously there is no reference to important landscape setting at this location because it was not identified as such in the 2008 LSCA (unlike the other sites quoted).</p> <p>Amend SHLAA record suitability to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.</p> <p>AMEND PLAN</p>
Carey Kent	CD060		<p>The land is C classification as is not flat and has undulations.</p> <p>The field at the uppermost part of the proposals is Heritage land, known as Carnival Field and is historically used for Villagers.</p>	<p>Land is currently B class in SHLAA and was one of consultation sites. See paras 2.6 – 2.25 in the accompanying “STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 &amp; 3 SUMMARY” document. Suitable sites can include greenfield sites in the Green Belt.</p> <p>The site description is not considered inconsistent as the field is not described as totally flat; only relatively flat, and it does slope in places, as described in the text.</p> <p>The site is not covered by any heritage designations (although the western part is described as ‘remnant historic landscape’ in the 2008 LSCA). (With regards listed Ashcombe Park) the Council also consults with its conservation officer as part of the Local Plan preparation process. The Council will be</p>

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				<p>commissioning further evidence regarding heritage and landscape impact as part of its emerging Local Plan work.</p> <p>Amend SHLAA record suitability to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
2 x public	CD069		<p>The deliverability assessment for site CD069 appears to be incorrect for the following reasons. Suitability The site has been scored as 2 for Suitability on the basis that it is allegedly a greenfield site, despite also being described as a 'Vale View leftover'. Under Weaknesses/Constraints, the greenfield designation is acknowledged to be nominal and is further undermined by the inclusion of CD069A as a site option. Suitability for CD069 should therefore be scored as 1. Summary CD069 is scored on both Availability and Achievability as 1 and, for the reasons stated above, should also be scored as 1 on Suitability. Accordingly CD069 should be classified as a 3.</p>	<p>The assessment of the site's greenfield status is based on the definition contained in NPPF glossary. The site's '2' suitability does not solely relate to this factor. Refer to paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 &amp; 3 SUMMARY" document. CD069A was the 'net' area of the wider CD069, taking into account topography and how this would affect suitability (deliverability).</p> <p>However site record requires slight amendments to text to reflect conservation officer (and other statutory consultee) comments.</p> <p>However as site already lies within the village development boundary it is not considered necessary to allocate this site as residential proposals could arise at any time.</p> <p><b>AMEND PLAN</b></p>
2 x public	CD074		<p>Availability of CD074 should be graded 3 not 2 for Availability given the operational constraints associated with the site. Physical access onto Hollow Lane is</p>	<p>The availability/suitability/achievability ratings in the SHLAA are based on paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 &amp; 3</p>

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			<p>opposite the school, a busy and sometimes dangerous thoroughfare in the centre of the old part of the village. Access onto Park Lane is completely impractical given it is a single track lane and at its junction with Hollow Lane passes through a deep cutting with limited visibility. Achievability CD074 should be graded 3 not 1 for Achievability. The site is in the Cheddleton conservation area, posing planning obligations that are unlikely, indeed should not be, overcome.</p>	<p>SUMMARY" document.</p> <p>Operational constraints (such as a site's access arrangements) would not impinge upon a site's <i>availability</i>, although are relevant to the <i>suitability</i> rating.</p> <p>The site is already given a '3' suitability rating owing to access issues. The NPPF does not rule out the making of allocations within conservation areas; and it is not agreed that this factor alone would make a scheme unviable.</p> <p>NO CHANGE TO PLAN</p>
Wainman on behalf of Arnold	CD082		<p>CD082 the site is outside the current and proposed development/settlement boundary and is in the Green Belt and Village Conservation Area. Located at Northern entrance to village residential development on this site would not be incongruous and would have less impact On the Green Belt than the other proposed sites. None of the tress around the site would be affected. The proposed development on the site would in effect be infill development between the properties on Cheadle Road and those on Hollow Lane. The site would be easily accessed from Cheadle Road; the current public footpath could be integrated with the proposed layout of 5 detached houses. Developing smaller sites, like this, in the village would have less impact on the Green Belt and character of the village.</p>	<p>Site currently in SHLAA as a 'C' owing to a number of factors as set out in the site assessment summary.</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that land at CD082 was not recommended for release from the Green Belt.</p> <p>NO CHANGE TO PLAN</p>

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Docksey	CD095		Appropriate for additional employment land. Not enough land in Leekbrook has been identified for employment purposes.	<p>Site currently in SHLAA as a C. Not that this suitability rating relates to potential <i>housing</i> (not employment).</p> <p>The Council also has a strategic employment land database which also considers issues of suitability and availability of potential employment sites. The Council has also carried out a sustainability appraisal of employment site options.</p> <p>Note that for the purposes of Spatial Policy SS3, Leekbrook falls within the Leek area [see also Pol SS5A].</p> <p>Consider that it is appropriate to allocate this site for employment use in Preferred Options, given the residual requirements for industrial land for Leek, and given the industrial nature of adjacent uses; and proximity to the Core Strategy 'broad location for employment' (off Brooklands Way).</p> <p><b>AMEND PLAN TO INCLUDE AS PREFERRED OPTION SITE</b></p>
2 x public	CD098		<p>The deliverability assessment for site CD099 appears to be incorrect.</p> <p>The Availability score of 2 is questionable as the site is accessible from Grange Farm and CD098 /CD069. Given previous development of the Grange Banks, these sites can be developed and scored 1 for Availability. The suitability score of 3 if based on Visual Open Space of a formal assessment by SMDC using the guidelines Review of Landscape and Settlement Character Assessment of the</p>	<p>A site's availability is not related to its accessibility.</p> <p>VOS designation is not the only determinant of suitability.</p> <p>The LSCA VOS assessments clearly list 'character' as a criterion. There is no requirement that VOS be publically accessible either, to be considered suitable as VOS. Existing VOS designations will be reviewed in Summer 2016 once results of the Council's Landscape, Local Greenspace and Heritage Impact Study are known.</p>

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			<p>Staffordshire Moorlands. More accurately the assessment could identify Character, which this site lacks and does not contribute to the neighborhood. The site, includes CD099, contains 3 nondescript fields one is unkempt and unsightly, beyond this is the cauldron canal and Churnetside Business park. It is not a public amenity, there are no visible public footpaths and no access to VOS, to the north of the site is an industrial site for which such views serve no purpose.</p> <p>There are no meaningful views internally or externally. The site does not form a significant break between developments within a settlement due to its location behind Grange Farm.</p> <p>For these reasons the VOS designation is inappropriate. This is one of the few sites proposed for development in Cheddleton that is within the existing village boundary and would not require encroachment on to the Green Belt. Therefore the site is already scored as 1 for Achievability, its Availability score should be 1, its Suitability score should be 1 or 2. The site's overall classification should be re-classified.</p>	<p>The LSCA map identifies 'significant views' out of sites CD098/CD099 to the north.</p> <p>Site CD098 will be amended to refer to '1' availability, given owner has signified interest through submission of a SHLAA rep.</p> <p>Site CD099 cannot realistically be rated availability '1' because there is no owner approach; and no recent planning history for residential use.</p> <p>Both sites would appear dependent upon the single width sloping access track serving the Grange Farm; and the Council would also have to consider potential heritage issues of this arrangement given its listed status. For this reason CD099's achievability will be amended to '2' in line with CD098.</p> <p>Both sites deliverability will remain as 'C' given suitability scores.</p> <p>NO CHANGE TO PLAN</p>
2 x public	CD099		<p>The deliverability assessment for site CD099 appears to be incorrect.</p> <p>The Availability score of 2 is questionable as the site is accessible from Grange Farm and CD098 /CD069. Given previous development of the Grange Banks, these</p>	<p>A site's availability is not related to it's accessibility.</p> <p>VOS designation is not the only determinant of suitability.</p> <p>The LSCA VOS assessments clearly list 'character' as</p>

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			<p>sites can be developed and scored 1 for Availability. The suitability score of 3 if based on Visual Open Space of a formal assessment by SMDC using the guidelines Review of Landscape and Settlement Character Assessment of the Staffordshire Moorlands. More accurately the assessment could identify Character, which this site lacks and does not contribute to the neighborhood. The site, includes CD099, contains 3 nondescript fields one is unkempt and unsightly, beyond this is the cauldron canal and Churnetside Business park. It is not a public amenity, there are no visible public footpaths and no access to VOS, to the north of the site is an industrial site for which such views serve no purpose. There are no meaningful views internally or externally. The site does not form a significant break between developments within a settlement due to its location behind Grange Farm. For these reasons the VOS designation is inappropriate. This is one of the few sites proposed for development in Cheddleton that is within the existing village boundary and would not require encroachment on to the Green Belt. Therefore the site is already scored as 1 for Achievability, its Availability score should be 1, its Suitability score should be 1 or 2. The site's overall classification should be re-classified.</p>	<p>a criterion. There is no requirement that VOS be publically accessible either, to be considered suitable as VOS. Existing VOS designations will be reviewed in Summer 2016 once results of the Council's Landscape, Local Greenspace and Heritage Impact Study are known.</p> <p>The LSCA map identifies 'significant views' out of sites CD098/CD099 to the north.</p> <p>Site CD098 will be amended to refer to '1' availability, given owner has signified interest through submission of a SHLAA rep.</p> <p>Site CD099 cannot realistically be rated availability '1' because there is no owner approach; and no recent planning history for residential use.</p> <p>Both sites would appear dependent upon the single width sloping access track serving the Grange Farm; and the Council would also have to consider potential heritage issues of this arrangement given its listed status. For this reason CD099's achievability will be amended to '2' in line with CD098.</p> <p>Both sites deliverability will remain as 'C' given suitability scores.</p> <p>NO CHANGE TO PLAN</p>

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2 x public	CD101		Availability CD101 should be graded 3 not 1 for Availability. The considerations for Availability include 'operational issues' and vehicular access to the site is either dangerous or impractical. Access at its eastern perimeter is onto Cheadle Road at a point where it bends, dangerously limiting visibility to those leaving the site, accessing the site or simply passing along Cheadle Road. The only other access is on its northern edge onto Fold Terrace, an unadopted track wholly unsuited to use by more vehicles, and then onto Hollow Lane, a largely single track lane already busy with traffic, especially during term time as Cheddleton school is located on it.	<p>The availability/suitability/achievability ratings in the SHLAA are based on paras 2.6 – 2.25 in the accompanying “STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 &amp; 3 SUMMARY” document.</p> <p>Operational constraints (such as a site’s access arrangements) would not impinge upon a site’s <i>availability</i>, although are relevant to the suitability rating. The site was rated availability ‘1’ given the owner’s recent approach.</p> <p>The suitability rating (3) takes into account access limitations, and other factors.</p> <p>The site is currently identified in the LSCA as VOS suitable for retention. Existing VOS designations will be reviewed in Summer 2016 once results of the Council’s Landscape, Local Greenspace and Heritage Impact Study are known.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED.</b></p>
Agent / Landowner (Rob Duncan for Sugden Homes Ltd.)	Land off Ox Pasture, Cheddleton	Housing	Site has been identified as Visual Open Space in Local Plan Options Consultation. The site is available, suitable and deliverable for residential development, and the proposed visual open space (VOS) designation should be removed. The site as a whole extends to approximately 0.8 hectares and is capable of accommodating up to a maximum of 20-25 dwellings. The site is available to be brought forward for residential development within 5 years. Site located	<p>The site is currently identified in the LSCA as VOS suitable for retention. Existing VOS designations will be reviewed in Summer 2016 once results of the Council’s Landscape, Local Greenspace and Heritage Impact Study are known.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED.</b></p>

