

**Staffordshire Moorlands  
District Council**

Development Capacity Study  
Stage 2: Final Report  
May 2010 Update\*

\* Update on Development Viability only in May 2010 and Sensitivity  
Analysis in March 2011

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# **Staffordshire Moorlands District Council**

## **Development Capacity Study Stage 2 Update: Final Report May 2010 Update\***

\* Update on Development Viability only in May 2010 and  
Sensitivity Analysis in March 2011

### **Contents Amendment Record**

This report has been issued and amended as follows:

| Issue | Revision | Description | Date                      | Signed |
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# 1 Introduction

## 1.1 *About the Commission*

1.1.1 Staffordshire Moorlands District Council commissioned Halcrow Group Limited to undertake a Development Capacity Study (DCS) for the District 2008. The study intended to provide part of the evidence base for the Core Strategy element of the District's Local Development Framework (LDF).

1.1.2 It is worth noting that in July 2010 the Council completed the Strategic Land Availability Assessment (SHLAA), which provides recent evidence base on suitability of housing sites in the District.

1.1.3 Also worth noting is that in 2010 the Council commissioned Halcrow Group Ltd, along with BHP Group, to update certain elements of the evidence prepared as part this Stage 2 Development Capacity Study report. Further, details of this update exercise, which focussed on revisiting the development viability of housing developments in the District, are presented later in this Chapter.

## 1.2 *Purpose*

1.2.1 Development Plan Documents (DPDs), of which the Core Strategy is one, must be based upon a sound, justifiable base which takes into account both national and regional planning policies and the specific circumstances of the local authority area. A sound evidence base will ensure that the delivery of development proposed in the Core Strategy is realistic and achievable.

1.2.2 The DCS provides evidence on the suitability of the District's three towns and thirteen large villages<sup>1</sup> to take additional housing up to 2026, in line with the review of the West Midlands RSS. It assesses the submitted option for the Core Strategy, along with the four discarded options from the Issues and Options stage. In doing this, it will guide the production of the forthcoming DPD on housing. The settlements included in the study are listed in Table 1.1 overleaf.

1.2.3 The Study identifies the constraints on the future growth of each settlement imposed by inadequate access and infrastructure. At the same time, it provides valuable evidence on where future investment is needed and the likely scale of this

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<sup>1</sup> For the purposes of this Study, the settlements of Biddulph and Biddulph Moor are considered as one. The Study, therefore, assesses fifteen settlements rather than sixteen.

investment, with particular reference to potential housing sites identified in the Housing Land Availability Assessment.

1.2.4

The 2010 update of the Stage 2 report includes an additional test of viability using the HCA Economic Appraisal Tool v.2 which was introduced in July 2009. The Economic Appraisal Tool has been produced to inform site specific viability appraisals but is also capable of use to inform viability modelling to evidence and test LDF planning policy for affordable housing targets.

**Table 1.1: List of Settlements Included in the Study**

| <b>Settlement</b>        | <b>Parish</b>   | <b>2001 Parish Population</b> |
|--------------------------|-----------------|-------------------------------|
| Alton                    | Alton           | 1243                          |
| Biddulph & Biddulph Moor | Biddulph        | 19512                         |
| Brown Edge               | Brown Edge      | 2406                          |
| Caverswall & Cookshill   | Caverswall      | 977                           |
| Cheadle                  | Cheadle         | 12166                         |
| Upper Tean               | Checkley        | 4248                          |
| Cheddleton               | Cheddleton      | 5391                          |
| Endon                    | Endon & Stanley | 3134                          |
| Blythe Bridge            | Forsbrook       | 5008                          |
| Ipstones                 | Ipstones        | 1510                          |
| Kingsley                 | Kingsley        | 2210                          |
| Leek                     | Leek            | 19880                         |
| Oakamoor                 | Oakamoor        | 645                           |
| Waterhouses              | Waterhouses     | 1005                          |
| Werrington & Cellarhead  | Werrington      | 6009                          |

1.3

***Aims***

1.3.1

The aims of the study, as outlined in the brief, are:

- to examine the existing level of infrastructure and accessibility (comprising education, healthcare, community facilities, leisure services, electricity, gas and water supplies, sewerage, the highway network and public transport);
- by analysis of the above, to identify settlements with easy access to a range of infrastructure services and facilities and settlements where these facilities are not provided or are hard to reach;

- to identify the priorities and proposals of key service providers and other relevant organisations where these have implications on the future growth of the identified settlement;
- to identify the capacity of existing infrastructure services and movement corridors to accommodate future growth and to flag up what additional infrastructure is necessary to support each development option;
- to assess the developability and likely viability of larger sites identified through the Housing Land Availability Assessment.; and
- through all of the above, provide guidance on how to ensure future development in the District takes place in the most sustainable way possible.

#### 1.4

##### **Structure of the Report**

##### 1.4.1

The study was undertaken in two stages. Stage One comprises of an appraisal of the settlements in terms of the availability and appropriateness of the key social, physical and accessibility infrastructure elements. Building on the Stage One results, the Stage Two focuses on:

- Assessing the suitability of potential housing sites identified by Staffordshire Moorlands District Council
- Appraising the development viability of different types of land at settlement level in Staffordshire Moorlands, within the prevailing market conditions.

##### 1.4.2

The layout of this report reflects this approach. Chapters Two and Three present the methodology and findings of the key Stage Two tasks identified above. The methodology for each stage provides a step by step toolkit, which can be used by anyone wishing to rerun the exercise in future years. The results of each step of the methodology are then provided, allowing the reader to see exactly how we came up with the findings.

##### 1.4.3

The updated Stage 2 also includes an additional test of viability using the HCA Economic Appraisal Tool. The HCA Economic Appraisal Tool is discussed in detail in Chapter 4.

#### 1.5

##### **2010 Update**

##### 1.5.1

In 2010, the Council wished to update the evidence base prepared as part of this Stage Two: Development Capacity Study. The focus of this exercise was to take a fresh look at the prevailing housing market conditions and revisit the viability of housing developments in the District. The indicate appraisals prepared for this update exercise were based on the Home and Communities (HCA's) Appraisal

Toolkit. Further details on the approach, assumptions and the findings of this exercise are presented in Chapter 4 of the report.



## 2 Assessing Suitability for Housing

### 2.1 *Introduction*

2.1.1 The purpose of this task is to rank the suitability of sites identified by Staffordshire Moorlands District Council as part of the local Strategic Housing Land Availability Assessment (SHLAA). In total over 250 sites were examined by the SHLAA. Using the data gathered by the SHLAA a scoring system has been devised into to rank the sites in order of their suitability for housing development.

### 2.2 *Assessing Suitability for Housing: Approach*

2.2.1 In order to assess the suitability of the sites, a scoring system was devised based upon the site information recorded by the SHLAA site survey. It was important to devise a system which reflected the mix of both positive and negative attributes recorded by the SHLAA survey. Table 2-1 below shows how the sites were rated using a ‘traffic light’ scoring system. In particular, the suitability ranking of sites was based on each of the four data fields contained in the SHLAA data.

2.2.2 Where site conditions were regarded as being a positive attribute for housing development, ‘green’ scores were awarded. Factors deemed to be a development constraint, which will need to be considered but can be overcome, were rated ‘amber’. Lastly, where constraints may prevent sites from being suitable for housing development, ‘red’ ratings were awarded.

2.2.3 Where the site classification could only fall into one category, such as the type of site, brownfield, greenfield or conversion, the appropriate rating was awarded. Therefore one rating was given for each site in terms of type, status, and use. However, as more than one element of planning policy may apply to a site, multiple scores were awarded to sites that fell into more than one planning policy category. For example a site within the settlement boundary but affected by a TPO would have two scores, a green and amber rating.

**Table 2-1: Site Rating Criteria**

| Criteria |                               | Classification                  | Rating |
|----------|-------------------------------|---------------------------------|--------|
| Type     | Type of land at present:      | Brownfield site                 | Green  |
|          |                               | Conversion                      | Green  |
|          |                               | Greenfield site                 | Amber  |
| Policy   | Planning policy designations: | Within Settlement Boundary      | Green  |
|          |                               | Archaeological Site             | Amber  |
|          |                               | Open Countryside                | Amber  |
|          |                               | Conservation Area               | Amber  |
|          |                               | Listed Building                 | Amber  |
|          |                               | TPO                             | Amber  |
|          |                               | Green Belt                      | Red    |
|          |                               | SSSI, Nature Conservation Area  | Red    |
|          |                               | Protected Floodplain            | Red    |
|          |                               | Protected Railway Line          | Red    |
|          |                               | Special Landscape Area          | Red    |
| Status   | Planning status of site:      | Allocated in adopted local Plan | Green  |
|          |                               | Outline planning permission     | Green  |
|          |                               | Detailed planning permission    | Green  |
|          |                               | Under construction/redeveloped  | Green  |
|          |                               | Not committed                   | Amber  |
| Use      | Committed uses of site:       | Housing                         | Green  |
|          |                               | Mixed                           | Green  |
|          |                               | Employment                      | Amber  |
|          |                               | Retail                          | Amber  |
|          |                               | Other                           | Amber  |
|          |                               | None/Not applicable             | Amber  |
|          |                               | Open Space/Recreation           | Red    |

2.3

***Assessing Suitability for Housing: Results***

2.3.1

Based on the above scoring criteria, the sites were ranked to test their suitability. The results are presented in descending order in Table 2-2 overleaf. This implies that sites with the most number of development constraints fell to the bottom of the rankings table, whilst sites with the fewest constraints rose to the top. The table shows that highly ranked sites are likely to be on brownfield land within the settlement boundary whilst sites ranked at the bottom are likely to occupy greenbelt land either on floodplains or special landscape areas.

2.3.2

The table shows that the majority of suitable sites are located in either, Leek, Cheadle or Biddulph. Of the 27 sites with just one amber constraint or less, a total of 15 sites are located in Leek. These sites cover over 9 hectares of land. A further 7 similar suitable sites covering 28ha of land are in Cheadle, whilst the 3

appropriate sites are located in Biddulph covering an area of 5ha. There are 28 sites which contain two amber rated constraints. These sites cover a total area of nearly 17 hectares. The distribution of these site is quite similar, with 10 sites located in Leek (6 ha), 6 in Cheadle (6 ha) and 6 in Biddulph (3 ha).

2.3.3 The results also suggest that there are some 50 sites in the district with three or more amber ratings but with no red ratings. Although the distribution of such sites is quite dispersed around the district, a significant proportion of these sites are located along the eastern edge of Cheadle.

2.3.4 There are 91 sites with one red constraint. Although these sites are located in a number of towns throughout the District, most notably they can be found in Oakamoor, Blythe Bridge Ruston Spencer and Wetley Rocks. Whilst the least suitable housing sites, scoring two or more red rated constraints, are spread geographically about Staffordshire Moorlands, the 62 sites covering 162 hectares which are consistently located in rural areas and land designated as either, greenbelt, special landscape areas or floodplains.