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			<p>within the settlement boundary, is well enclosed, in a residential area, not located within a known flood risk area, disagree with assessment in the Council's Landscape and Settlement Character Study that the land should be retained as VOS. Client would be willing to part develop the site and leave a significant amount undeveloped as Public Open Space.</p>	
3 x public	CD115		<p>The suitability of this site should be changed to 3. It is a Greenfield site and should fall in line with Government Green Belt Policy. This proposal will effectively join Cheddleton to Wetley Rocks and does not meet the sustainability objectives as detailed in the National Policy Planning Framework.</p> <p>'Available access' should provide details of the significant history of road accidents in this area. 'Additional comments' should provide a statement regarding the capacity of existing utilities in this area.</p> <p>"Site features" should include reference to the north side of the site where development will impact on the amenity value to existing households.</p> <p>"Strengths/Opportunities" listed are not strengths: proposed access is inappropriate and unsafe on to Boucher and Ostlers due to narrow and congested lanes.</p>	<p>SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 &amp; 3 SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making.</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that site CD115 was 'not recommended for release' from the Green Belt.</p> <p>Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal,</p>

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				<p>and been subject to Highways Officer comments.</p> <p>The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process. Site's proximity to housing estate is already referenced under Strengths/Opportunities. It is not agreed that this is not a strength (in terms of access potential and built form impacts). The summary information highlights a number of potential access arrangements onto this site: the acceptability of all of these will be assessed following consideration of detailed Highways Officer representations.</p> <p>Suitability to be changed to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.</p> <p>AMEND PLAN.</p>
5 x public	CD118		<p>The suitability of this site should be changed to 3. It is a Greenfield site and should fall in line with Government Green Belt Policy. This proposal will effectively join Cheddleton to Wetley Rocks and does not meet the sustainability objectives as detailed in the National Policy Planning Framework. Site has difficult and limited access. The site is too near the cricket field and access road to the sewage works used by Severn Trent . 'Available access' should provide details of the significant history of road accidents in this area. 'Additional comments' should</p>	<p>SHLAA site suitability considers a range of planning issues as set out in paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 &amp; 3 SUMMARY" document [the SMDC approach has been based on standard methodological approaches]. Suitable sites can include greenfield sites in the Green Belt. The NPPF does not dictate that sites in the Green Belt cannot be considered with respect to Plan-making.</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that site CD118 was 'not</p>

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			provide a statement regarding the capacity of existing utilities in this area.	<p>recommended for release' from the Green Belt.</p> <p>Note that housing (etc) provision responds to the social and economic roles of sustainable development as per para 7 NPPF. With regards housing requirements the adopted Core Strategy contains a Spatial Strategy hierarchy of settlements based on sustainability/accessibility considerations. Each site option has undergone a full Sustainability Appraisal, and been subject to Highways Officer comments.</p> <p>The Council consults with statutory consultees including internal Environmental Health Officers, and the Environment Agency, in its consideration of potential site allocations.</p> <p>The SHLAA site description sheet contains summary information only and is not intended to provide full details of eg accident history. Utilities providers have also been consulted as part of the site options process.</p> <p>Suitability to be changed to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.</p> <p>AMEND PLAN</p>
Agent / Landowner	333 Cheadle Road	Housing	Access available through front cottage area or adjacent sites CD017 or CD019. Site is available and supported by owners.	<p><b>Create SHLAA record</b></p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land suggested was 'not recommended for release' from the Green Belt.</p>

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				Record to be given suitability '3' and classification 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.  NO CHANGE TO PLAN
Cheddleton PC & Public	Site between CD030 and CD008 Staffordshire Farmers Haulage Yard	Housing	Brownfield and suitable for redevelopment. Site is available and owners supportive of development	This is site CD012 in SHLAA database – although attracting a 'B' deliverability rating, as its anticipated yield was below 5x dwellings, it was not included as an option in the 2015 options consultation.  Site is greenfield (residential gardens) aside from dwelling itself). Draft settlement boundary includes this property within it.  Suitability to be changed to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.  NO CHANGE TO PLAN
Agent / Landowner	Land adj to Caudon Canal	Housing	Site is within village development boundary and contiguous with other sites already in the SHLAA. Natural continuation of the Cheddleton park Avenue development. Could be appropriate as social housing. Site is available. (1.3 ha)	<b>Create SHLAA record</b>  Note that site identified as visual open space in the 1998 Local Plan; and Landscape and Settlement Character Study considered this designation should be retained. Existing VOS designations will be reviewed in Summer 2016 once results of the Council's Landscape, Local Greenspace and Heritage Impact Study are known.  Site appears to be affected by Floodzones 2/3. Close to Caudon Canal conservation area.  Given the above issues record to be given suitability '3' and classification 'C'.

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				NO CHANGE TO PLAN
<b>Endon</b>				
EN007	2 x public		<p>The potential plan, which includes location EN007, is based on incorrect information. The Plan states this is a flat over grown field. This is incorrect as the field slopes significantly from a high point at Endon Bank farm. The fields are not overgrown and are currently leased to another farm for cattle grazing and growth of grass for animal feed. The Plan states multiple access points. Incorrect there is one access point to EN007. The Plan states semi-rural views. Incorrect: there are completely undisturbed rural views to Lask Edge, Biddulph Moor and Brown Edge. The Plan states no flooding. This is incorrect as it is a well-documented fact that there are issues with drainage and floodwater emanating from these fields. Highway safety is also an issue as well as impact on wildlife and lack of infrastructure in the village.</p>	<p>The SHLAA summary does not state the site is flat, rather 'relatively flat..slopes up to West'. The reference to being overgrown was correct at the time of visit.</p> <p>The SHLAA record makes no reference to 'multiple access points', stating only that access is 'Via Mayfair Grove turning head'. However it is clear reading this record alongside adjacent site records (EN012/EN019/EN101) that were two or more of these sites proposed together, there would be multiple accessing options.</p> <p>The record does not state 'semi-rural views', stating '(Some) loss of open views'. The Council will consider the findings of its landscape evidence including the LSCA as part of the site allocations decision-making process.</p> <p>The record does not state there is no flooding. The record would however refer to the presence of EA flood risk zones across/near a site, where this is the case. However there are none affecting this site. The Council fully considers the views of statutory consultees the Environment Agency and County Lead Local Flood Risk Officer (in relation to flood risk); and also with County Highways Officer and infrastructure providers as part of the site allocations decision-making process.</p> <p>The Council recently completed a Phase I Ecology study for the District the results of which will also be</p>

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				<p>taken into account. It also consults with internal Countryside- and Trees Officers, and external organisations such as Natural England and Staffordshire Wildlife Trust.</p> <p>Minor amendment to 'available access' text in SHLAA record will be made to reflect that multiple accesses may be available (as part of wider scheme).</p> <p><b>NO CHANGE TO PLAN</b></p>
EN012	3 x public		<p>The potential plan, which includes location EN007, is based on incorrect information. The Plan states this is a flat over grown field. This is incorrect as the field slopes significantly from a high point at Endon Bank farm. The fields are not overgrown and are currently leased to another farm for cattle grazing and growth of grass for animal feed. The Plan states multiple access points. Incorrect there is one access point to EN007. The Plan states semi-rural views. Incorrect: there are completely undisturbed rural views to Lask Edge, Biddulph Moor and Brown Edge. The Plan states no flooding. This is incorrect as it is a well-documented fact that there are issues with drainage and floodwater emanating from these fields. Highway safety is also an issue as well as impact on wildlife and lack of infrastructure in the village.</p>	<p>Reference to 'flat' in Site Features and Strengths/Opportunities will be amended to 'relatively flat'. The record makes no reference to being overgrown.</p> <p>The SHLAA record makes no reference to 'multiple access points', stating only that access is 'turning head at end Hillswood Drive'. However it is clear reading this record alongside adjacent site records (EN007/EN019/EN101) that were two or more of these sites proposed together, there would be multiple accessing options.</p> <p>The record does not state 'semi-rural views', stating 'some loss of views'. The Council will consider the findings of its landscape evidence including the LSCA as part of the site allocations decision-making process.</p> <p>The record does not state there is no flooding. The record would however refer to the presence of EA flood risk zones across/near a site, where this is the case. However there are none affecting this site. The Council fully considers the views of statutory consultees the Environment Agency and County Lead</p>

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				<p>Local Flood Risk Officer (in relation to flood risk); and also with County Highways Officer and infrastructure providers as part of the site allocations decision-making process.</p> <p>The Council recently completed a Phase I Ecology study for the District the results of which will also be taken into account. It also consults with internal Countryside- and Trees Officers, and external organisations such as Natural England and Staffordshire Wildlife Trust.</p> <p>Minor amendments will be made to 'site features' and 'Strengths/Opportunities' text as described above; and to 'available access' text to reflect that multiple accesses may be available (as part of wider scheme).</p> <p><b>NO CHANGE TO PLAN</b></p>
2 x public	EN019		<p>The potential plan, which includes location EN007, is based on incorrect information. The Plan states this is a flat over grown field. This is incorrect as the field slopes significantly from a high point at Endon Bank farm. The fields are not overgrown and are currently leased to another farm for cattle grazing and growth of grass for animal feed. The Plan states multiple access points. Incorrect there is one access point to EN007. The Plan states semi-rural views. Incorrect: there are completely undisturbed rural views to Lask Edge, Biddulph Moor and Brown Edge. The Plan states no flooding. This is incorrect as it is a well-documented fact</p>	<p>Reference to 'flat' in Site Features and Strengths/Opportunities will be amended to 'relatively flat' for the avoidance of doubt. The record makes no reference to being overgrown.</p> <p>The SHLAA record makes no reference to 'multiple access points', stating only that access is 'turning head at end Mayfair Grove (alternatively at 45 High View Road for EN101)'. However it is clear reading this record alongside adjacent site records (EN007/EN019/EN101) that were two or more of these sites proposed together, there would be multiple accessing options.</p> <p>The record does not state 'semi-rural views', stating 'Loss of some open views'. The Council will consider</p>

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			<p>that there are issues with drainage and floodwater emanating from these fields. Highway safety is also an issue as well as impact on wildlife and lack of infrastructure in the village.</p>	<p>the findings of its landscape evidence including the LSCA as part of the site allocations decision-making process.</p> <p>The record does not state there is no flooding. The record would however refer to the presence of EA flood risk zones across/near a site, where this is the case. However there are none affecting this site. The Council fully considers the views of statutory consultees the Environment Agency and County Lead Local Flood Risk Officer (in relation to flood risk); and also with County Highways Officer and infrastructure providers as part of the site allocations decision-making process.</p> <p>The Council recently completed a Phase I Ecology study for the District the results of which will also be taken into account. It also consults with internal Countryside- and Trees Officers, and external organisations such as Natural England and Staffordshire Wildlife Trust.</p> <p>Minor amendments to 'site features' and 'strengths/opportunities' text in SHLAA record as described above; and to 'available access' text to reflect that multiple accesses may be available (as part of wider scheme).</p> <p><b>NO CHANGE TO PLAN.</b></p>
3 x public	EN101		<p>The potential plan, which includes location EN007, is based on incorrect information. The Plan states this is a flat over grown field. This is incorrect as the field slopes significantly from a high point at Endon</p>	<p>Reference to 'flat' in Site Features and Strengths/Opportunities will be amended to 'relatively flat, sloping up to NE and NW' for the avoidance of doubt. The reference to being overgrown was correct at the time of visit.</p>

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			<p>Bank farm. The fields are not overgrown and are currently leased to another farm for cattle grazing and growth of grass for animal feed. The Plan states multiple access points. Incorrect there is one access point to EN007. The Plan states semi-rural views. Incorrect: there are completely undisturbed rural views to Lask Edge, Biddulph Moor and Brown Edge. The Plan states no flooding. This is incorrect as it is a well-documented fact that there are issues with drainage and floodwater emanating from these fields. Highway safety is also an issue as well as impact on wildlife and lack of infrastructure in the village.</p>	<p>The 'Available Access' and 'Additional Comments' text clearly discuss how the site may benefit from two access arrangements on its own; and considering adjacent site records (EN007/EN012/EN019) that were two or more of these sites proposed together, there would be multiple accessing options.</p> <p>The reference to 'semi-open views' in the summary text account of site topography and perimeter foliage [at the time of visit]. The Council will consider the findings of its landscape evidence including the LSCA as part of the site allocations decision-making process.</p> <p>The record does not state there is no flooding. The record would however refer to the presence of EA flood risk zones across/near a site, where this is the case. However there are none affecting this site. The Council fully considers the views of statutory consultees the Environment Agency and County Lead Local Flood Risk Officer (in relation to flood risk); and also with County Highways Officer and infrastructure providers as part of the site allocations decision-making process.</p> <p>The Council recently completed a Phase I Ecology study for the District the results of which will also be taken into account. It also consults with internal Countryside- and Trees Officers, and external organisations such as Natural England and Staffordshire Wildlife Trust.</p> <p>Minor amendments to 'site features' and 'strengths/opportunities' text in SHLAA record will be</p>

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				made as described above.  NO CHANGE TO PLAN
1 x	EN137		Site EN137 was originally part of the SHLAA site proposals. it should be reconsidered as a site suitable for approximately 10 dwellings. The site is clearly not in the Greenbelt and is currently within the village development boundary.	The site is currently identified in the LSCA as VOS but unsuitable for retention. Existing VOS designations will be reviewed in Summer 2016 once results of the Council's Landscape, Local Greenspace and Heritage Impact Study are known.  The site lies within the village development boundary, so residential proposals could come forward at any time, subject to wider planning considerations  NO CHANGE TO PLAN
1 x public	EN137		Small site suitable for a few houses. It has access to road (Clay Lake). Also easy access for all utilities and drainage. Other houses on Clay Lake have added extra houses in their gardens.	The site is currently identified in the LSCA as VOS but unsuitable for retention. Existing VOS designations will be reviewed in Summer 2016 once results of the Council's Landscape, Local Greenspace and Heritage Impact Study are known.  The site lies within the village development boundary, so residential proposals could come forward at any time, subject to wider planning considerations. . NO CHANGE TO PLAN
	EN092 & EN108		Sites EN092 and EN108, which were originally SHLAA site proposals, should be re-considered (approximately 20-30 houses).	Both sites were given 'C' deliverability classifications for the reasons in the summary records, and therefore not mapped as an option in the consultation.  The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that neither site was recommended for release from the Green Belt.  Both SHLAA records to retain '3' suitability/'C'

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				<p>deliverability classification; with reference to GB Review results added.</p> <p>NO CHANGE TO PLAN</p>
Landowner	Adjacent to Hallwater Barn [EN108]	Housing	Support the inclusion of land adjacent to Hallwater Barn, accessed off Leek Main Rd using existing access. The proposal would be for 2 x 3 bed houses. Use existing access -Very low impact to neighbours / surrounding properties.	<p>Site record EN108 currently has a 'C' classification for the reasons set out in the record.</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt.</p> <p>SHLAA record to be updated to reflect Green Belt Review findings; to retain 'C' deliverability classification.</p> <p>NO CHANGE TO PLAN</p>
1 x public	EN092		Large site unsuitable for small housing development, easy access to A53 and convenient availability for all utilities and drainage.	<p>EN092 was given 'C' rating for the reasons in the summary record, and therefore not mapped as an option in the consultation.</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt.</p> <p>SHLAA record to retain '3' suitability/'C' deliverability classification; with reference to GB Review results added.</p> <p>NO CHANGE TO PLAN</p>
Sellers	EN024		As landowner, our original proposal was to include all the land between 150-210 Leek Road, Endon. However, only EN024 has	The site firstly excludes the area given permission for community garden use [SMD/2011/0873].

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			been included – query why this is the case?	<p>Secondly most of the land suggested is affected by floodzones 2 and/or 3. The 0.43ha net area to <i>housing</i> site EN024 excludes this (as per NPPF policy on floodrisk): however commercial/industrial uses might be appropriate on that adjacent land affected by flood risk. The 2015 options consultation notionally showed the southern half of the total land suggested as potentially suitable for employment.</p> <p>In theory the employment element could be extended northeastward to include all the land suggested as far as 210 Leek Rd (aside from SMD/2011/0873 area). However the Council recently published a Green Belt Review for the District, which only recommended for release from the Green Belt, the southern half of this area (ie south of Platts Avenue): ie not the northern half.</p> <p>None of the site is proposed to be allocated for any use given results of the SFRA which identify flood risk issues in this area (and related Environment Agency comments); also the site falls within 'important landscape setting' to Endon according to LSCA.</p> <p>AMEND PLAN</p>
Public	Land adj to EN024	Not specified	Ask why all the land between 150 – 210 Leek Road, Endon has not been included?	<p>The site firstly excludes the area given permission for community garden use [SMD/2011/0873].</p> <p>Secondly most of the land suggested is affected by floodzones 2 and/or 3. The 0.43ha net area to <i>housing</i> site EN024 excludes this (as per NPPF policy on floodrisk): however commercial/industrial uses might be appropriate on that adjacent land affected by flood risk. The 2015 options consultation notionally showed</p>

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				<p>the southern half of the total land suggested as potentially suitable for employment.</p> <p>In theory the employment element could be extended northeastward to include all the land suggested as far as 210 Leek Rd (aside from SMD/2011/0873 area). However the Council recently published a Green Belt Review for the District, which only recommended for release from the Green Belt, the southern half of this area (ie south of Platts Avenue): ie not the northern half.</p> <p>None of the site is proposed to be allocated for any use given results of the SFRA which identify flood risk issues in this area (and related Environment Agency comments); also the site falls within 'important landscape setting' to Endon according to LSCA.</p> <p>AMEND PLAN</p>
Public	Opposite Endon High School	Housing	Could continue housing but it is in Green Belt.	<p>The site firstly excludes the area given permission for community garden use [SMD/2011/0873].</p> <p>Secondly most of the land suggested is affected by floodzones 2 and/or 3. The 0.43ha net area to <i>housing</i> site EN024 excludes this (as per NPPF policy on floodrisk): however commercial/industrial uses might be appropriate on that adjacent land affected by flood risk. The 2015 options consultation notionally showed the southern half of the total land suggested as potentially suitable for employment.</p> <p>In theory the employment element could be extended northeastward to include all the land suggested as far as 210 Leek Rd (aside from SMD/2011/0873 area).</p>

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				<p>However the Council recently published a Green Belt Review for the District, which only recommended for release from the Green Belt, the southern half of this area (ie south of Platts Avenue): ie not the northern half.</p> <p>None of the site is proposed to be allocated for any use given results of the SFRA which identify flood risk issues in this area (and related Environment Agency comments); also the site falls within 'important landscape setting' to Endon according to LSCA.</p> <p>AMEND PLAN</p>
Public	Layby opposite EN130	Housing	Minimal impact on residents, direct access onto the A53, not impact on the Green Belt vistas. Large enough to meet all needs.	<p>Area does not relate well to the settlement and is located within Green Belt. The Green Belt Review recommends that this area is not released from the Green Belt.</p> <p>NO CHANGE TO PLAN</p>
Willard on behalf of Client	Land at Briar Clough, Clay Lake	Housing	Include a SHLAA record for this site. It is considered to be suitable for 1 or 2 self build housing units. It is within the proposed new development boundary for Endon (but not the existing boundary).	<p>Existing SHLAA record EN124 to be extended to include all land suggested. Net area to be reduced to reflect presence of Area TPO/tree cover on site.</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt.</p> <p>Note that the 2008 LSCA identifies this area as falling within 'remnant historic landscape'.</p> <p>The Council will set out proposed development boundaries for settlements in the Preferred Options Local Plan public consultation.</p>

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				Existing EN124 SHLAA record to be given suitability '3' and classification 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.  NO CHANGE TO PLAN
Housing Needs Survey	Fields off Leek Road, opposite Blackhorse Pub	Housing		<b>Create new SHLAA record.</b>  The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt.  Record to be given suitability '3' and classification 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development; and also as most of this land is affected by flood risk zones 2 and/or 3. Accessibility/sustainability of the site with respect to proximity to facilities/services would also be less favourable than other more central Endon sites.  NO CHANGE TO PLAN
Housing Needs Survey	Moss Hall Farm adjoining Basnetts Wood	Housing		EN011 current notional area too small to be included as allocation 'option'. But record discusses how area could in theory be extended. An Area TPO affects Basnetts Wood Rd end.  The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt.