Table 2-2: Housing Site Suitability Ranking

| Reference |       | Site Description/ Address           |                               |               | Site Area | Rating |        |        |          |          |          |          |
|-----------|-------|-------------------------------------|-------------------------------|---------------|-----------|--------|--------|--------|----------|----------|----------|----------|
| ID        | SMDC  | Address                             | Street Name                   | Town          | Area      | Type   | Use    | Status | Policy 1 | Policy 2 | Policy 3 | Policy 4 |
| 713       | CH023 | SMDC Cheadle Depot                  | Allen Street                  | Cheadle       | 0.85      | Green  | Green  | Green  | Green    |          |          |          |
| 720       | CH028 | The Lighthouse 62                   | Tape Street                   | Cheadle       | 0.17      | Green  | Green  | Green  | Green    |          |          |          |
| 38        | LE058 | Land To Rear Of                     | Ashbourne Road                | Leek          | 0.67      | Green  | Green  | Green  | Green    |          |          |          |
| 100       | LE062 | Former British Trimmings Site       | Ball Haye Street              | Leek          | 1.22      | Green  | Green  | Green  | Green    |          |          |          |
| 280       | LE089 | Land Adjacent To The Orchard        | Springfield Drive             | Leek          | 0.38      | Green  | Green  | Green  | Green    |          |          |          |
| 288       | LE090 | Former Industrial Site              | Springfield Road/ Buxton Road | Leek          | 0.37      | Green  | Green  | Green  | Green    |          |          |          |
| 295       | LE078 | Former Ambulance Station            | Haregate Road                 | Leek          | 0.44      | Green  | Green  | Green  | Green    |          |          |          |
| 326       | LE106 | The Warehouse                       | New Street                    | Leek          | 0.067     | Green  | Green  | Green  | Green    |          |          |          |
| 596       | LE118 | Former Builders Yard                | Sandon Street                 | Leek          | 0.263     | Green  | Green  | Green  | Green    |          |          |          |
| 679       | LE121 | Former Garage Site                  | Thornclyffe View              | Leek          | 0.46      | Green  | Green  | Green  | Green    |          |          |          |
| 232       | WE018 | Werrington County Infant School     | Stonehouse Road               | Werrington    | 0.8       | Green  | Green  | Green  | Green    |          |          |          |
| 86        | BD080 | Biddulph Library                    | Off Tunstall Road             | Biddulph      | 0.25      | Green  | Green  | Green  | Green    |          |          |          |
| 324       | LE101 | Johnsons Antiques 120               | Mill Street/ Badnall Street   | Leek          | 0.09      | Green  | Green  | Green  | Green    |          |          |          |
| 169       | LE083 | Former West Street Workingmens Club | West Street                   | Leek          | 0.03      | Green  | Green  | Green  | Green    | Yellow   |          |          |
| 274       | LE088 | Big Mill                            | Mill Street/ Bell Vue Road    | Leek          | 0.6       | Green  | Green  | Green  | Green    | Yellow   |          |          |
| 102       | LE067 | Staffs Fitness                      | Springfield Road              | Leek          | 0.98      | Green  | Yellow | Green  | Green    |          |          |          |
| 481       | LE111 | Land At Leekbrook Industrial Estate | Leekbrook Way                 | Leek          | 2.45      | Green  | Yellow | Green  | Green    |          |          |          |
| 1050      | LE124 | Popular Garage, 113                 | Mill Street                   | Leek          | 0.12      | Green  | Yellow | Green  | Green    |          |          |          |
| 230       | BD084 | Land At                             | Wharf Road                    | Biddulph      | 0.27      | Green  | Yellow | Green  | Green    |          |          |          |
| 709       | CH019 | Former Opencast Working Site        | Draycott Cross Road           | Cheadle       | 4.13      | Green  | Yellow | Green  | Green    |          |          |          |
| 696       | CH024 | School Allocation                   | Churchill Road                | Cheadle       | 1.8       | Green  | Yellow | Green  | Green    |          |          |          |
| 293       | LE077 | Haregate Hall                       | Haregate Road                 | Leek          | 0.86      | Yellow | Green  | Green  | Green    |          |          |          |
| 133       | BD072 | Land Known As Newpool Meadows       | Tunstall Road                 | Biddulph      | 4.38      | Yellow | Green  | Green  | Green    |          |          |          |
| 684       | CH001 | Land At                             | Donkey Lane                   | Cheadle       | 7         | Yellow | Green  | Green  | Green    |          |          |          |
| 688       | CH085 | Mobberley Farm Allocation           |                               | Cheadle       | 12.5      | Yellow | Green  | Green  | Green    |          |          |          |
| 689       | CH003 | Remainder Of Allocated Site         | Brookhouse Way                | Cheadle       | 1.7       | Yellow | Green  | Green  | Green    |          |          |          |
| 448       | KH001 | Land Between 14 And 44              | Shawe Park Road               | Kingsley Holt | 0.34      | Yellow | Green  | Green  | Green    |          |          |          |
| 272       | LE087 | The Talbot                          | Ashbourne Road                | Leek          | 0.12      | Green  | Yellow | Green  | Green    | Yellow   |          |          |

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|-----------|-------|---|---|---------------|-------|-----------|--------|--------|----------|----------|----------|----------|
| ID        | SMDC  | Address   | Street Name                                   | Town          | Area  | Type      | Use    | Status | Policy 1 | Policy 2 | Policy 3 | Policy 4 |
| 685       | CH002 | Remainder Of Lightwood Allocation Plus Moor Lane Farm |   | Cheadle       | 2     | ■         | ■      | ■      | ■        | ■        |          |          |
| 39        | BD004 | Gillow Heath Mill                                     | City Bank                                     | Biddulph      | 0.36  | ■         | ■      | ■      | ■        |          |          |          |
| 71        | BD026 | The Homestead   | John Street                                   | Biddulph      | 0.25  | ■         | ■      | ■      | ■        |          |          |          |
| 110       | BD055 | Site Of Former Meadows School                         | Tunstall Road                                 | Biddulph      | 0.95  | ■         | ■      | ■      | ■        |          |          |          |
| 114       | BD059 | Depot Rear Of 23                                      | Shepherd Street                               | Biddulph      | 0.33  | ■         | ■      | ■      | ■        |          |          |          |
| 611       | BD101 | Minster Mill  | Stringer Street                               | Biddulph      | 0.16  | ■         | ■      | ■      | ■        |          |          |          |
| 613       | BD102 | Minster Mill  | Walley Street                                 | Biddulph      | 0.28  | ■         | ■      | ■      | ■        |          |          |          |
| 1072      | BD107 | Prize Buildings                                       | Tunstall Road                                 | Biddulph      | 0.14  | ■         | ■      | ■      | ■        |          |          |          |
| 644       | CH015 | Stoddards Depot                                       | Leek Road                                     | Cheadle       | 0.8   | ■         | ■      | ■      | ■        |          |          |          |
| 704       | CH012 | Lightwood Home  | Well Street                                   | Cheadle       | 0.47  | ■         | ■      | ■      | ■        |          |          |          |
| 711       | CH020 | Land Between  | Dilhorne Road And The Green                   | Cheadle       | 0.51  | ■         | ■      | ■      | ■        |          |          |          |
| 1055      | KG024 | Haulage Depot   | Hazles Cross Road                             | Kingsley      | 0.56  | ■         | ■      | ■      | ■        |          |          |          |
| 105       | LE073 | Portland Mill   | Queen Street/Portland Street/Brunswick Street | Leek          | 0.46  | ■         | ■      | ■      | ■        |          |          |          |
| 132       | LE070 | Leek Day Service Centre                               | Buxton Road                                   | Leek          | 0.5   | ■         | ■      | ■      | ■        |          |          |          |
| 165       | LE074 | Slimma Fashion  | Waterloo Street                               | Leek          | 0.34  | ■         | ■      | ■      | ■        |          |          |          |
| 167       | LE015 | Former Gas Works                                      | Newcastle Road                                | Leek          | 0.72  | ■         | ■      | ■      | ■        |          |          |          |
| 586       | LE116 | Premier Garage  | Broad Street                                  | Leek          | 0.47  | ■         | ■      | ■      | ■        |          |          |          |
| 139       | WA003 | Wg Tankers Site                                       | Leek Road                                     | Waterhouses   | 0.2   | ■         | ■      | ■      | ■        |          |          |          |
| 121       | LE079 | Masons Mill (London Mill)                             | Brook Street/ London Street                   | Leek          | 0.37  | ■         | ■      | ■      | ■        |          |          |          |
| 641       | CH014 | Hurst'S Yard  | Bank Street                                   | Cheadle       | 0.8   | ■         | ■      | ■      | ■        |          |          |          |
| 695       | CH009 | Land And Buildings At Orchard Farm                    | Churchill Road                                | Cheadle       | 0.47  | ■         | ■      | ■      | ■        |          |          |          |
| 363       | LE014 | Land To Rear Of Works                                 | Higher Woodcroft Road                         | Leek          | 0.77  | ■         | ■      | ■      | ■        |          |          |          |
| 488       | LE022 | Land West Of  | Ashbourne Road                                | Leek          | 0.47  | ■         | ■      | ■      | ■        |          |          |          |
| 557       | BB044 | Land To Rear Of 74,94/96                              | Chapel Street                                 | Blythe Bridge | 1.25  | ■         | ■      | ■      | ■        |          |          |          |
| 591       | LT006 | Heybridge Farm  | Uttoxeter Road                                | Lower Tean    | 0.35  | ■         | ■      | ■      | ■        |          |          |          |
| 140       | WA004 | Land Adj To Waterhouses Enterprise                    | Leek Road                                     | Waterhouses   | 1.2   | ■         | ■      | ■      | ■        |          |          |          |
| 171       | LE055 | Land Between  | Sandon Street And Cheddleton Road             | Leek          | 1.6   | ■         | ■      | ■      | ■        |          |          |          |
| 106       | LE076 | Fowlchurch Tip  | Ball Haye Green                               | Leek          | 14.36 | ■         | ■      | ■      | ■        | ■        |          |          |
| 901       | CD014 | Land North/East                                       | Felthouse Lane/Cheadle Rd                     | Cheddleton    | 1.96  | ■         | ■      | ■      | ■        | ■        |          |          |

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| Reference |       | Site Description/ Address                         |  |                 | Site Area | Rating |        |        |          |          |          |          |
|-----------|-------|---|--|-----------------|-----------|--------|--------|--------|----------|----------|----------|----------|
| ID        | SMDC  | Address   | Street Name                                | Town            | Area      | Type   | Use    | Status | Policy 1 | Policy 2 | Policy 3 | Policy 4 |
| 9         | UT019 | Haulage Depot                                     | St Thomas'S Road                           | Upper Tean      | 0.4       | Green  | Yellow | Yellow | Green    | Yellow   |          |          |
| 111       | BD056 | Land Off  | The Uplands                                | Biddulph        | 6.4       | Green  | Yellow | Yellow | Green    | Yellow   |          |          |
| 303       | BE013 | Land Adjacent To South View                       | Sandy Lane                                 | Brown Edge      | 0.52      | Green  | Yellow | Yellow | Green    | Yellow   |          |          |
| 101       | LE063 | Land At Springfields Farm                         |  | Leek            | 3.2       | Green  | Yellow | Yellow | Green    | Yellow   |          |          |
| 706       | CH016 | Land At Nursery Close                             | Park Lane                                  | Cheadle         | 0.55      | Green  | Yellow | Yellow | Green    | Yellow   |          |          |
| 354       | IP012 | Land South Of The Mount                           | Church Lane                                | Ipstones        | 0.9       | Green  | Yellow | Yellow | Green    | Yellow   |          |          |
| 598       | DC001 | Industrial Estate Rear Of 215                     | Uttoxeter Road                             | Draycott        | 0.53      | Green  | Yellow | Yellow | Green    | Yellow   |          |          |
| 630       | OT001 | Bolton Copperworks                                |  | Froghall        | 17.1      | Green  | Yellow | Yellow | Green    | Yellow   |          |          |
| 241       | AL012 | Land At Capri                                     | Gallows Green                              | Alton           | 0.6       | Green  | Yellow | Yellow | Green    | Yellow   |          |          |
| 70        | BD025 | Amusement Depot Rear Of Roebuck & Moorlands Court | Congleton Road                             | Biddulph        | 0.91      | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 87        | BD039 | Adjacent To Brocks Croft Gardens                  | Off Station Road                           | Biddulph        | 0.24      | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 136       | BD074 | Land At Meadows School                            | Tunstall Road                              | Biddulph        | 1.03      | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 683       | BD106 | Land Rear Of                                      | 12 Newpool Road                            | Biddulph        | 1.87      | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 1092      | BD111 | Land At   | Church Road                                | Biddulph        | 3.8       | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 757       | BB011 | Land Rear Of The Hollies                          | St Peters Lane                             | Blythe Bridge   | 0.23      | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 690       | CH004 | Land Rear Of 136                                  | Froghall Road                              | Cheadle         | 0.4       | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 691       | CH005 | Land To The West Of                               | Thorpe Road                                | Cheadle         | 0.9       | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 692       | CH006 | Turners Pasture                                   |  | Cheadle         | 2.6       | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 698       | CH010 | Land South Of                                     | Windy Arbour                               | Cheadle         | 0.5       | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 705       | CH013 | Land Rear Of The Birches                          |  | Cheadle         | 1.54      | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 707       | CH017 | Land At   | Carlos Close                               | Cheadle         | 0.38      | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 965       | CD069 | Land North/West/South                             | Cheddleton Park Ave / Vale View            | Cheddleton      | 7.68      | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 84        | LE059 | Land At Horsecroft Farm                           | Tittesworth Avenue                         | Leek            | 1.2       | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 103       | LE068 | Rear Of Westwood First School                     | Westwood Road                              | Leek            | 1.7       | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 1009      | OA001 | Land North And South Of                           | Churnet View Road (West Of Squirrels Leap) | Oakamoor        | 0.33      | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 202       | RS001 | Land Nw Royal Oak Pub                             | Off Sugar Street                           | Rushton Spencer | 0.5       | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 406       | ST003 | Land Between Sandstones & Stonefield House        | Stanley Bank                               | Stanley         | 0.32      | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |
| 444       | WR002 | Land West Of Wetley Rocks Methodist Church        | A520                                       | Wetley Rocks    | 0.95      | Yellow | Yellow | Yellow | Green    | Yellow   |          |          |

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|-----------|-------|--|------------------------------------|-----------------|-------|-----------|--------|--------|----------|----------|----------|----------|--|
| ID        | SMDC  | Address  | Street Name                        | Town            | Area  | Type      | Use    | Status | Policy 1 | Policy 2 | Policy 3 | Policy 4 |  |
| 181       | LE086 | Former York Mill                                   | Well Street                        | Leek            | 0.58  | Green     | Yellow | Yellow | Green    | Yellow   | Yellow   |          |  |
| 234       | AL009 | The Old Mill                                       | Farley Lane                        | Alton           | 0.32  | Green     | Yellow | Yellow | Green    | Yellow   |          |          |  |
| 665       | CV005 | Land To Rear Of Roseville                          | High Street                        | Caverswall      | 0.63  | Yellow    | Yellow | Yellow | Green    | Yellow   |          |          |  |
| 626       | AL013 | Land Off   | Cedarhill                          | Alton           | 2.5   | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 821       | CH073 | Land At Gibraltar Farm                             | Moor Lane                          | Cheadle         | 17    | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 823       | CH074 | Land West Of Lightwood Farm                        |                                    | Cheadle         | 2     | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 824       | CH075 | Land South East Of                                 | Thorley Drive                      | Cheadle         | 1.6   | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 825       | CH076 | Land East Of                                       | Thorley Drive                      | Cheadle         | 10    | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 828       | CH077 | Land Fronting                                      | B5032                              | Cheadle         | 2     | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 1085      | CH080 | Field No 7647 Woodhead Hall Farm                   | Cherry Lane                        | Cheadle         | 2.75  | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 1086      | CH081 | Land North Of                                      | Lomond Grove                       | Cheadle         | 3.76  | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 1087      | CH082 | Land South Of Woodhead Hall Farm                   | Cherry Lane                        | Cheadle         | 8.601 | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 1093      | CH083 | Land East Of Abbot'S Hays                          | Cherry Lane                        | Cheadle         | 0.71  | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 317       | CK005 | Land South Of                                      | Uttoxeter Road                     | Checkley        | 1.9   | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 349       | IP011 | Land North Of                                      | Church Meadow                      | Ipstones        | 0.36  | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 625       | IP016 | Land South Of The Existing Employment Site         | Froghall Road                      | Ipstones        | 1     | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 141       | WA005 | Land Adj To Allocated Employment Site              | Leek Road                          | Waterhouses     | 1.3   | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 1056      | WA006 | Land North Of Allocated Employment Site            | Waterfall Lane                     | Waterhouses     | 1.15  | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 623       | IP015 | Land South Of The Fire Station                     | Froghall Road                      | Ipstones        | 0.7   | Yellow    | Yellow | Yellow | Yellow   |          |          |          |  |
| 313       | CK001 | Land South West Of                                 | Church Lane                        | Checkley        | 0.55  | Yellow    | Yellow | Yellow | Yellow   | Yellow   |          |          |  |
| 131       | BD071 | Land On West Side Bypass                           | Meadows Way                        | Biddulph        | 7.7   | Yellow    | Red    | Green  | Green    |          |          |          |  |
| 13        | LE060 | Churnet Works                                      | Macclesfield Road                  | Leek            | 5.3   | Green     | Yellow | Yellow | Green    | Red      |          |          |  |
| 478       | BB022 | Smithfield Hotel                                   | Uttoxeter Road                     | Blythe Bridge   | 0.27  | Green     | Yellow | Yellow | Green    | Red      |          |          |  |
| 14        | LE064 | Land To The North Of                               | Kiln Lane                          | Leek            | 0.6   | Green     | Yellow | Yellow | Green    | Red      |          |          |  |
| 17        | LE002 | Land At White'S Bridge                             | Macclesfield Road                  | Leek            | 9.85  | Yellow    | Yellow | Green  | Green    | Red      |          |          |  |
| 231       | RS015 | Land And Buildings At Glenroy Garage               | A523                               | Rushton Spencer | 0.69  | Green     | Yellow | Yellow | Red      |          |          |          |  |
| 651       | EN014 | Land At Sanmay                                     | Off Edge Lane/ Basnetts Wood Drive | Endon           | 0.8   | Green     | Yellow | Yellow | Red      |          |          |          |  |
| 525       | RU020 | Land East Of The New Galleon (Former Public House) | Rudyard Road                       | Rudyard         | 0.43  | Green     | Yellow | Yellow | Red      |          |          |          |  |
| 489       | WR017 | Land At Park House/Cornerstones                    | A520                               | Wetley Rocks    | 0.67  | Green     | Yellow | Yellow | Red      |          |          |          |  |

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| ID        | SMDC  | Address  | Street Name                | Town             | Area      | Type   | Use | Status | Policy 1 | Policy 2 | Policy 3 | Policy 4 |
| 120       | BD065 | Land East Of   | The Uplands                | Biddulph         | 0.5       |        |     |        |          |          |          |          |
| 16        | LE071 | Land Off   | Macclesfield Road          | Leek             | 4.9       |        |     |        |          |          |          |          |
| 26        | UT011 | Croft Mill   | Cheadle Road               | Upper Tean       | 0.8       |        |     |        |          |          |          |          |
| 35        | LE066 | Knivedon Hall And Springhill                             | Mount Road                 | Leek             | 3.5       |        |     |        |          |          |          |          |
| 496       | BB021 | Land To Rear Of 218 - 234                                | Uttoxeter Road             | Blythe Bridge    | 1.13      |        |     |        |          |          |          |          |
| 1105      | CD095 | Land Southwest Of/ Northeast Of Basford Lane/ Site Cd096 | Off Basford Lane           | Cheddleton North | 1.67      |        |     |        |          |          |          |          |
| 1023      | OA016 | Land North Of/South Of Tree Tops/ Springfield            | Carr Bank                  | Oakamoor         | 0.75      |        |     |        |          |          |          |          |
| 1024      | OA017 | Field Opposite Springfield                               | Off Carr Bank              | Oakamoor         | 0.62      |        |     |        |          |          |          |          |
| 1034      | OA027 | Field East Of/North Of Cotton Dell Wood/B5417            |                            | Oakamoor         | 2.58      |        |     |        |          |          |          |          |
| 1037      | OA030 | Land East Of/ South Of Railstones & The Laurels / B5417  |                            | Oakamoor         | 0.77      |        |     |        |          |          |          |          |
| 1038      | OA031 | Land South Of Threeways                                  | Off Farley Road            | Oakamoor         | 0.66      |        |     |        |          |          |          |          |
| 1048      | OA005 | Land Nw Of/N Of 22 School Drive/ School Playing Field    |                            | Oakamoor         | 0.38      |        |     |        |          |          |          |          |
| 212       | RS007 | Land Adj To Marsh Villa                                  | East Of A523               | Rushton Spencer  | 1.03      |        |     |        |          |          |          |          |
| 385       | WH006 | Land Adjacent To Hunters Barn                            | Ashbourne Road             | Whiston          | 2.6       |        |     |        |          |          |          |          |
| 1033      | OA026 | Meadow North Of/East Of                                  | Rosebank Cresc/Cotton Dell | Oakamoor         | 0.7       |        |     |        |          |          |          |          |
| 119       | BD064 | Land Adjacent To   | 78 Mow Lane                | Biddulph         | 0.51      |        |     |        |          |          |          |          |
| 129       | BD68A | Land Off   | Marsh Green Road           | Biddulph         | 1.59      |        |     |        |          |          |          |          |
| 536       | BB028 | Land Opposite 45/47                                      | Caverswall Road            | Blythe Bridge    | 1.54      |        |     |        |          |          |          |          |
| 551       | BB041 | Land South West Of                                       | Caverswall Road            | Blythe Bridge    | 1.6       |        |     |        |          |          |          |          |
| 552       | BB042 | Land North East Of                                       | Caverswall Road            | Blythe Bridge    | 4.5       |        |     |        |          |          |          |          |
| 555       | BB043 | Land To South West And Rear Of 83/93                     | Chapel Street              | Blythe Bridge    | 2.2       |        |     |        |          |          |          |          |
| 559       | BB045 | Land To North Of 38                                      | Dilhorne Road              | Blythe Bridge    | 0.56      |        |     |        |          |          |          |          |
| 563       | BB047 | Land To North Of   | Cheadle Road               | Blythe Bridge    | 1.85      |        |     |        |          |          |          |          |
| 564       | BB048 | Land To South Of   | Cheadle Road               | Blythe Bridge    | 4.13      |        |     |        |          |          |          |          |
| 565       | BB049 | Land To North Of   | Draycott Old Road          | Blythe Bridge    | 2.25      |        |     |        |          |          |          |          |
| 1083      | BB062 | Land To North Of 85 - 91                                 | Caverswall Road            | Blythe Bridge    | 0.94      |        |     |        |          |          |          |          |
| 355       | BE030 | Land Adjacent To Alders Farm                             | St Anne'S Vale             | Brown Edge       | 0.72      |        |     |        |          |          |          |          |
| 442       | BE040 | Land Off   | Church Road                | Brown Edge       | 1.11      |        |     |        |          |          |          |          |