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				<p>Note that the 2008 LSCA identifies this area as 'important landscape setting to settlement' and a 'strong edge'</p> <p>Record to be given suitability '3' and classification 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development; and also LSCA findings.</p> <p>NO CHANGE TO PLAN</p>
<b>Ipstones</b>				
IP017	Wilbraham		Object to SHLAA site IP017.	<p>Site is currently C Class in the SHLAA</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
IP027/IP028/IP029/IP030 (part)	Mel Morris	Housing	<p>Alternative sites supported. Consider that these sites offer the best sustainable opportunities and with sufficient mitigation they will not harm the character of the conservation area. However, mitigation is essential and certainly a proportion of the frontage of allocation site IP030 will need to be protected as open space.</p> <p>Sites IP027 &amp; IP030 - Disagree that "the site makes an important contribution to the Conservation Area". Whilst the Ipstones Conservation Area Appraisal identifies the open space to the south of Hawes Farm and Daisy Bank Farm as important, in my professional opinion, it is overstated to then conclude that the site makes an important contribution to the conservation area.</p>	<p>Advice has been sought from the Conservation Officer. The Council has also commissioned a Landscape, Local Greenspace and Heritage Impact Study to support the preferred option sites and identify mitigation required.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>

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			Consider that development within IP027 and part of IP030, with sufficient mitigation, need not harm the special character or appearance of the conservation area, and with sufficient safeguards will not harm the setting of Hawes Farm.	
4 x public	IP011		IP011 should be classified as open space and be included in an extended conservation area as identified in 'Historic Environment Character Assessment: Staffordshire Moorlands August 2010' IHECZ 1 includes sites IP011 and IP012a .This includes : proposed as a multi-focal medieval settlement, areas of medieval occupation and the 18th century church forms the focus of the existing settlement, several historic buildings and the historic field pattern associated with Stocks Green within IHECZ 1 is well preserved.	The site is in private ownership and therefore cannot be identified as public open space. Amendments to the conservation area are dealt with by a separate process to the Local Plan. The Council has commissioned a Landscape, Local Greenspace and Heritage Impact Study to support the preferred option sites and review areas of visual open space.  NO CHANGE TO PLAN RECOMMENDED
4 x public	IP012a		This site should be re classified as unsuitable, 3. It is a Greenfield site outside the development/settlement boundary , not easily accessible , contains mature trees subject to TPO's. 'Historic Environment Character Assessment: Staffordshire Moorlands August 2010' identifies an area labelled IHECZ1 includes this site. Both IHECZ 1 and IHECZ 4' comprise the historic cores of what has been proposed as a multi-focal medieval settlement . Archaeological	Reflect the historic environment character assessment in the constraints section of the SHLAA.  NO CHANGE TO PLAN RECOMMENDED

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			<p>investigation could provide the answers to the history of the development of Ipstones from the medieval period onwards. Stocks Green (IHECZ 1) is likely to represent one of these areas of medieval occupation and the 18th century church forms the focus of the existing settlement.</p> <p>Greenfield land ,open spaces and access to the countryside via a network of public footpaths provide a community with a sense of wellbeing.</p>	
Mel Morris	IP017		Agree that this site is unsuitable for development.	<p>Site is currently C Class in the SHLAA</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
Mel Morris	IP026		Agree that this site is unsuitable for development.	<p>Site is currently C Class in the SHLAA</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
Mel Morris	IP031		<p>Agree that this site is unsuitable for development due to volumes of traffic, narrow local roads with reduced visibility which would not support additional vehicles including construction traffic.</p> <p>There are also issues around flood risk and surface water flooding in the area.</p>	<p>Site is currently C Class in the SHLAA</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
Mel Morris	IP032		Agree that this site is unsuitable for development.	<p>Site is currently C Class in the SHLAA</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
Ken Wainman on behalf of Mr Leeson	Land between 59 High Street and Hawes Farm	Housing	The development boundary omits this field. The site is within the Conservation Area and Hawes Farm is listed however it is considered that housing could be suitable. There is a need for new housing in the village and with careful design and	<p>Not considered appropriate to extend the development boundary to include this area. The site is considered to be a sensitive location within the Conservation Area and adjacent to a listed building.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>

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			siting the site could accommodate one or two dwellings. This would be in keeping with the local character.	
<b>Kingsley</b>				
Mr & Mrs Cartwright	KG024		Not appropriate to develop due to impact on Listed Building.	The Council has been advised that the land is not available for development so, notwithstanding any other issues, it is not considered appropriate to include it as a Preferred Option in the Local Plan.  AMEND PLAN
Dean Lewis on behalf of Mr and Mrs Harrison	KG032		Detailed material including landscape and visual impact assessment, environmental constraints assessment and delivery report.  KG032 recommended as a 'Preferred Option' for the community consultation in the Local Plan. A housing allocation for 50 new homes will include a provision for affordable housing.  SUMMARY OF THE KEY BENEFITS – KG032 Deliverable Housing Site- contributing to the 5 year housing supply of Staffordshire Moorlands.  Affordable Housing- will deliver 33% affordable homes.  The provision of high quality market family housing, which identifies the need in Kingsley and in the surrounding rural settlements.	The site is currently included in the SHLAA (KG032) and has been categorised as 'C' class due to its poor relationship to existing residential development and the visual prominence of parts of the site. It is considered that other sites are available that relate better to the existing settlement and are smaller with a defensible boundary. The issue of the impact of the watercourse on development is also raised.  Further evidence has recently been produced by the Council, the Green Belt Review, which does not identify this area of land as being suitable for release from the Green Belt.  The Green Belt Review identifies areas of land which can be considered for release from the Green Belt and these will meet the anticipated housing requirements for Kingsley without the need for any more sites elsewhere in the village.  NO CHANGE TO PLAN RECOMMENDED

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			<p>Mixed and Balanced Community-affordable housing will assist in enabling younger people to live in the villages thus also helping to maintain the viability and vitality of the local school.</p> <p>Primary School- The development of this site will help to attract new families to Kingsley thereby helping to sustain the long term future of the school.</p> <p>Access to Community Clubs, Youth and all age Sports organisations – clubs and societies existing in Kingsley, Cheadle and surrounding villages will be enhanced.</p> <p>The Bus Service will be maintained and improved with additional customers contributing to sustainability.</p> <p>Potential for Village shop- The site could provide a small village store thus reducing the need to travel to nearby Cheadle for everyday provisions.</p> <p>Public Open Space – this site will deliver over half of the formal and informal public open space including a children’s play area benefiting new and existing tenants.</p> <p>New Pedestrian Links- New routes within the site will incorporate a linear park .The existing public rights of way to the north</p>	

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			<p>will become integrated into the site encouraging greater and safe and accessible routes into the surrounding countryside, thus encouraging walking, helping to reduce car usage.</p> <p>Archaeology - The Funding of an archaeological programme of investigation will be provided by the development.</p> <p>Travel Plan – the new development will assist in travel plan measures concentrating on reducing reliance on the private car.</p> <p>Population Growth-population increase in Kingsley will add sustainability to its businesses, services and facilities.</p> <p>Labour Force Supply – Circa 30 - 40 additional working age and economically active residents.</p> <p>15 Full Time Equivalent (FTE) employment opportunities will be created directly from construction.</p> <p>Resident Expenditure – Residents would generate additional annual household expenditure. The Council would benefit from the New Homes Bonus.</p> <p>Ecological benefits - through the protection and enhancement of existing</p>	

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			<p>wildlife corridors, provision of new green infrastructure, and potential for an 'Outdoor Classroom' for St Werburghs Primary School on a supervised basis.</p> <p>Biodiversity - greatly enhance Flora and Fauna by way of introduction of gardens</p> <p>Flooding Betterment – The development proposals will discharge surface water from the site into a sustainable drainage system at less than Greenfield run-off rates therefore helping to reduce flood risk.</p>	
Owner / Agent	KG033 & KG034		Owner is happy for the site to be delivered as early as possible and owns additional land to frontage for full access.	<p>Update SHLAA record to reflect owner intentions.</p> <p>These sites have been categorised as undeliverable in the SHLAA as they are not considered to relate well to existing development and it is considered that any development in this location would be visually prominent.</p> <p>The recently published Green Belt Review does not recommend that these sites are considered for release from the Green Belt.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
Public	North of Kingsley around Hazlescross Road	Housing	Out of Kingsley centre, easier access but road may not be wide enough. (No maps have been provided so exact location being referred to is unknown).	Sites that are well related to the development boundary have been assessed as part of the SHLAA. Two sites were assessed in this area KG035 and KG051 and these are considered to be unsuitable due to landscape impact. The view that land in this area is unsuitable for development is supported by the

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				recently published Green Belt Review which does not recommend that land in this area is considered for release from the Green Belt.  NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Land at Swiss Cottage, Sunnyside	Housing	Would allow access to KG033 and KG034. Site is available and within settlement boundary. (0.182ha)	This site is in the existing settlement boundary so could come forward independently of the Local Plan process – no allocation is needed.  However, sites KG033 and KG034 have been categorised as undeliverable in the SHLAA as they are not considered to relate well to existing development and it is considered that any development in this location would be visually prominent.  The recently published Green Belt Review does not recommend that these sites are considered for release from the Green Belt.  NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Farm buildings at the Church Farm, Holt Lane, Kingsley	Housing	Brownfield sites opposite village school therefore ideal site for family homes	In terms of adjusting the settlement boundary to include this site which is located in the Green Belt, the Green Belt Review identifies areas of land which can be considered for release from the Green Belt and these will meet the anticipated housing requirements for Kingsley without the need to adjust the Green Belt boundary anywhere else in the village.  NO CHANGE TO PLAN RECOMMENDED
<b>Upper Tean</b>				
Housing Needs Survey	Disused garage / bike shop next to the 'Blacks Head' PH.	Housing	Has been empty for over 14 years. Could knock it down to provide 2 affordable houses.	The site is within the existing settlement boundary so could come forward at any time independently of the Local Plan Process. The site is too small for a specific housing allocation.

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				NO CHANGE TO PLAN RECOMMENDED
<b>Waterhouses</b>				
Housing Needs Survey	Redundant playing field off Waterfall Lane and part allotment field.	Housing		Existing playing field.  NO CHANGE TO PLAN RECOMMENDED
Housing Needs Survey	WA003	Housing		Assessed as a C class – in flood zone 3.  NO CHANGE TO PLAN RECOMMENDED
Housing Needs Survey	WA014	Housing		Assessed as a C class – impact on landscape. Leek Road forms an important break between the settlement and the open countryside.  NO CHANGE TO PLAN RECOMMENDED
<b>Werrington and Cellarhead</b>				
Knights on behalf of Mrs H Brereton & Others	WE003		Support the inclusion of this site in the Council's Site Options Consultation Booklet. Owns part of the land put forward to the far west.	The relevant SHLAA record will be updated to reflect the ownership details.  NO CHANGE TO PLAN RECOMMENDED
Jack & Harding	WE003		Land should be reclassified as 'C' - undeliverable, ecological, environmental and infrastructure make this land unsuitable.  Access available - Track is for prison use and is private, this track does not access the field. Additional comments - Modern development 97% of properties on Salters Close are 1950's Cornish Style houses, land is elevated meaning lack of privacy to the residents. Strengths / opportunities - Visual intrusion is massive, this is not a	The Council has been approached by a prospective developer in relation to this site so it is considered available at the time of writing (2016).  The SHLAA record will be amended to remove the reference to housing on Salters Close being described as modern.  Since the Site Options consultation took place the Council has undertaken a Green Belt Review to look at (amongst other things) which parts of the Green Belt are suitable for development. This site has been identified in the study as an area to consider for