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| ID        | SMDC  | Address                                   | Street Name                  | Town            | Area      | Type   | Use | Status | Policy 1 | Policy 2 | Policy 3 | Policy 4 |
| 672       | CV011 | Land To West Of 67-97                     | School Lane                  | Cookshill       | 1         |        |     |        |          |          |          |          |
| 673       | CV012 | Land To West Of 99 - 115                  | School Lane                  | Cookshill       | 0.8       |        |     |        |          |          |          |          |
| 675       | CV014 | Land To South West Of                     | Roughcote Lane               | Cookshill       | 2.2       |        |     |        |          |          |          |          |
| 1095      | CV017 | Vicarage Farm Land Off                    | Caverswall Road, School Lane | Cookshill       | 0.98      |        |     |        |          |          |          |          |
| 648       | EN010 | Land East Of/ South Of                    | A53/ Greenmeadow Grove       | Endon           | 3.17      |        |     |        |          |          |          |          |
| 758       | EN033 | Land South Of / East Of                   | The Quadrangle / Post Lane   | Endon           | 0.47      |        |     |        |          |          |          |          |
| 528       | RU016 | Land Nw Of White Barn                     | The Drive                    | Rudyard         | 1.22      |        |     |        |          |          |          |          |
| 529       | RU009 | Land South Of Hotel Rudyard               | Lake Road                    | Rudyard         | 0.39      |        |     |        |          |          |          |          |
| 216       | RS008 | Field Inb Greenacre And Orchard End       | Sw Of A523                   | Rushton Spencer | 0.5       |        |     |        |          |          |          |          |
| 221       | RS009 | Land Rear Of Marsh Lea / Hammerton House  | W Of A523                    | Rushton Spencer | 1         |        |     |        |          |          |          |          |
| 265       | RS011 | Field Sw Of Glen Le Side                  | A523                         | Rushton Spencer | 1.03      |        |     |        |          |          |          |          |
| 268       | RS022 | Field At Sandbank                         | West Of A523                 | Rushton Spencer | 0.46      |        |     |        |          |          |          |          |
| 271       | RS010 | Land Nw Of Tea Cottage                    | Off A523                     | Rushton Spencer | 0.63      |        |     |        |          |          |          |          |
| 277       | RS006 | Land East Of Dane Hurst                   | A523                         | Rushton Spencer | 0.79      |        |     |        |          |          |          |          |
| 462       | WR005 | Land South Bluegate Cottage               | Cheadle Road/A522            | Wetley Rocks    | 0.57      |        |     |        |          |          |          |          |
| 476       | WR014 | Land At Far Fields Farm                   | Off A520                     | Wetley Rocks    | 1.8       |        |     |        |          |          |          |          |
| 477       | WR015 | Land South                                | Mill Lane                    | Wetley Rocks    | 0.79      |        |     |        |          |          |          |          |
| 479       | WR016 | Land North Of                             | Mill Lane                    | Wetley Rocks    | 0.48      |        |     |        |          |          |          |          |
| 494       | WR006 | Land Inbetween A522 And Wetley View       | A522                         | Wetley Rocks    | 1.1       |        |     |        |          |          |          |          |
| 1096      | CH084 | Land South Of                             | Eaves Lane                   | Cheadle         | 6.3       |        |     |        |          |          |          |          |
| 1108      | CH086 | Land Set Back From The Rear Of Timberdell | Leek Road                    | Cheadle         | 0.64      |        |     |        |          |          |          |          |
| 55        | LE004 | Land West Of                              | Kiln Lane                    | Leek            | 4.32      |        |     |        |          |          |          |          |
| 27        | UT012 | Land North Of 49                          | Cheadle Road                 | Upper Tean      | 1.8       |        |     |        |          |          |          |          |
| 383       | WH004 | Land At The Leys                          | Ashbourne Road               | Whiston         | 4.2       |        |     |        |          |          |          |          |
| 384       | WH005 | Land To The Rear Of Sneyd Arms            | Ashbourne Ropad              | Whiston         | 0.969     |        |     |        |          |          |          |          |
| 600       | DC003 | Land To Rear Of                           | St Margarets Court           | Draycott        | 0.56      |        |     |        |          |          |          |          |
| 1082      | DC023 | Land Off                                  | Sandon Road/Sandon Close     | Draycott        | 3.85      |        |     |        |          |          |          |          |

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|-----------|-------|---|--|------------|-----------|--------|-----|--------|----------|----------|----------|----------|
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| 1053      | LE127 | Land Off (Southern Part)                            | Mount Road   | Leek       | 3.17      |        |     |        |          |          |          |          |
| 1054      | LE128 | Land Off (Northern Part)                            | Mount Road   | Leek       | 4.31      |        |     |        |          |          |          |          |
| 1088      | LE138 | Land At   | Macclesfield Road  | Leek       | 0.84      |        |     |        |          |          |          |          |
| 1107      | LE095 | Land Off  | Abbey Green Road   | Leek       | 7.04      |        |     |        |          |          |          |          |
| 585       | LT002 | Land North Of The Firs                              | Uttoxeter Road   | Lower Tean | 0.3       |        |     |        |          |          |          |          |
| 1068      | LT012 | Land To West Of                                     | Teanhurst Road   | Lower Tean | 0.35      |        |     |        |          |          |          |          |
| 7         | UT024 | Land To South Of 21                                 | Wallfield Close  | Upper Tean | 1.4       |        |     |        |          |          |          |          |
| 32        | UT021 | Land At Junction Of                                 | Uttoxeter Road & Hollinscroft Court                        | Upper Tean | 0.74      |        |     |        |          |          |          |          |
| 33        | UT022 | Land South Of 77                                    | Uttoxeter Road   | Upper Tean | 0.48      |        |     |        |          |          |          |          |
| 34        | UT023 | Land To East Of 5                                   | Hollington Road  | Upper Tean | 1.63      |        |     |        |          |          |          |          |
| 632       | UT026 | Land To South Of                                    | Hawthorne Close  | Upper Tean | 1.3       |        |     |        |          |          |          |          |
| 633       | UT027 | Land To East Of                                     | Honeysuckle Close  | Upper Tean | 4         |        |     |        |          |          |          |          |
| 388       | WH009 | Land To East Of                                     | Eaves Lane   | Whiston    | 1.1       |        |     |        |          |          |          |          |
| 526       | LT001 | Land Junction Of                                    | Uttoxeter Road & Heath House Lane                          | Lower Tean | 0.7       |        |     |        |          |          |          |          |
| 142       | WE003 | Land Adjacent To Stonehouse Farm                    | Ash Bank Road  | Werrington | 0.7       |        |     |        |          |          |          |          |
| 223       | WE019 | Land Adjacent To                                    | Washerwall (Brookfield) Farm                               | Werrington | 1.6       |        |     |        |          |          |          |          |
| 233       | WE020 | Land Between 41 And 97                              | Ash Bank Road  | Werrington | 1.3       |        |     |        |          |          |          |          |
| 236       | WE021 | Land Off  | Salters Lane   | Werrington | 4.5       |        |     |        |          |          |          |          |
| 257       | WE025 | Land Off  | Kaydor Close, Philip Lane, Caroline Close And Howard Close | Werrington | 0.9       |        |     |        |          |          |          |          |
| 657       | CV002 | Land South Of Church Croft                          | Blythe Bridge Road   | Caverswall | 0.51      |        |     |        |          |          |          |          |
| 664       | CV004 | Land To Rear Of 1/2                                 | High Street  | Caverswall | 0.36      |        |     |        |          |          |          |          |
| 836       | EN068 | Land West Of /North Of Clay Lake Road/ 'The Grange' | Off Clay Lake  | Endon      | 0.54      |        |     |        |          |          |          |          |
| 36        | LE069 | Pike Hall Farm                                      | Mount Road   | Leek       | 1.3       |        |     |        |          |          |          |          |
| 83        | LE057 | Land Off  | Milltown Way   | Leek       | 2.6       |        |     |        |          |          |          |          |
| 30        | UT018 | Land At Junction Of                                 | Tenford Land & Gorsty Hill Road                            | Upper Tean | 1         |        |     |        |          |          |          |          |
| 387       | WH008 | Land Between Wesley Bungalow And Topiary House      | Ashbourne Road   | Whiston    | 1.1       |        |     |        |          |          |          |          |
| 582       | BG008 | West Of Playing Field                               | Off Clewlovs Bank  | Bagnall    | 0.83      |        |     |        |          |          |          |          |
| 382       | WH003 | Land Off  | Black Lane   | Whiston    | 0.4       |        |     |        |          |          |          |          |