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			<p>strength. Screening is to the North and Salters Close residents will be in full view of any development. Availability - Land owner contacted 15/07/15 land is not for sale. Suitability - Site screened from Ashbank Road but not from the south meaning residents will directly be overlooked by any new settlement. Services and facilities within the area are running at maximum capacity and would need updating and regenerating before a project like this is considered in Werrington.</p>	<p>release from the Green Belt. There is a caveat on this recommendation in that the study considers that the top third of the site should be retained as open space to protect the long distance view from Ash Bank Road as it is one of the few remaining gaps along this road.</p> <p>Issues such as residential amenity would be considered at the planning application stage, though there are minimum standards for 'Space about Dwellings' which a developer would need to adhere to.</p> <p>Any infrastructure requirements created by development in this location would need to be addressed as part of a development scheme.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
Hewitt	WE019		WE019 is shown as a single plot belonging to Brookfield Farm. This is incorrect as the area marked on the map is partly owned by myself.	<p>Amend SHLAA record to reflect ownership details.</p> <p><b>AMEND PLAN</b></p>
1 x public	WE019		Land is rural Green Belt.	<p>The Council's recently published Green Belt Review does not support the release of this land for development.</p> <p><b>AMEND PLAN</b></p>
Knights on behalf of Mrs H Brereton & Others	WE021		<p>Consider that this site would be suitable for inclusion as a preferred option. Would like to put forward part of it for consideration.</p> <p>The site measures approximately 4.6 ha (11.04 acres) and is located on Salters Lane. It has a road frontage onto Salters Lane for a length of approximately 164m.</p>	<p>The existing SHLAA record assesses the site as being undeliverable due to intrusion into the open countryside.</p> <p>The Council's recently published Green Belt Review does not support the release of this land for development.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>

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			<p>It comprises greenfield land which is designated as Green Belt. The site is situated directly to the southeast of the village boundary with the nearest residential properties falling within the settlement boundary accessed via Chatsworth Drive. It is also located directly to the north of a small residential estate positioned around Salters Close and a small agricultural holding which are presently washed over by Green Belt. The site comprises of two agricultural fields which are bounded by hedgerows as well as a number of mature trees positioned along the north and east boundaries.</p> <p>Part of the eastern portion of the site is eliminated from the proposed development area. It is envisaged that the site could come forward in three phases of development, with the third phase providing an opportunity to tie in with Site WE003 located to the north of the site. Both sites are therefore potentially very good housing sites that could meet future needs by providing a mix of open market and affordable housing. The sites are considered to represent a sustainable location as both Werrington and the neighbouring village of Cellarhead benefit from their close proximity to a significant abundance of local services and facilities including shops, public houses and a primary school and a comprehensive</p>	

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			school within walking distance. They have a 'poor' agricultural land classification and there is no known flood risk. Similarly, there are no protected trees or known contamination.	
1 x public	WE030, WE033, WE034		Extremely waterlogged throughout the year, damp issues for housing on current cellarhead developments, traffic problems, housing next to the prison is not suitable due to the behaviour and language that can already be heard/seen in the village of Werrington by local residents.	The Council's recently published Green Belt Review does not support the release of any of these sites for development.  AMEND PLAN
Mr Berrisford	WE032		Considers that the Cherry Gardens development has improved the area. Site WE032 adjacent to this site is available for housing development. Access is considered to be adequate and service infrastructure is available.	The site is currently assessed as a 'C' class (i.e. undeliverable) in the SHLAA.  It is located in the open countryside and Green Belt and does not relate well to the existing settlement. It is some distance from the village's services and facilities and separated by a road. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.  NO CHANGE TO PLAN RECOMMENDED
X 2 responses	WE051		Consider the site is not suitable for residential development as it is in Green Belt, would result in loss of amenity, impact on the landscape, lack of infrastructure including schools. Other infill options in the village.	The site is currently assessed as a 'C' class (i.e. undeliverable) in the SHLAA.  The existing residential development is considered to form a strong edge to the settlement. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.

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Knights on behalf of Mrs S Wilkinson	WE064		<p>Put forward the site as a potential allocation for 100% affordable housing provision to meet identified affordable housing needs. This site would represent a suitable and sustainable location to provide affordable housing for both the Werrington and Cheddleton Parishes and accords with the guidance set out in Policy SS6 of the Core Strategy.</p> <p>The site measures approximately 0.66 ha (1.62 acres) and is located off Leek Road, Cellarhead, a village located to the east of the district, to the northwest of Cheadle. The site has a road frontage onto Leek Road for a length of approximately 83m. The site comprises greenfield land within the Green Belt. The site is situated directly to the east of the village boundary with the nearest residential properties falling within the settlement boundary located on the opposite side of Leek Road to the west. The site comprises a paddock, which is bounded by hedgerows as well as a number of mature trees positioned along the southern and eastern boundaries. The site has a relatively flat topography. The allocation of the site solely for affordable housing would provide an opportunity to develop land within an envelope bounded by a large domestic dwelling to the east, existing housing development to the west, and the Sub 4 site to the south. The site represents a sustainable location as both</p>	<p><b>NO CHANGE TO PLAN RECOMMENDED</b></p> <p>The site is currently assessed as a 'C' class (i.e. undeliverable) in the SHLAA.</p> <p>It is located in the open countryside and Green Belt and does not relate well to the existing settlement. It is some distance from the village's services and facilities and separated by a road. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.</p> <p>If the site is being proposed as a rural exceptions site it could possibly come forward without an allocation if it qualifies against requirements set out in the NPPF.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>

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			<p>Werrington and the neighbouring village of Cellarhead benefit from their close proximity to a range of local services and facilities. A bus stop is located in close proximity to the site which provides frequent public transport services between Leek, Cheddleton, Wetley Rocks, Werrington and Stoke-on-Trent.</p> <p>With regard to need, the client has commissioned an additional housing need survey for the Parish of Cheddleton, given the fact that whilst the site is closely associated with Werrington and Cellarhead, being located adjacent to the settlement, the site is located within the Cheddleton Parish Boundary. As such, some of the identified need for the Cheddleton Parish may also need to be met in this location. As such, this site could be key to meeting the severe need for affordable housing in this area.</p>	
Paul Sharp Associates for Fradley Estates	Land off Tregaron Court / Langton Court (SHLAA re WE042, WE043)	Housing	The likely actual and perceived impact on the Green Belt will be less than those for the other site options. Site has strong defensible boundaries. Site has relatively low ecological value. Appropriate site access is available from Tregaron Court and / or Langton Court. Utilities and services are available. Site available immediately and has no major issues which would prevent its development.	<p>The site is currently assessed as a 'C' class (i.e. undeliverable) in the SHLAA.</p> <p>The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. The sites are also relatively close to Wetley Moor.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
Paul Sharpe Associates for Fradley Estates	Land off Hillside Road /	Housing	Land is available, suitable and not in the Green Belt. It is unused, vacant land.	The site is designated as 'Visual Open Space in the previous Staffordshire Moorlands Local Plan. A review

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	Lansdowne Crescent		Grassland and scrub, generally unkempt, adjacent to houses, 2 points of access available – from Hillside Road and Lansdowne Crescent. 8-10 dwellings possible using both access points. All necessary utilities are available and the site is available immediately.	of Visual Open Space designations is taking place and will be completed in time to inform the content of the Submission Version of the Local Plan.  NO CHANGE TO PLAN RECOMMENDED
Werrington PC plus Public	Open space off Washerwall Road / Stonehouse Road	Housing	Site is classed as open space but unkempt and believed to be owned by the District Council.	The site is designated as 'Visual Open Space' in the previous Staffordshire Moorlands Local Plan. A review of Visual Open Space designations is taking place and will be completed in time to inform the content of the Submission Version of the Local Plan.  NO CHANGE TO PLAN RECOMMENDED
Agent / Landowner	Chapel Gasworks, Cellarhead	Housing	The site is adjacent to Cherry Gardens and has main facilities available. Reasonable access to local amenities such as shops, school, doctors surgery etc. Good road links to the Potteries. Site is available.	A SHLAA record will be created to cover this area.  The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.  NO CHANGE TO PLAN RECOMMENDED
Werrington PC	Open space off Whitmore Avenue & Lansdowne Crescent	Housing	Site is classed as open space. Part in ownership by the parish council (and maintained) rest is unkempt.	The site is designated as 'Visual Open Space' in the previous Staffordshire Moorlands Local Plan. A review of Visual Open Space designations is taking place and will be completed in time to inform the content of the Submission Version of the Local Plan.  The land is also designated as public open space. There is a shortage of public open space in the District and there are other sites available to meet Werrington's needs without adversely impacting upon the Green Belt so it is not considered necessary to allocate Public Open Space for Development. Also, allocating public open space for housing does not

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				<p>comply with national policy set out in NPPF paragraph 74 which protects existing open space from redevelopment unless it is surplus to requirements or could be replaced in a sustainable location or the development is for alternative sports and recreational provision the need for which outweighs the loss of the land.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
Werrington PC	Field in Ash Bank Road	Housing	No map supplied.	<p>It is unclear as to which area of land is being referred to.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
Werrington PC	Field in Clough Lane (WE048 & WE049)	Housing	No map supplied.	<p>SHLAA records WE048 and WE049 cover this area. Both are classified as 'C' (i.e. undeliverable).</p> <p>The land is considered to have a poor relationship to the existing linear residential development along Clough Lane. The site slopes heavily down in a north westerly direction.</p> <p>The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
Werrington PC	Meigh Road Playing Fields	Housing		<p>The playing fields are protected public open space. There is a shortage of public open space in the District and there are other sites available to meet Werrington's needs without adversely impacting upon the Green Belt so it is not considered necessary to allocate Public Open Space for Development. Also, allocating public open space for housing does not comply with national policy set out in NPPF paragraph</p>

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				74 which protects existing open space from redevelopment unless it is surplus to requirements or could be replaced in a sustainable location or the development is for alternative sports and recreational provision the need for which outweighs the loss of the land.  NO CHANGE TO PLAN RECOMMENDED
Werrington PC	Land adj to Village Hall car park	Housing		This site is within the existing settlement boundary so could come forward as a small site – no allocation needed.  NO CHANGE TO PLAN RECOMMENDED
Housing Needs Survey	Red Cow PH Site, Ash Bank Road	Housing		A SHLAA record will be created for this site.  The land is Green Belt and the Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. If the land is brownfield or a conversion is proposed then consent may be possible independently of the Local Plan process subject to the proposal being compliant with NPPF criteria.  NO CHANGE TO PLAN RECOMMENDED
<b>Wetley Rocks</b>				
1 x public	WR023, WR031		All sites are waterlogged throughout the year, All houses on the leek road will cause significant traffic problems.	WR023 – Note that as this site already has an extant housing consent, it attracted an 'A' deliverability rating, therefore was not included as a site option.  WR031 – This site attracted a 'C' deliverability rating, therefore was not included as a site option.  Note that EA flood risk mapping does not identify either site as falling within a flood risk zone.