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| ID        | SMDC  | Address  | Street Name                     | Town          | Area      | Type   | Use    | Status | Policy 1 | Policy 2 | Policy 3 | Policy 4 |
| 152       | BD078 | Land At  | Tunstall Road                   | Biddulph      | 0.96      | Green  | Yellow | Yellow | Red      | Red      |          |          |
| 899       | CD012 | Land At 340  | Cheadle Rd                      | Cheddleton    | 0.36      | Green  | Yellow | Yellow | Red      | Red      |          |          |
| 923       | CD030 | "Staffordshire Farmer's" Haulage Yard                                  | Cheadle Road                    | Cheddleton    | 0.63      | Green  | Yellow | Yellow | Red      | Red      |          |          |
| 726       | DC008 | Draycott Manor Primary School  | Draycott Old Road               | Draycott      | 0.34      | Green  | Yellow | Yellow | Red      | Red      |          |          |
| 123       | BD067 | Land South Of  | Woodhouse Lane                  | Biddulph      | 12.95     | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 889       | CD002 | Land West And South Of 70-82   | Folly Lane                      | Cheddleton    | 0.84      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 890       | CD003 | Land South Of  | Rockend Dr/ Millstone Edge      | Cheddleton    | 2.32      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 894       | CD007 | Land South Of 386  | Cheadle Road                    | Cheddleton    | 0.48      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 895       | CD008 | Field Inbetween 340/366  | Cheadle Rd                      | Cheddleton    | 0.72      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 902       | CD015 | Land North Of "Staffordshire Farmer'S" Haulage Yard                    | Cheadle Rd                      | Cheddleton    | 0.98      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 906       | CD019 | Land North Of/ West Of/East Of 393 Cheadle Road/ Holly House Farm/ A53 |                                 | Cheddleton    | 0.47      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 954       | CD060 | Land East Of Ashcombe Park Cricket Ground                              | Off Basford Bridge Lane         | Cheddleton    | 1.6       | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 785       | DH004 | Land Adjacent To Day House Farm  | Sarver Lane                     | Dilhorne      | 1.13      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 787       | DH006 | Land North Of Home Farm  | Godley Lane                     | Dilhorne      | 1.24      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 789       | DH008 | Land Rear Of Red House   | Godley Lane                     | Dilhorne      | 0.7       | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 730       | DC009 | Playing Fields Draycott Manor Primary School                           | Draycott Old Road               | Draycott      | 1.67      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 1067      | DC020 | Land At Junction Of  | Uttoxeter Road/Cresswell Lane   | Draycott      | 0.75      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 873       | EN108 | Field West Of / East Of / North Of                                     | A53 / Brook Lane / Hallwater Rd | Endon         | 3.18      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 881       | EN030 | Field North Of Florence Terrace  | The Village                     | Endon         | 0.69      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 883       | EN012 | Land North 50  | Hillwood Dr                     | Endon         | 0.74      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 885       | EN007 | Land North   | Houston Ave / Mayfair Grove     | Endon         | 1.41      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 117       | BD062 | Land North Of  | York Close / Essex Drive        | Biddulph      | 1.81      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 125       | BD068 | Land At Marsh Green Farm   | Marsh Green Road                | Biddulph      | 4.96      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 433       | BB002 | Land To Rear Of 429 - 445  | Uttoxeter Road                  | Blythe Bridge | 1.95      | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 381       | WH002 | Northern Part Of Former Copper Smelting Works                          | Ashbourne Road                  | Whiston       | 0.6       | Yellow | Yellow | Yellow | Red      | Red      |          |          |
| 248       | WE023 | Hope And Anchor Public House   | Leek Road                       | Werrington    | 0.66      | Green  | Yellow | Yellow | Red      | Yellow   | Red      | Yellow   |
| 187       | BM012 | Land Adjacent To Weathercock Farm                                      | Woodhouse Lane                  | Biddulph Moor | 2.56      | Yellow | Yellow | Yellow | Red      | Yellow   | Red      |          |
| 188       | BM013 | Land Between   | Hot Lane & Rudyard Road         | Biddulph Moor | 1.16      | Yellow | Yellow | Yellow | Red      | Yellow   | Red      |          |
| 190       | BM014 | Land Between   | Chapel Lane & Gunn Battery Lane | Biddulph Moor | 1.54      | Yellow | Yellow | Yellow | Red      | Yellow   | Red      |          |

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| ID        | SMDC  | Address   | Street Name                  | Town             | Area      | Type   | Use | Status | Policy 1 | Policy 2 | Policy 3 | Policy 4 |
| 362       | BE033 | Land East Of  | Hough Hill                   | Brown Edge       | 1.05      |        |     |        |          |          |          |          |
| 364       | BE034 | Land Off  | Gorsey Bank                  | Brown Edge       | 3.38      |        |     |        |          |          |          |          |
| 367       | BE035 | Land Adjacent To Rock Cottage Nursing Home                          | Breach Road                  | Brown Edge       | 0.85      |        |     |        |          |          |          |          |
| 576       | BE041 | Land Off  | Willfield Lane               | Brown Edge       | 1.3       |        |     |        |          |          |          |          |
| 428       | KG019 | Land Off  | Haste Hill Avenue            | Kingsley         | 1.7       |        |     |        |          |          |          |          |
| 429       | KG020 | Land To Rear Of War Memorial  | Dovedale Road                | Kingsley         | 2         |        |     |        |          |          |          |          |
| 453       | KH003 | Land Off  | Holt Lane                    | Kingsley Holt    | 0.64      |        |     |        |          |          |          |          |
| 1049      | LE123 | Land Off  | Abbey Green Road             | Leek             | 3         |        |     |        |          |          |          |          |
| 594       | LT008 | Land West Of  | Leigh Lane                   | Lower Tean       | 0.8       |        |     |        |          |          |          |          |
| 1         | UT002 | Field Between 78 - 92   | Draycott Road                | Upper Tean       | 1.15      |        |     |        |          |          |          |          |
| 12        | UT016 | Land To North Of  | Draycott Road                | Upper Tean       | 6.5       |        |     |        |          |          |          |          |
| 24        | UT009 | Land Adjoining And To Rear Of 11-35                                 | Cheadle Road                 | Upper Tean       | 0.63      |        |     |        |          |          |          |          |
| 25        | UT010 | Land To Rear Of 57-77   | Cheadle Road                 | Upper Tean       | 1.3       |        |     |        |          |          |          |          |
| 128       | BD069 | Former Nursery Knypersley Hall                                      | Harlech Drive                | Biddulph         | 0.75      |        |     |        |          |          |          |          |
| 122       | BD066 | Land North Of   | Woodhouse Lane               | Biddulph         | 25.35     |        |     |        |          |          |          |          |
| 352       | BE028 | Land At   | High Lane                    | Brown Edge       | 1.6       |        |     |        |          |          |          |          |
| 353       | BE029 | Land Off  | Chapel Lane / Fiddlers Bank  | Brown Edge       | 0.81      |        |     |        |          |          |          |          |
| 360       | BE032 | Land Off  | Leek Road                    | Brown Edge       | 2.1       |        |     |        |          |          |          |          |
| 998       | CD093 | Land North/ East  | Wall Lane/ Leek Rugby Club   | Cheddleton       | 1.48      |        |     |        |          |          |          |          |
| 869       | EN101 | Land Nw Of / West Of Highview Road / Endon Bank Farm                |                              | Endon            | 1.73      |        |     |        |          |          |          |          |
| 118       | BD063 | Land North Of   | Newpool Road                 | Biddulph         | 29.2      |        |     |        |          |          |          |          |
| 1090      | BD110 | Land Adjacent To  | Plover Drive                 | Biddulph         | 1.7       |        |     |        |          |          |          |          |
| 1078      | BM008 | Land At   | Rudyard Road                 | Biddulph Moor    | 0.4       |        |     |        |          |          |          |          |
| 1106      | CD096 | Land South Of/ Southwest Of Leekbrook Industrial Estate/ Site Cd095 | Basford Lane                 | Cheddleton North | 14.71     |        |     |        |          |          |          |          |
| 861       | EN092 | Field Inbetween   | A53/Brook Lane/ Hallwater Rd | Endon            | 1.25      |        |     |        |          |          |          |          |
| 130       | BD070 | Forge Colour Works  | Congleton Road               | Biddulph         | 1         |        |     |        |          |          |          |          |
| 975       | CD074 | Land West Of St Edwards Church Cemetery                             | Hollow Lane                  | Cheddleton       | 0.37      |        |     |        |          |          |          |          |
| 402       | ST001 | Land At   | Stanley Bank                 | Stanley          | 2.21      |        |     |        |          |          |          |          |
| 848       | EN079 | Land Se Of  | Parkfields Road/Leek Road    | Endon            | 1.31      |        |     |        |          |          |          |          |

| Reference |       | Site Description/ Address                          |                |          | Site Area |      | Rating |        |          |          |          |          |
|-----------|-------|--|----------------|----------|-----------|------|--------|--------|----------|----------|----------|----------|
| ID        | SMDC  | Address  | Street Name    | Town     | Area      | Type | Use    | Status | Policy 1 | Policy 2 | Policy 3 | Policy 4 |
| 116       | BD061 | Land Off   | Fold Lane      | Biddulph | 2.84      |      |        |        |          |          |          |          |
| 662       | EN024 | Land East Of Leek Road(A53) (Opp. Endon High Schoo | Leek Road      | Endon    | 3.9       |      |        |        |          |          |          |          |
| 377       | WH001 | Land Adjacent To Methodist Chapel                  | Ashbourne Road | Whiston  | 0.5       |      |        |        |          |          |          |          |

2.4

***Implications for Core Strategy Submission Options***

2.4.1

Staffordshire Moorlands District Council’s submission options for the Core Strategy is to focus development in the Districts three market towns of Leek, Cheadle and Biddulph and the larger villages. The Core Strategy’s submission options allows for limited development of other settlements to meet local needs and targets areas in need of regeneration. Priority will be given to brownfield sites but the option will allow for peripheral expansion on radial routes, enabling the existing towns to remain and grow as the District’s main service providers.

2.4.2

This approach is considered to be highly sustainable, as it maximises the use of existing infrastructure and supports the regeneration of towns as foci for the District. There is also the opportunity for large scale developments which could achieve high levels of affordable housing. Such developments will make significant contributions to national and regional planning guidance.

**Table 2-3 Submitted Option Indicative Development Levels**

| Sub-Area              | Housing               |                             |                        |                           |
|-----------------------|-----------------------|-----------------------------|------------------------|---------------------------|
|                       | 2006-2026 Requirement | Annualised development rate | Amount to be allocated | Affordable housing target |
| Leek                  | 1800                  | 90                          | 1019                   | 450                       |
| Biddulph              | 1200                  | 60                          | 918                    | 400                       |
| Cheadle               | 1500                  | 75                          | 1335                   | 550                       |
| Rural                 | 1500                  | 75                          | 802                    | 300                       |
| <b>DISTRICT TOTAL</b> | <b>6000</b>           | <b>300</b>                  | <b>4074</b>            | <b>1700</b>               |

2.4.3

In Leek the SHLAA identified a total of 43 sites covering a total area of 87 hectares. However, if the sites with one red development constraint are removed, the total gross area suitable for housing development equates to 36 hectares. Applying a development density of 40 dwellings per hectare (dph) to this land provides an estimated 1400 dwellings, which although falls short of the 2006-2026 requirement is considerably above the amount of land to be allocated in Leek. Sites with two or less amber ratings in Leek account for 15 hectares of land on 25 sites. Likewise at 40 dph this land could provide 592 new dwellings, which would provide 58% of the required allocation.

2.4.4 The SHLAA site survey identified 30 sites within Biddulph. However, 14 of these sites have one or more red constraint. Potential housing land in Biddulph without these constraints accounts for 22ha. Developing this land at 40dph would provide 864 units, 54 units below the amount to be allocated. The reason why much of this land identified by the SHLAA is unsuitable is due to the fact that 12 of the identified sites lie within the greenbelt.

2.4.5 The SHLAA identified a total of 31 sites in Cheadle. Of these 29 sites are free of red rated development constraints, providing an area of 89 hectares. Developing these sites at 40dph would provide 3540 dwellings or 86% of the District's total requirements. Sites within Cheadle with two or fewer amber ratings cover 34 hectares of land, which if developed at 40 dph would provide 1350 units. This figure slightly exceeds the amount of land the Core Strategy suggests should be allocated within Cheadle. Nevertheless it must be noted that one site within Cheadle, Mobberley Farm Allocation, alone accounts for 12.5ha of land or just over a third of land within Cheadle with just one amber constraint.

2.4.6 In total 224 hectares of rural sites were identified by the SHLAA. However, less than a quarter of these sites (or 47 ha) are free of red development constraints. Developing this land at 40dph would provide 1885 new units, nearly 400 more than the total requirement and 1,083 more than the amount to be allocated. A large proportion of this land is located in Cheddleton where three sites account for 17 hectares. The SHLAA also identifies 12 sites within Ipstones covering 8.68 hectares. Rural sites with two or less amber constraints only account for 5 hectares or 188 dwellings at 40dph, an amount considerably less than the 813 to be allocated.

## 2.5 ***Conclusion***

2.5.1 Sites free of red rated constraints are able to more than adequately meet the core strategies submitted options for housing allocations in Leek, Cheadle and other rural settlements, but not in Biddulph. In order to meet the core strategy's amount allocated for Biddulph, development will need to take place on sites within the greenbelt or on land allocated for open space/recreation. Alternatively, surplus land identified in Leek and Cheadle could be used to make up the 54 unit shortfall in Biddulph.

## 3 Development Viability

### 3.1 *Introduction*

3.1.1 Building on the findings of Stage One and the prevailing housing market conditions, this chapter appraises the viability of housing developments on different types of land at settlement level for Staffordshire Moorlands. The remainder of this chapter sets out the market conditions in terms of average property prices for new built homes as well as the average land values. This is followed with the details on approach adopted for assessing the financial viability and results of the appraisal.

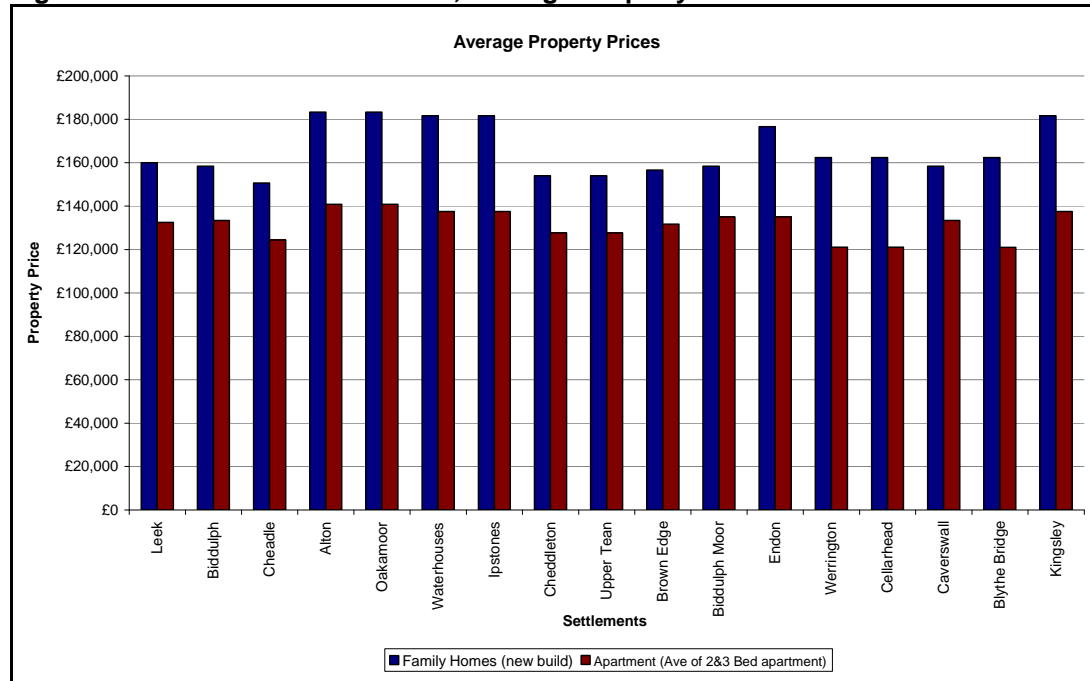
### 3.2 *Housing Market: Land Values and Average house Prices*

3.2.1 The section presents the average results of consultations undertaken with property agents active in Staffordshire Moorlands, namely Burry and Hilton, Butters John Bee and Donald Cope and Company.

3.2.2 The agents were asked to state the property prices for three particular types of new build properties: family homes, two bed apartments and three bed apartments. These estimates were obtained from each of the three agents for all three property types across the 15 settlements identified by the study in June 2008. Figure 1, below shows the average property price for family houses and apartments (average of two and three bedroom apartments) in the 15 settlements.



**Figure 3-1 Staffordshire Moorlands, Average Property Prices**



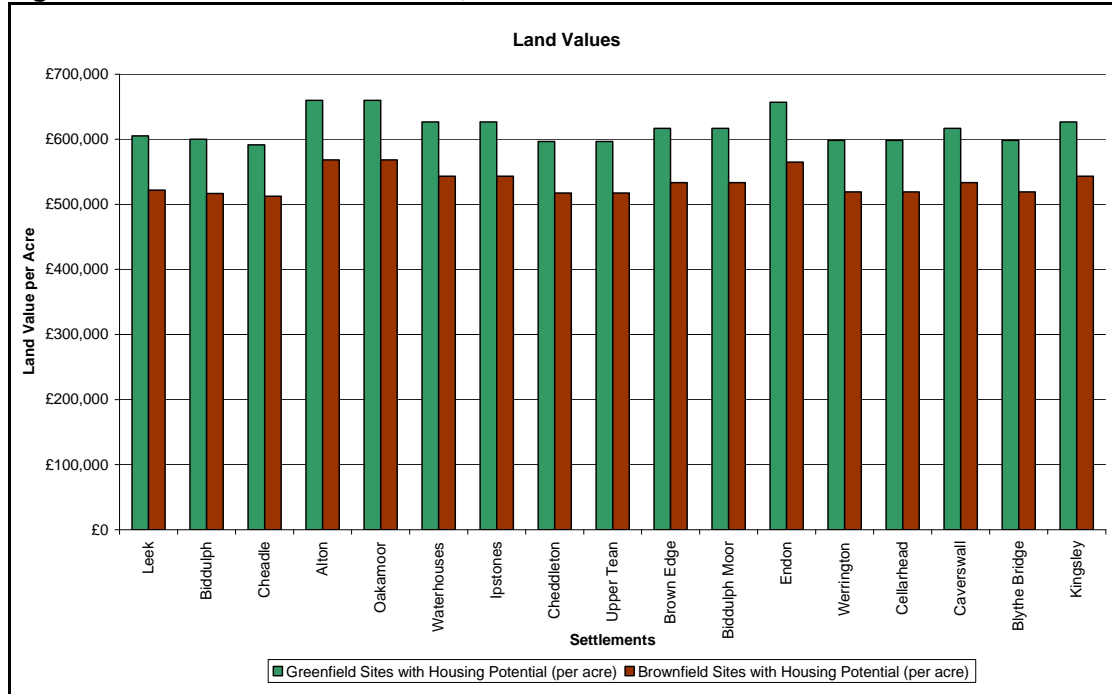
3.2.3

Figure 3-1 above, shows that within Staffordshire Moorlands the average price of a family home varies between £150,000 and just over £180,000, whilst the average price for a family home in most settlements within the district is around £160,000. The highest priced family homes can be found in, Alton, Oakamoor, Waterhouses, Ipstones and Kingsley where the average price is above £180,000. At £150,667 Cheadle has the lowest average price of family home within the district. The chart shows that the value of apartments throughout Staffordshire Moorlands ranges between £121,000 in Blyth Bridge to £140,833 both Alton and Oakamoor.

3.2.4

Land values have been calculated using the average estimated obtained from three local agents in June 2008. Estimates of the value of brownfield and greenfield land with housing potential throughout the 15 settlements were recorded, with the average of these estimates presented by Figure 3-2 below.

**Figure 3-2: Staffordshire Moorlands, Land Values**



3.2.5

The average price of greenfield land with housing potential across the 15 settlements is £617,157, however as Figure 1.2 shows the price of greenfield land varies across the district. The highest values for land with housing potential are contained in Alton, Oakamoor and Endon at £660,000 per acre. At £591,667 per acre, land in Cheadle is the lowest priced greenfield land with housing potential in the district.

3.2.6

Using the estimates provided by the three property agents, the average price of brownfield land with housing potential varies across the district between just over £510,000 and nearly £570,000 per acre. The price of brownfield land follows a similar pattern to greenfield with Cheadle having the lowest priced brownfield land with housing potential at £512,500, whilst the settlements with the highest values found in Alton and Oakamoor at £568,333 per acre.

### 3.3 ***Development Viability: Methodology*** ***Cost Assumptions***

3.3.1 Using the findings of 15 settlement infrastructure capacity assessment, this stage will determine the financial viability of developing greenfield and brownfield sites as well as converting Mills for housing within the identified settlements. The model developed for determining the financial viability incorporates seven categories of costs which include the following:

- site related costs
- physical infrastructure
- social infrastructure
- access
- fees
- contingency
- developer profit.

3.3.2 Within site related costs, the development scenario cost model includes seven elements; the first of these is building demolitions. The cost of demolition is applied only to all brownfield development sites, using Spon's 2006, the cost of demolition is calculated to be £9 per cubic metre. This development cost rate is applied to half of the development scenario site area and to a height of 5m, in order to represent the cost of demolishing an average commercial or industrial premise, such as a warehouse. The development feasibility model uses this calculation as on average the footprint of an industrial or commercial building is likely to occupy half of the total site area and be approximately 5 metres in height.