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				NO CHANGE TO PLAN
Public	Mill Street (opposite primary school) and between housing to east and west (in-fill site)	Housing		<p><b>Create new SHLAA record</b></p> <p>Area does not relate well to the settlement. Site has rural feel and is not an obvious infill site given sporadic nature of housing to west.</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt.</p> <p>Note that the 2008 LSCA identifies this area as 'important landscape setting to settlement'.</p> <p>Given the above reasons, site to attract '3' suitability rating/ 'C' deliverability rating.</p> <p>NO CHANGE TO PLAN</p>
Agent / Landowner	Land which is currently proposed as 'open space' which is to east of Leek road & adjacent from Randles lane.	Housing	Site is flat/developable, is reasonable extension close to the village centre (not ribbon development) – could be accessed from Randles Lane – and development could help improve & retain 'play facilities'.	<p>WR024 attracts a 'C' rating given the existing public open space on this site (and also access concerns). Therefore site was not included in options consultation.</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt.</p> <p>Note that the 2008 LSCA identifies this area as 'important landscape setting to settlement'.</p> <p>The existing SHLAA record to retain existing 'C'</p>

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				deliverability classification; with reference to Green Belt review results added.  NO CHANGE TO PLAN
<b>Bagnall</b>				
1 x public	BG008		This site is greenbelt and extends behind existing properties. It should be removed from consideration for housing development as It could only economically be developed as mini estate which would destroy the historic character of Bagnall Village The site is landlocked having no existing access to the public highway drains or sewers. A co owner of this land at a public meeting has indicated that he does not consider this land to be available for housing.	The land is Green Belt and the Council's recently published Green Belt Review concludes that this site is suitable for consideration for release from the Green Belt. However, access is an issue which may be difficult to overcome, so removal of the site as an allocation is recommended.  Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Bagnall.  AMEND PLAN
4 x public	BG014		The suitability criteria of the above site should be downgraded to 3 'Unsuitable'. This site is greenbelt and extends behind existing properties. It should be removed from consideration for housing development as: it would be economically developable only as a mini-estate that would destroy the historic character of Bagnall village it includes a habitat for protected wildlife : newts, bats, badgers, herons, swifts, hares, raptors that could not otherwise be maintained. drainage and sewerage will be problematic due to its slope and protracted and difficult connection to existing main drains and sewers. it would devalue all the properties	The land is Green Belt and the Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. The SHLAA record will be updated to reflect this.  Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Bagnall.  AMEND PLAN

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			it would lie behind.	
4 x public	BG015		This site is greenbelt and extends behind existing properties. It should be removed from consideration for housing development as: it would be economically developable only as a mini-estate that would destroy the historic character of Bagnall village there is no existing access to a public road necessitating a road through site BG014 which includes a habitat for protected wildlife : newts, bats, badgers, herons, swifts, hares, raptors that could not thereafter be maintained. drainage and sewerage will be problematic due to its slope and protracted and difficult connection to existing main drains and sewers. it would devalue all the properties it would lie behind.	The land is Green Belt and the Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. The SHLAA record will be updated to reflect this.  Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Bagnall.  AMEND PLAN
Agent / Landowner	Land off School Lane, Bagnall	Housing	The site has good road frontage and would not affect other properties in the village. Site available.	A SHLAA record will be created for this land.  The land is Green Belt and the Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.  Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Bagnall.  NO CHANGE TO PLAN RECOMMENDED
Housing Needs Survey	Land on east side of Clewllows Bank	Housing		A SHLAA record will be created for this land.

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				<p>The land is Green Belt and the Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.</p> <p>Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Bagnall.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
<b>Blackshaw Moor</b>				
Landowner / Agent	BL006 & BL007		Identified areas of land on a map which are and are not available for development.	<p>The map clarifies that the western half of BL006 is available for residential allocation; whereas none of the remainder of this site, and none of BL007, are available for residential development.</p> <p>SHLAA records BL006 &amp; BL007 'availability' text to be amended accordingly. BL006 net area to be reduced with '1' 'availability' retained. BL007 'availability' to be amended to '3' – therefore deliverability amended to 'C'.</p> <p>AMEND TO REDUCE AREA OF BL006; AND REMOVE BL007 FROM CONSIDERATION.</p>
Kenneth Phillips	Land at Thorncroft Farm, Blackshaw Moor	Housing	The site is available and access is obtainable from Blackshaw Lane, Blackshaw Moor.	<p><b>Create new SHLAA record.</b> Site likely to have greater landscape impact; and closer proximity to Peak Park boundary (deliverability 'C').</p> <p>NO CHANGE TO PLAN</p>
<b>Boundary</b>				
Agent / Landowner and Public	Land adjacent to Thornley, Daisy Bank, Boundary			Council agree that modifying the current draft boundary to accommodate this plot could accommodate a single dwelling. The owner has

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				<p>previously applied for residential permission on this plot. However amendment should only extend as far south as the existing tree line opposite 'The Cottage' (not including the access point further south).</p> <p>AMEND PLAN</p>
Public	Disused scrapyards on Commonsides, Boundary			<p>Area is located in Green Belt and not well related to existing services and facilities; nor Boundary village. Green Belt Review recommends that this area is retained as Green Belt.</p> <p>NO CHANGE TO PLAN</p>
Agent / Landowner	Red Lion Inn at Boundary	Housing	Half the site is a car park so access is already established. Owners support housing on the site.	<p><b>Create SHLAA record</b> Site is 50+m from proposed infill boundary and located within Green Belt. Site is not recommended for release from the Green Belt in the Green Belt Review. Would not constitute infill development. Do not consider a site is suitable in this location where there are few facilities and services.</p> <p>For the reasons set out above, SHLAA record to attract 'C' deliverability classification.</p> <p>NO CHANGE TO PLAN</p>
<b>Checkley</b>				
National Federation of Gypsy Liaison Groups	Uttoxeter Road, Checkley (TR005)	Traveller site	Site is already in use as a traveller site but only has temporary permission. Owner is in agreement. (0.1ha)	<p><b>Create SHLAA record</b></p> <p>This site has been considered as a potential Traveller Site Option and has undergone a full sustainability appraisal alongside other traveller options.</p> <p>Although this site (TR005) is potentially available, site TR002 (Blythe Bridge) is scored more highly in terms of suitability.</p>

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				NO CHANGE TO PLAN RECOMMENDED
<b>Dilhorne</b>				
Planning Design Practice Ltd on behalf of Michael Coburn	DH001 - Land to east of Mill Birch, off Godley Lane, Dilhorne		Consider that this site is suitable for residential development. It is available, has a previous planning approval for affordable housing, is within close proximity to a primary school and in a residential area, access is available and the site is not conspicuous in the landscape when seen within the context of housing fronting Godley Lane and School Close.	<p>Site currently included in the SHLAA as a 'C' (i.e. undeliverable). It is considered that development here would extend the village into the open countryside.</p> <p>The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.</p> <p>Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Dilhorne.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
1 x public	DH003		Cartrights Drumble is a small valley, that was infilled over 100 years ago with mining waste, no services or access to this exist.	<p>Agreed. It is classified as a 'C' (i.e. undeliverable) in the SHLAA for these and other reasons.</p> <p>NO CHANGE TO THE PLAN RECOMMENDED</p>
1 x public	DH004		DH004 should be reclassified as "C" - undeliverable. Any development on this site would have an adverse affect on the setting of a Grade 2 listed building (Day House Farm). 2. There is not acceptable access onto the Highway from either side of the proposed site. 3. The presence of bats roosting - a protected species (alongside 8 trees within the proposed development covered by TPO SM 273), potential for mine workings and lack of infrastructure (no gas main, sewer running	<p>This site has been considered as part of the Council's recently published Green Belt Review. It is recommended as being suitable for consideration for release from the Green Belt.</p> <p>However, it is not considered that further development of this scale is needed in Dilhorne during the plan period so it is not proposed for inclusion in the plan but the B classification in the SHLAA is considered suitable for retention.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>

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			at capacity). Whilst it may be possible to deal with such matters in technical terms, it is likely to be prohibitively expensive to do so with resultant harm to the viability of any proposed housing development and its ability to deliver any community infrastructure. 4. Any development within DH004 would be inappropriate in the Green Belt. 5. The outlook from properties (including Grade 2 listed Day House Farm, The Byeways and several on High Street) would be adversely affected.	
Brendan Turner	Land adjacent to 1 Godley Lane, Dilhorne	Housing	Site contains a disused poultry farm and has main road frontage. Would enable infill development between 4 houses.	<p>A SHLAA record will be created for this site.</p> <p>The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development as an allocation. If brownfield, the site may be able to be developed without a Local Plan allocation if it meets the criteria set out in the NPPF.</p> <p>Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Bagnall.</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
Reg Moss	Land on west side of Godley Lane, Dilhorne	Housing	Site has access to Godley Lane, utilities are available, near to school, possibility of shops to main road frontage, infill building.	<p>A SHLAA record exists for this site (DH006). It is classified as a 'C' (i.e. undeliverable) due to visual prominence and intrusion into the open countryside. Also, it is not considered that further development of this scale is needed in Dilhorne during the plan period.</p>

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				<p>Additionally, the Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
Wainman on behalf of Mr A Wheat	Land adjacent to 'Williamrose', Godley Lane	Housing	<p>Site suitable for affordable or starter homes as a rural exception site. Appeal lost on Green Belt grounds in 2013 but Government has recently announced its intention to allow starter homes to be built on rural exception sites. Development on this site would be in keeping with the character of the village and reduce the need for larger housing sites in the village. Object to proposed infill boundary around Dilhorne as it allows little room for infill. Consider that limited infilling throughout the village would be more appropriate than a single development.</p>	<p>A SHLAA record will be created for this site.</p> <p>The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.</p> <p>The site is considered to be too small for an allocation and it is not considered necessary for the infill boundary to stretch this far along Godley Lane.</p> <p>Also, the implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing in Bagnall.</p> <p>The revised NPPF may allow for such development to take place independently from the Local Plan process once it is published.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
<b>Froghall</b>				
Public – several comments	Boltons Copperworks Site	Housing / leisure /recreation/ retail/ employment / gypsy and traveller site	<p>Redevelop the existing brownfield site for housing. This is an eyesore and would improve the local area. It would bring benefits to the local community.</p>	<p>The site is identified in the Churnet Valley Masterplan as an opportunity site and identified in the Core Strategy as a major developed area in the countryside. Potentially suitable uses include housing (alongside employment, tourist-related retail/accommodation; and leisure purposes). This site will be included as a preferred option for these uses (as set out in Pol</p>