3.3.3 The second site related cost included within the development scenario model is the cost of land remediation. It is important to note that the actual cost of land remediation will vary greatly upon the type and amount of contamination and also the remediation method adopted at each individual development site that requires land remediation. The cost of using different remediation techniques can vary significantly from £30 m<sup>3</sup> for on site encapsulation, to as much as £1,450 per tonne of material treated using thermal treatment. With this in mind, for brownfield sites the development scenario model applies an average cost of land remediation by, removal of non-hazardous waste; and hazardous waste for a range of disposal volumes listed by Spon's, this average cost equates to £180 per m<sup>3</sup>.

3.3.4 In order to calculate the cost of remediation for each brownfield development scenarios, the cost of carrying out these works is applied to half of the development site area and to a depth of one metre. The cost of remediation for

Mill Conversions only considers the cost of the removal of non-hazardous waste at £115 per m<sup>3</sup>. Like brownfield sites, the cost of removing contaminated soils is applied to an area covering half of the development scenario, to a depth of one metre. As greenfield sites are not expected to require remediation no development costs are included, instead land clearance costs of £850 per ha for the removal of general vegetation are attributed to the total cost of development.

- 3.3.5 The cost of developing a dwelling is sourced from [www.whatprice.co.uk](http://www.whatprice.co.uk) and is the cost of developing a three-bedroom house. Despite the fact in reality development is likely to include a range of accommodation types, the cost of developing a three bedroom has been applied as it represents the average unit cost of contrasting a housing site, as evidently smaller homes will cost less to construct whilst larger homes cost more to build.
- 3.3.6 The public realm costs incorporated in the development scenario model take account the cost of providing pavements and landscaping. The cost of paving is £29 per m<sup>2</sup> which is applied to 10% of the development site area, whilst the cost of providing landscaping (general parkland) is applied to 15% of the development site area at £15,600 per ha.
- 3.3.7 Social infrastructure costs are determined in part by the level of constraint upon the relevant facility across the various settlements. Contributions towards the impact of development on health services have been developing using Halcrow's internal estimate calculated as part of a study carried out for Milton Keynes Expansion Area's Section106 Negotiations.
- 3.3.8 Where the infrastructure assessment rates a settlement as red, the development scenario is charged the full development tariff of £1,643 per dwelling. This because it is considered that development in that particular settlement is likely to greatly impact upon health services, requiring significant improvements to be made to local infrastructure and services. Although the impact of development in amber settlements will not be as significant as development in red areas, the impact of develop is likely to require some upgrading of health services, therefore the development contribution is charged at 50%. Accordingly therefore the development scenarios for green settlements, which have the capacity to be able to cater for new development, are exempt for charges.
- 3.3.9 The same development contribution tariff ratio of 100% for red settlements, 50% for amber settlements and 0% green settlements is used to calculate education, emergency services and leisure/open space contributions. Staffordshire Moorlands Developer/Landowner Contributions SPD sets out contributions for education,

which are charged on average at £3,827 per dwelling. Although the tariff set out by the SPD is quite complex, this figure represents the average cost of contributions made towards the provision of nursery, primary, secondary and sixth form education.

3.3.10 Nevertheless for the purposes of the scenario testing, mill conversions are exempt from the tariff in accordance Staffordshire Moorlands policy, as the development of one or two bedroom housing units are not expected to generate any significant numbers of children within them and thereby impact upon the provision of education services. Emergency service contributions total £570 per dwelling in red settlements which constitutes £276 per dwelling contribution for fire services; £240 per dwelling contribution for Police and; £54 per dwelling contribution for ambulance services. Using the Developer/Landowner Contributions SPD, the tariff for providing open space and children's play areas cost developments £805 per bedroom in red settlements and £402.50 per bedroom in amber settlements respectively.

3.3.11 With regards to the provision of art, a flat contribution rate of 1% of the total cost of development construction is attributed all development scenarios. The cost of providing on site access is calculated using the development cost of constructing a 5m wide road (£954 per m), covering 15% of development sites and is applied to all types of development scenario.

3.3.12 The final range of costs associated with development can be considered as various types of fees; professional and legal fees contingency, and developer's profit. All three of these are calculated as a percentage of the cost of construction, professional and legal fees, and contingency are calculated at 10% and developers profits as 5% of the cost of construction respectively.

### 3.4 ***Development Site Values***

3.4.1 There are a number of factors that contribute towards the end value of development; the economic model includes the assessment of the development capacity and property price in order to generate an end value of the development scenario.

3.4.2 A housing density of 50 dwellings per hectare has been applied to both greenfield and brownfield sites, whilst a development density of 75 dwellings per hectare has been applied to mill conversions. The economic feasibility model assumes that 66.6% of units on brownfield and greenfield sites are marketable with the remaining 33.3% contributing towards the supply of affordable homes within the District. For mill conversions, the economic model includes the assumption that

all units will be marketable. It is important to note that any changes to the level of contribution to the number of affordable units on site will greatly affect the development site values and therefore the development financial viability.

3.4.3

Property prices have been estimated for a number of property types including family homes, and two bed and three bed apartments. These estimates have been obtained from three local estate agents, for the three property types in each of the 15 settlements identified by the study. The average price of the relevant property type (the value of mill conversions use an average of both two and three bed apartments) in each of the 15 settlements are then multiplied against the number of marketable units in order to determine the value of the development for each scenario. The average value of a family home varies from £154,000 in Cheddleton to £183,333 in both Alton and Oakamoor, whilst the average value of an apartment varies from £121,000 in Blythe Bridge to £140,833 in both Alton and Oakamoor.

3.5

### ***Residual Value***

3.5.1

The total residual value of the development scenario is calculated by simply subtracting the development cost from the development scenario end value. This figure is then divided by the scenario site area to produce the per hectare residual value of the scenario. Using the average of the land values for each settlement supplied by the three property agents, the prevailing per hectare land value of sites with housing potential is calculated. Subtracting this figure from the options' per hectare residual value provides the development potential of each scenario, highlighting whether the development is economically feasible or not.

3.5.2

**The analysis indicates that residential developments would be generally financially viable on greenfield sites in most locations across the district other than Cheadle, Cheddleton and Upper Tean. It should also be noted that the analysis indicated that residential development on greenfield sites in Biddulph and Biddulph Moore would only be financially viable by a minor £233. Further, the appraisal indicates that mill conversions will be viable provided such developments make limited or no contributions to the affordable housing requirements. Lastly, the analysis suggests that residential developments on brownfield land could not be financially feasible under the prevailing planning and market conditions.**

3.5.3

**It is worth noting that the above analysis is based on standard assumptions for infrastructure requirements and associated tariffs for each development. These assumptions are based on the assumed housing capacity of the site, current supply of infrastructure in each site's context area and the Council's**

**SPG on Developer / Landowner Contributions. Any changes to these tariffs will affect results of the development viability assessment.**

**3.5.4 Affordable housing requirements are further examined in the Stage 3 report which tests the development viability of 12 individual sites across the district.**

**3.6 *Variable Assumptions***

**3.6.1** In addition to the main development scenario economic feasibility model, there is an assessment of the cost implications for including measures to generate on site energy. The cost estimates are taken from English Partnerships policy document, A Cost review of the Code for Sustainable Homes and are an average of providing either a 4m<sup>2</sup> flat panel solar water heater with PV powered pump or a 1.5 kW wind turbines (1100 kWh per year) to level of one for every 2 homes, in order to meet level 3 of the Code for Sustainable Homes.

**3.6.2** The cost of providing these features are then added to the development cost into to produce a revised development cost. Using the revised development cost, figures are revised for professional and legal fees, contingency and developers profit into to produce a total development cost. The same method of calculating residual value is then applied in order to calculate the development potential of the scenario with added the cost of incorporating achieving carbon reduction.

## 4 Housing Viability: 2010 Update

### 4.1 *Introduction*

4.1.1 In 2010, the Council wished to update the evidence base prepared as part of this Stage Two: Development Capacity Study. The focus of this exercise was to take a fresh look at the prevailing housing market conditions and revisit the viability of housing developments in the District.

4.1.2 Since October 2008, when the previous study was undertaken, the housing targets for Staffordshire Moorlands have been reduced to 4,088 up to 2026. In particular, the Council seeks to achieve the following distribution of new housing units across the local authority areas:

- Leek: 1,045 units;
- Biddulph: 917 units;
- Cheadle: 1327 units;
- Rural Areas: 799 units.

4.1.3 Adhering to the above distribution, this update exercise appraises the development viability of typical one hectare (Greenfield or Brownfield) housing development scenarios in the three core town and rural areas in the current market conditions. An appraisal has also been undertaken for an indicative one hectare Greenfield rural exceptions site. Detailed assumptions for these scenarios are presented later in this section.

### 4.2 *An Alternative Approach*

4.2.1 Since the production of the Stage 2: Development Capacity Study, the Homes and Communities Agency (HCA) launched an Economic Appraisal Tool Kit. The Tool Kit, designed by GVA Grimley and Bespoke Property Group, is available to all those involved in development. It is being promoted by the HCA as a tool suitable for use by house builders and Local Planning Authorities in the negotiation of planning obligations and in particular affordable housing. The Council wished to update the evidence base by adopting this new good practice standard approach, compared to the one adopted as part of the production of the Stage 2: Development Capacity Study in 2008. However, it is worth noting that both have similar development appraisal principles embedded in the respective approaches.

4.2.2 Like the approach adopted in 2008, the HCA Economic Appraisal Tool Kit follows the simple principle that the residual valuation (i.e. the amount a developer



will bid/pay for the land) can be expressed as the value of development minus the cost of development minus profit. However, unlike the 2008 approach, which only reviewed the viability at current prices, this development appraisal model operates on a detailed monthly cash-flow basis. Further, the HCA Tool Kit allows for much greater input assumption, including :

- Market rents of affordable housing and commercial uses;
- Market yields where appropriate;
- Indicative market prices for all size type and tenure mix;
- Costs – build costs (an indication of quality), infrastructure costs, professional fees (planning application costs, marketing costs, sale fees), contingencies, and return for risk / profit for the developer;
- Effective development time periods (pre-build time, build time, sale time etc);
- Section 106 contributions – non housing;
- Cost of site abnormalities – remediation / site clearance costs;
- Housing association / developer contributions;
- Other grants;
- Cost of finance over the development period;
- Market land prices;
- Cross-subsidy from non-housing development;
- Revenue – rent and equity share, low cost sale and capitalised rental for sub-market rent.

#### 4.2.3

Further, the key outputs of the Tool Kit include the following:

- Site details;
- Residential values (affordable and open market housing values, Social Housing Grant and car parking values);
- Non-residential values (office, retail, industrial, leisure, community-use);
- Building Costs (residential and non-residential);
- Professional fees (legal and sales fees, building fees);
- Section 106 costs;
- Site Abnormals;

- Finance and Acquisition Costs (arrangement fees, agent and legal fees, stamp duty, interest etc);
- Developer Return for Risk and 'Profit' (residential and non-residential).