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				SS6C(4) Core Strategy).  Any subsequent applications will be expected to meet the land use expectations set out in the Churnet Valley Masterplan.  NO CHANGE TO PLAN
<b>Foxt</b>				
	Rock House Farm	Holiday	3 barns with approval for holiday let	Applications for change of use would be determined against the National Planning Policy Framework and policies in the adopted Core Strategy.  NO CHANGE TO PLAN RECOMMENDED
<b>Hollington</b>				
Checkley PC and others	Land at Quarry Yard	Housing	Brownfield site – owners could be approached (map supplied).	Broadmoor Side Quarry is believed to be an active quarry. Quarries in operation would require SCC consent for other uses. Greenfield sites in the countryside are covered by Core Strategy rural protection policies (also NPPF minerals policies).  Broadmoor Side Quarry lies over 200m beyond the draft Hollington boundary  NO CHANGE TO PLAN
Mr Allen	Land at the Common Piece	Housing	Greenfield site. Suitable location for new housing with minimal impact. Overhead lines cross site (0.19 ha)	The site is not well related to the infill boundary. Do not consider a site is suitable in this location.  NO CHANGE TO PLAN
Agent / Landowner	Land north of Hollington	Housing	Greenfield site near to infill boundary. Access considered to be more acceptable than the proposed sites.	<b>Create SHLAA record</b>  Site is over 250m from proposed infill boundary and does not relate well to existing built form. Site is very large and scale of development would dominate village. Do not consider a site is suitable in this

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				location where there are few facilities and services.  SHLAA record to attract '3' suitability and 'C' deliverability classification for reasons set out above.  NO CHANGE TO PLAN RECOMMENDED
<b>Kingsley Holt</b>				
Agent / Landowner	Land south east of Kingsley Holt	Housing	Site is available and the owners are supportive. Good access and adjoins existing village boundary. Utilities available.	A SHLAA record will be created for this site. Initial Sustainability Assessment has also taken place as follows:  "The proposed delivery of circa 52 dwellings is considered to have a significant positive effect. The site's accessibility to areas of existing employment is considered to have a positive effect. However, the site's inaccessibility to services and facilities is likely to have a significant negative effect. Similarly, the site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC, land."  The implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing development in Kingsley Holt. An infill boundary will allow for small scale housing development only.  NO CHANGE TO THE PLAN RECOMMENDED
Public	On the left side of Churnet Valley Road (as one travels towards Froghall),	Housing	There is an area here which would easily accommodate 17 dwellings. While admittedly on 'Green Belt' it would 'even up' Churnet Valley Road. Houses could be built along this stretch, away from any 'on	The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.  NO CHANGE TO PLAN RECOMMENDED

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			road parking', making it a far safer site all round. It would not detract from the beauty of the village, in fact would probably enhance it.	
<b>Leekbrook</b>				
Moorlands & City Railways	LB002		The site should be reclassified as suitable for residential development and is currently the subject of a planning application for 37 residential units which the site owners expect to be approved. Positive reasons for reclassification and approval of the application include :- 1) Makes a meaningful contribution to the Council's housing land shortage. 2) Is available for immediate development. 3) Has identified access, water management and servicing solutions. 4) Has major District wide infrastructure benefits in that part of the sale proceeds will assist in funding the reinstatement of the Churnet Valley Railway into Leek. 5) Has no visual impact on existing development.	Reasons for '3' suitability rating/ C deliverability rating in SHLAA record still considered to apply.  Note that the 2008 LSCA also identifies this area as 'important landscape setting to settlement'.  Although CVR re-instatement is an aspiration in the Core Strategy (and CVMP) it would not over-ride other spatial policies to the extent that the site could on balance be considered a 'B'.  Were the current (or a subsequent) housing application on this site approved, the overall rating would be changed to 'A' (and the site would not need to be identified at all).  <b>NO CHANGE TO PLAN RECOMMENDED</b>
Sedgwick Associates – Agent	LB003		Support the development of this site for housing. The proposals will result in numerous economic, social and environmental benefits which are not significantly and demonstrably outweighed by the loss of land that is both previously developed and greenfield and lies within the development boundary of Leekbrook. The enhanced presumption in favour of sustainable development should therefore be applied and planning permission should be forthcoming. Site is well	Classified as a C in the SHLAA therefore not identified as a site option. Reasons for '3' suitability rating/ C deliverability rating still considered to apply. Site considered to be greenfield.  Note that the 2008 LSCA also identifies this area as 'important landscape setting to settlement'.  Council would follow sequential principles in the NPPF with respect to plan-making and flood risk.  <b>NO CHANGE TO PLAN</b>

RESPONDENT NAME	LOCATION OF SITE REQUESTED FOR INCLUSION / RELEVANT SHLAA CODE	SUGGESTED USE	COMMENTS RECEIVED	OFFICER RESPONSE
			contained, strong relationship with existing built development, close to local facilities, easy walking distance to bus stops, ecological assessment of site has taken place along with a Phase 1 FRA and a tree survey, utilities are available to serve the site.	
<b>Longsdon</b>				
Agent / Landowner	Land at High View, Micklea Lane	Housing	Consider that the garden area is suitable for infill. This is no longer required.	<p><b>Create SHLAA record</b></p> <p>Area does not relate well to the settlement. Site is not obvious infill given sporadic nature of nearby housing.</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt.</p> <p>Given the above reasons, site to attract '3' suitability rating/ 'C' deliverability rating.</p>
David Breakwell on behalf of Client	Land opposite New Inn, Denford Road, Longsdon (OC066)	Housing	The site is in the junction of Denford Road and the A53 and is opposite the New Inn. The Council has accepted that The New Inn is redundant as a public house and has granted planning permission for its conversion to two dwellings and for the erection of two further dwellings on the former car park. The site therefore has gained a "built" character beyond its original level. The proposal is merely to take advantage of this by the development of a cluster of dwellings around the junction of Denford Road and the A53.	<p>OC066 has a 'C' rating. Area does not relate well to the settlement and has a rural feel.</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt.</p> <p>NO CHANGE TO PLAN</p>
Knights on behalf of	3 x sites off	Housing	Consider that the infill boundary should be	<b>Create SHLAA Records</b>

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Tomlinson Family	Denford Road, Longsdon		<p>amended to incorporate the 2 infill plots along Denford Road. There are a substantial number of existing dwellings and these sites constitute limited gaps within this built up area. Also would like to see infill plots identified allocated for housing in the plan.</p> <p>Would like to see larger site included as a housing allocation. Site is close to the junction of the A53 with its bus route. Site could help to meet Longsdon's needs and include affordable housing as well as additional community facilities if required.</p>	<p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt.</p> <p>Records to be given suitability '3' and classification 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development; and also given the distance of these sites to the village centre/draft village infill boundary.</p> <p>NO CHANGE TO PLAN</p>
<b>Lower Tean</b>				
1 x public	LT001	Housing	The site at LT001 should not be included into the Strategic Housing Land Availability Assessment Plan. The site at LT001 has no suitable traffic access point. There are no facilities in Lower Tean (Schools, shops, employment opportunities), and a poor/limited bus service. There are a number of houses in Tean that have been for sale for a long time, there does not seem to be the demand for additional new housing in this area. Also lack of infrastructure (e.g. schools and doctors).	<p>Comments noted. The SHLAA has a significant number of sites across the district and assesses their deliverability.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
Agent / Landowner	LT009	Housing	Suggest that site is reconsidered for housing development. As the landowner, can confirm availability.	<p>The site has a 'C' rating as it does not relate well to main settlement pattern. Extensive open views across site.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
Agent / Landowner	Land adj to	Housing	Access available from Uttoxeter Road.	Create SHLAA record

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	Westbourne, Uttoxeter Rd			Site is not located between Upper and Lower Tean. Not well related to either settlement . NO CHANGE TO PLAN RECOMMENDED
<b>Oakamoor</b>				
Mr & Mrs Cresswell	Land at Stoney Dale near Oakamoor			<b>Create SHLAA record.</b>  Area does not relate well to the settlement (located over 700m from draft infill boundary/over 900m from village centre). Site is not obvious infill given sporadic nature of nearby housing.  Given the above reasons, site to attract '3' suitability rating/ 'C' deliverability rating.  NO CHANGE TO PLAN
<b>Rudyard</b>				
Agent / Landowner	Land adj to RU016	Housing	Site can be accessed from the Drive without obstruction.	Amend existing record RU016 to reflect all land as far south as 'The Drive', demonstrated as being within RU016 landowner's ownership. Area may be extended further if adjacent landowners confirm interest.  The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that this site was recommended for consideration for release from the Green Belt.  Existing SHLAA record to be amended to include SCC Highways Officer comments, with suitability amended to '3' /deliverability 'C'. Also reference to GB Review added.  NO CHANGE TO PLAN RECOMMENDED
2 x public	RU020		A site of natural conservation, should be a	The Council is currently consulting over proposals for a

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			Conservation Area.	<p>new (heritage) conservation area covering the Rudyard area.</p> <p>The Council also takes into account the findings of its recently published Phase I Ecological Study, Core Strategy Policy NE1, Countryside Officer comments, and environmental legislation as part of the Plan-making process.</p> <p>Notwithstanding this, the Council must address housing requirements for this 'smaller village' as part of the emerging Local Plan. Conservation area status would not prevent the allocation of sites. Refer to paras 2.6 – 2.25 in the accompanying "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: STAGE 1, 2 &amp; 3 SUMMARY" document.</p> <p>NO CHANGE TO PLAN</p>
<b>Rushton Spencer</b>				
4 x public	RS005		Outline planning permission on opposite side of road for 9 houses. Danger to school children from traffic. Issues with drainage on to Sugar Street already. Not suitable for houses. Planning permission already refused. Steepness and potential flooding mine.	<p>The Council consults with statutory consultees including County Highways; and utilities providers as part of the Plan-making process.</p> <p>Highways officer considers development of site would be acceptable subject to access design and visibility; and provision of footway.</p> <p>Severn Trent did not raise objections. Coal Authority raised no objection and site not recorded as being of mine risk. Site not within EA flood risk zones; and EA/LLFA raised no objections.</p> <p>Not considered necessary to allocate site as it is within draft infill boundary.</p>

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				NO CHANGE TO PLAN RECOMMENDED
Landowner / Agent	RS006		Consider that this site should be re-classified as suitable for development. Support the site being used for housing and / or commercial. Village is in need of social amenities such as shops, cottage industries. Access could be provided via the existing access to Danehurst (within the same ownership). Site has good main road frontage and access to utilities. Site has pedestrian access to other parts of the village which not all of the sites have.	<p>RS006 currently classified as a 'C'.</p> <p>Area does not relate well to the settlement.</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that the land in this area was not recommended for release from the Green Belt.</p> <p>Note that given the amount of post-2011 residential commitments in this village it is not considered necessary to pursue residential allocations in Rushton Spencer up to 2031.</p> <p>Given the above reasons, site to retain '3' suitability rating/ 'C' deliverability rating.</p> <p>NO CHANGE TO PLAN</p>
4 x public	RS007		This land has got significant sewerage problems from building the recent affordable houses. There is no solution to this and therefore additional houses could not be built. The site is also contaminated and too prominent in the village.	<p>Severn Trent did not raise objections in relation to this site. Severn Trent have stated that they have a duty to complete necessary improvements to sewers to provide the capacity for new development. The Council will continue to liaise with the EA and Severn Trent regarding this issue.</p> <p>SMDC EH raised no objections to development of this site.</p> <p>It is not considered that development of the site would be too prominent, given the relatively central location within this smaller village.</p>

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				<p>Affordable housing requirements would be dictated by Policies in the Local Plan/NPPF.</p> <p>However, given the amount of post-2011 residential commitments in this village it is not considered necessary to pursue residential allocations in Rushton Spencer up to 2031.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
4 x public	RS009		<p>Access is a difficulty. The land is in the green belt which needs to be retained but in any event is subject to agricultural tenancy. Tenant and land owner want to keep it farmed so it is not available for development.</p>	<p>Landowner has confirmed interest in residential allocation.</p> <p>The Council recently published a Green Belt Review for the District, the results of which will be fed into decision-making. Note that site RU009 was 'not recommended for release' from the Green Belt.</p> <p>Amend SHLAA record suitability to '3' and classification to 'C' - to reflect the results of the Green Belt Review, which concludes that this area is unsuitable for development.</p> <p>However, given the amount of post-2011 residential commitments in this village it is not considered necessary to pursue residential allocations in Rushton Spencer up to 2031.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
2 x public	RS015		<p>RS015 - access problems - either on to main road of minor road that is currently single track. This could potentially be good</p>	<p>County Highways advise that visibility to site is severely restricted but development may be acceptable if access is provided directly onto</p>

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			as open space.	<p>A523.</p> <p>The Council does not generally have resources to purchase private land to create public access open space, unless this is linked to planning contributions from developers, or CIL funding. In these circumstances there would generally be reasons to justify this, ie a local shortage of public open space.</p> <p>Note that given the amount of post-2011 residential commitments in this village it is not considered necessary to pursue residential allocations in Rushton Spencer up to 2031</p> <p><b>NO CHANGE TO PLAN RECOMMENDED</b></p>
1 x public	RS030 & RS031		These fields have not been offered by the landowner and the are in the curtilage of a Grade 2 listed building. In addition, RS031 is a steep hillside very visible from the A523 carrying much private, commercial and tourist traffic into Staffs Moorlands. It should be removed for visual impact, amenity (several public footpaths affected, wild flower meadows) and outside village boundary reasons.	<p>Both sites were suggested by the owner in 2014.</p> <p>Note that neither site was suggested by the Council in the options consultation, as they both attract 'C' classification.</p> <p>The Council takes into account its landscape character evidence and the views of statutory consultees (including Conservation Officer) as part of the Planmaking process.</p> <p><b>NO CHANGE TO PLAN</b></p>
2 x responses	Land behind Station Lane	Housing	Access to the site is excellent. There may be TPOs on the site and it is in Green Belt. Consider it possible to build without affecting the trees.	<p>The Council are proposing that the area around Station Lane/Macclesfield Rd junction also forms part of the draft infill boundary for Rushton Spencer (alongside the existing defined built up area around Sugar Street). This was based on what the Council considers to be a reasonable built up area.</p>

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				However this area falls within the Green Belt and the Council's recently published Green Belt Review for the District did not recommending release of any of the land around the Station Lane junction from the Green Belt. <b>NO CHANGE TO PLAN RECOMMENDED</b>
Public	Land at Rushton Inn (no map)	Housing	Could be suitable for a small of row of cottages or infill.	Area does not relate well to the settlement. Some tree cover. Narrow developable strip. Public right of way crosses area.  <b>NO CHANGE TO PLAN</b>
<b>Stanley</b>				
Rob Ford on behalf of Demon Pension Fund	Land at Stanley Moor - off Stanley Road	Housing		Create SHLAA record for this area.  The implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing development in Stanley. An infill boundary will allow for small scale housing development only.  The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.  <b>NO CHANGE TO PLAN RECOMMENDED</b>
Rob Ford on behalf of Demon Pension Fund	Land at Stanley Moor - off Clewloes Bank	Housing		Create SHLAA record for this area.  The implications of the latest 2012 population projections for the District have now been assessed and it is considered that in view of this there is no need to allocate land for housing development in Stanley. An infill boundary will allow for small scale housing development only.

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				<p>The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
<b>Stockton Brook</b>				
Nick Mountford	Land at Quarry House, Stockton Brook	Housing	Owners support the development of the site and access is available. (1.4 hectares)	<p>Create SHLAA record for this area. See schedule for Stockton Brook (ADD08)</p> <p>Initial investigations reveal that there may be some access difficulties with this site. It is also highly visible from the main road.</p> <p>In any case, the Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
Rob Duncan on behalf of client	Land off Edgefield Lane and Willfield Lane	Housing	Site is available and could accommodate 10 dwellings. Site is located in Green Belt but within recognised residential area. Located within easy walking distance of existing services and facilities. Regular buses. One way system would not preclude development. Significant number of trees on the site so a tree survey would be required. Does not lie in known flood risk area. (1.1ha)	<p>Create SHLAA record for this area.</p> <p>The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>
<b>Tean</b>				
1 x public	Old Crown public house on the A522 Cheadle Road just outside	Housing	Pub is now derelict and an eyesore to all. It has repeatedly been refused planning.	Applications for change of use would be determined against the National Planning Policy Framework and policies in the adopted Core Strategy.

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	Tean			NO CHANGE TO PLAN RECOMMENDED
1 x public	Site between Cattle breeding station/bank view & the junction of Breech Lane, Tean – close to A50		(No plan submitted)	The site is not well related to the infill boundary. Do not consider a site is suitable in this location.  NO CHANGE TO PLAN
<b>Whiston</b>				
Mr P Johnson	Site adj to WH002	Housing	Would like this land including within the development boundary. Site is available for housing.	Whiston has had a number of recent planning applications approved for housing. Not considered necessary to extend the boundary to allow for additional infill plots.  NO CHANGE TO PLAN RECOMMENDED
<b>Other Areas</b>				
Tyler Parkes on behalf of Enhanced Developments Limited	Anzio Camp		Request the following amendments:  Comments box The document lists both Anzio Camp and Bolton Copperworks. The comments box for Anzio says: 'Former MOD training camp. Most recent app SMD/2012/0817 REFUSED. Bldngs (sinc.) from former use may be possible for reuse/redevelopment - Core Strategy identifies as a major developed area in countryside for empl/extra care housing/tourism. SBI to NE of site.' By contrast the 'comments' section of the Bolton Copperworks states: 'Major developed area identified in the Core Strategy & key opportunity site in the Churnet Valley Masterplan'.	Comments noted. The site now has planning permission for 'erection of extra care housing, live work units, ancillary social centre and facilities building and change of use to holiday park' and will be reflected in the emerging Local Plan Policy SS6C and supporting text. Note that the forthcoming Preferred Options consultation focuses on site allocations, development boundaries and the broad direction of policy. Detailed policy amendments will be consulted on later. Site does not need to be allocated due to permission but plan can recognise the extent consent.  It is agreed that the existing SHLAA record and its map relating to Anzio Camp should be updated to reflect the recent permission. For clarity the (net) site area should reflect the extent of the recent permission.  SHLAA RECORD & MAP TO BE UPDATED TO

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			<p>We request that as well as reference to the 2012 application, the Anzio assessment should refer to the latest planning application which is SMDC 2014/0683 for 'Erection of extra care housing, Holiday Park. Live/work units, social building and ancillary facilities building'. This was submitted to the council on 10th November 2014.</p> <p>Additionally it is requested the comment section should refer, as is the case for Bolton Copperworks, to the fact that Anzio Camp is a major developed area identified in the Core Strategy and subject to Policy SS6c.</p> <p>Site area This is given as 9.6ha, but the site is in fact 10.78ha.</p> <p>Strengths/Opportunities Additionally, for Anzio, at 'Strengths/Opportunities' it suggests the buildings may be suitable for re-use which is not in fact possible. When determining the refused planning application SMD/2012/0817 (alternative ref no. 12/00625/FUL_MJ) which was subject to appeal the council and inspector were satisfied that the existing buildings on site were not capable of sustainable re-use (other than the armoury building which is to be used for a bat roost).</p>	<p>REFLECT RECENT PERMISSION.</p> <p>NO CHANGE TO PLAN RECOMMENDED</p>

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			SHLAA Maps July 2015. The area identified on the SHLAA map OC050 does not accurately correspond with the area of the former army camp site and thus the current planning application. In particular the north-eastern boundary of site is not accurately plotted. We attach a correct plan for your records and request that the council's SHLAA site plan is amended accordingly. The land edged in red is the planning application site area and land in blue other land within the same ownership. We believe the proposed Site Allocations document should include this land accurately.	
Public	Anzio Camp	Housing	The site has received approval at planning committee 22/10/15 for an extra care facility.	Comments noted. The site now has planning permission  UPDATE CORE STRATEGY POLICY SS6c AND SUPPORTING TEXT TO REFLECT RECENT PLANNING PERMISSION
2 x public	Cresswell		Nothing about the proposed development at Cresswell in the Local Plan.	Sites with planning permission will not need to be allocated in the Local Plan however they can be counted as a commitment and contribute towards the overall housing requirement.  NO CHANGE TO PLAN RECOMMENDED
Robert Whitehurst	Land to west of Huntley Lane, Huntley	Housing		Site is located within Green Belt and not well related to the settlement. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.  NO CHANGE TO PLAN RECOMMENDED
Andrew Mathews	Land adj to	Housing	Access available. Site is available and	Site is located within Green Belt and not well related to

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	Weston Coyney		owner supportive. (3.23 ha)	the settlement. The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development.  NO CHANGE TO PLAN RECOMMENDED
Werrington Parish Council	Former Builders Yard, Winterfield Lane	Housing	Consider it could accommodate around 15 dwellings.	OC003 was included as an open countryside housing option in the options consultation; given its 'B' deliverability rating.  The Council has to consider the appropriateness of allocating this site, taking into account sustainability considerations, its Green Belt location; existing employment use etc.  Note that application SMD/2014/0230 was refused on appeal after consideration of issues such as Green Belt impact; highways access; and loss of an employment site.  The Council's recently published Green Belt Review does not support the release of this area from the Green Belt for development. Land parcel S2 was deemed to make a 'contribution' to Green Belt purposes. Therefore, it is considered appropriate to amend the deliverability rating of this site on the SHLAA record from 'B' to 'C'.  AMEND PLAN
Checkley PC & public	Fole Dairy	Housing		The site already has permission for housing and has been included in the housing commitments figure.  NO CHANGE TO PLAN RECOMMENDED
Turley on behalf of Scentarea Limited	Blythe Park, Cresswell	Housing / Employment	Would like to see the Site Allocations in the Local Plan reflect the Blythe Park	Sites with planning permission will not need to be allocated in the Local Plan.

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			planning permission and include the residential element.	NO CHANGE TO PLAN RECOMMENDED

**Comments objecting to specific sites are covered in the relevant site and settlement table.**