### 4.3

#### ***Sample Appraisals and Assumptions***

#### 4.3.1

Various indicative development scenarios were discussed with the Council. The final sample of scenarios, which reflect the availability of housing land, locational conclusions on development viability derived in 2008 and the recently proposed distribution of housing targets across the district, were agreed with the Council. These include:

- Leek Baseline Appraisal (Greenfield and Brownfield);
- Biddulph Baseline Appraisal (Greenfield and Brownfield);
- Cheadle Baseline Appraisal (Greenfield and Brownfield);
- Cheadle - Flats as Affordable with 50:50 split on affordable tenures (Greenfield and Brownfield);
- Rural Baseline Appraisal (Greenfield and Brownfield);
- Rural Exception Site – 100% Affordable (Greenfield only).

#### 4.3.2

The analysis as part of this updated evidence base, utilising the HCA's Economic Appraisal Tool Kit, was undertaken by Bridgehouse Property Consultants.

#### 4.3.3

The assumptions used were discussed and agreed with the Council and are in line with the Staffordshire Moorlands Core Strategy. The land values and average house prices used reflect the 2010 market conditions. In each of the first three cases the basic development assumptions are as follows:

- A 1 hectare site comprising 35 dwellings being a market driven mix of 10 2-Bedroom Houses, 17 3 Bedroom Houses and 8 4 Bedroom Houses. This mix produces a net saleable area of 3,095 square metres to the hectare which is in line with current developer targets.
- 60% of the dwellings are private sale and 40% are affordable. Of the affordable dwellings 70% are affordable social rent and 30% are affordable shared ownership. The affordable property types are representative of the scheme as a whole. It is assumed that the affordable housing has to be delivered without Grant funding.

- The only S106 planning contribution is for Education and this is a fixed sum of £3,827 per private sale dwelling. It has been assumed that as the affordable housing is for local people this will not increase the demands on this service.
- All previous allowances for building demolition, land remediation, site clearance (Greenfield only) and highways access have been excluded.
- Fixed sums of £44,600 and £56,000 have been included for public realm costs and physical infrastructure costs. These are in line with the per hectare costs included in the previous Stage 2 approach.

#### 4.3.4

The omission of the previous allowances referred to above results in the production of a 'clean' residual land value. This is clean whether the site is Greenfield or has had a previous use. Generally it is not unreasonable to expect that abnormal development costs associated with bringing a site forward for development (demolition, land remediation, site clearance etc) would be deductible from this clean land value calculation. As there are no other materially different assumptions between Greenfield and Brownfield sites, the appraisals produce the same residual land values for either scenario. There are, however, different existing use land values and this is covered later.

#### 4.3.5

Other key assumptions adopted for the sample appraisals are as follows:

- Each appraisal runs for a 25 month period with construction commencing in month 3. Private sales commence in month 9 and conclude by month 24. Affordable sales (to an RSL) start in month 12 and run to month 24.
- Affordable social rented incomes are driven by the anticipated actual rents an RSL would charge assuming April 2011 first letting. Standard allowances are deducted from gross rents which are then capitalised at 6%.
- Affordable shared ownership incomes are partly derived from initial sales receipts and then again from the capitalisation of net rents.
- The capital values for the private sale dwellings have been assessed in line with current market comparables. Further comment regarding this point is set out later.
- Building costs (excluding design 8% and contingency 3%) are set at £850 per square metre regardless of tenure. This generates an average per unit building cost of £72,953 which is broadly in line with the assumption used for the original viability model.

#### 4.3.6

Upon completion of the draft appraisals for the first three scenarios, it was evident the development viability in Cheadle was much worse than other areas. Hence, the Council wished to test the viability for a scenario where affordable housing was

delivered as flats with a 50:50 split on tenures (shared ownership and social rented). Other specific adopted for this scenario are as follows:

- Density of 35 dwellings split 60/40 private sale to affordable with all of the 14 affordable dwellings shown as 2-bedroom flats. The affordable is also then split 50:50 between social rent and shared ownership tenures as compared to the original 70:30 split.
- The affordable housing revenues have been adjusted to reflect both a Market Value of £100,000 and also the lower social rented income from these dwellings.
- As flats cost more to build than houses (on a per metre square basis) a 9% uplift in the building costs of the affordable units has been included.
- The overall effect is to improve the Residual Land Value to a figure of £164,815 per hectare as compared to £17,297 under the previous baseline assumptions.

#### 4.3.7

With regards to the Rural Baseline Appraisal (Brownfield and Greenfield), most assumptions, apart from those listed below, are similar to those adopted for the first 3 appraisals:

- The tenure split is 50% private sale and 50% affordable.
- Because of the wide range of market values across rural locations, it has been assumed that the location, for appraisal purposes, is one where market values are 10% higher than those in Leek.
- There is a 3% premium to cover the additional costs of developing in a more rural location.

#### 4.3.8

The Rural Exception Site – 100% Affordable (Greenfield only) is quite different from other appraisals. In particular, it reflects how a Housing Association would appraise scheme viability as compared to a private developer:

- The mix of house types and dwellings sizes is different.
- All private sale assumptions are stripped out.
- Grant funding of £60,000 and £25,000 is assumed for each Affordable Social Rent and Affordable Shared Ownership dwelling respectively.
- Building costs are considerably higher (£1,075 per square metre) to allow for the dwellings to meet Code for Sustainable Homes Level 3 which is a requirement of Grant funding.

- There are additional Housing Association allowances to cover overhead, consultancy and marketing costs (Affordable Shared Ownership).

#### 4.4

##### 4.4.1

#### **Key Findings**

The resultant Residual Land Value for each scenario is as follows:

| Option  | Residual Land Value | EU Value* (Green)     | EU Value** (Brown) |
|---|---------------------|-----------------------|--------------------|
| 1. Leek Baseline Appraisal  | £171,115            | £150,000              | £225,000           |
| 2. Cheadle Baseline Appraisal   | £17,297             | £150,000              | £225,000           |
| 3. Cheadle – Flats as affordable with 50/50 split on affordable tenures | £164,815            | £150,000              | £225,000           |
| 4. Biddulph Baseline Appraisal  | £120,932            | £150,000              | £225,000           |
| 5. Rural Baseline Appraisal   | £196,163            | £150,000              | £225,000           |
| 6. Rural Exception Site – 100% Affordable Greenfield                    | £246,583            | £350,000 <sup>2</sup> | N/A                |

\*Greenfield land values are assumed to be agricultural with an uplift to encourage land owner to sell.

\*\*Brownfield assumes an existing commercial use

Source: BHP

##### 4.4.2

In terms of typical brownfield housing sites site across the District, the above table suggests that the residual land values for all scenarios is lower than the indicative existing use. This suggests that housing development on brownfield land is unlikely to be feasible in most parts of Staffordshire Moorlands, unless developer contributions such as affordable housing and education are reduced. However, these results are based on the assumptions which reflect a worst case development scenario. In the case of Greenfield sites, the table suggests that housing development is marginally viable in Leek baseline, rural baseline and Cheadle flats scenarios. These findings on broad viability of housing developments in Staffordshire Moorlands are very similar to those derived in 2008 as part of the Stage 2: Development Capacity Study.

##### 4.4.3

In particular, as highlighted earlier in this Chapter, these findings are based on assumptions on house prices which reflect very depressed market conditions, developer contribution towards affordable housing based on forward looking

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<sup>2</sup> While not an existing use value, the price that a Housing Association would pay a land owner for a Rural Exception site to deliver a 100% affordable housing scheme is also a useful benchmark value. Typically an Association will pay a per plot value of £10,000. Assuming a density of 35 dwellings to the hectare this would suggest a land value with the benefit of a rural exception consent for residential of £350,000 per hectare. (Source: BHP)

higher policy target and developer contributions towards education infrastructure reflecting no current capacity. A recovery in the house prices in the coming years could impact the results positively, making housing developments viable. Equally, reduced developer contributions in the prevailing climate could also result in viable housing developments on brownfield and greenfield sites. Such sensitivities have subsequently been tested recently. The results of this analysis are presented in the following section.

#### 4.5

#### ***Sensitivity Analysis***

##### 4.5.1

In 2011, Halcrow were asked to revisit the viability for Leek, Biddulph and Cheadle Baseline scenarios outlined in Section 4.3, in light of the following key sensitivity assumptions:

- *Reduced Level of Affordable Housing:* As outlined in Section 4.3 the previous appraisals assumed a housing mix of 60% dwellings for private sale and 40% affordable units was adopted. This sensitivity analysis assumes a housing mix of 71% private sale units and the remaining 29% as affordable units. Furthermore, the sensitivity analysis adopts the same mix of affordable dwellings as adopted in the previous appraisals (70% social rented and 30% shared ownership).
- *Reduced Level of Planning Contributions:* As outlined in Section 4.3 the only S106 planning contribution was for Education and this was a fixed sum of £3,827 per private sale dwelling. This sensitivity analysis assumes that S106 planning contribution will be nil.

##### 4.5.2

In addition to the above mentioned assumptions, the viability results are also very sensitive to the sales price of the housing units. Recently published research on residential market trends in the UK by property specialists such as Savills<sup>3</sup> and Jones Lang LaSalle<sup>4</sup> suggest that house prices in across the UK during 2011 are predicted to decline marginally. That said house prices are projected to increase over medium terms horizon of five years. The findings of Savills' and Jones Lang LaSalle's research about future trends in house prices are summarised below:

- *Residential Property Focus: Savills Research, February 2011* – House prices in the UK are forecasted to grow by 11.8% between 2011 and 2015. This growth is

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<sup>3</sup> Source Document: *Residential Property Focus: Saving the Nation, Savills Research, Q1 2011 (February 2011)*

<sup>4</sup> Source Document: *On Point: UK Residential Market Forecasts, Jones Lang LaSalle, February 2011*

primarily fuelled by London and South East. In comparison, house prices in the West Midlands region are envisaged to increase by 4.8%.

- *On Point: UK Residential Market Forecasts, Jones Lang LaSalle, February 2011:* Prices are forecast to drop by 2% in Northern and Midlands markets during 2011, before recovering to a long-term sustainable average of 5% (2012-2015).

4.5.3 In light of the above research, the sensitivity analysis assumes a scenario where house prices (only for private sale units) are 3% higher than those assumed for previous appraisals.

4.5.4 The resultant updated Residual Land Value for the Leek, Cheadle and Biddulph baseline scenario (outlined in Section 4.3) is presented in the table below:

| Option                      | Residual Land Value | Updated Residual Land Value (Sensitivity Analysis results) | EU Value* (Green) | EU Value** (Brown) |
|-----------------------------|---------------------|--|-------------------|--------------------|
| Leek Baseline Appraisal     | £171,115            | £505,607   | £150,000          | £225,000           |
| Cheadle Baseline Appraisal  | £17,297             | £339,385   | £150,000          | £225,000           |
| Biddulph Baseline Appraisal | £120,932            | £458,674   | £150,000          | £225,000           |

\*Greenfield land values are assumed to be agricultural with an uplift to encourage land owner to sell.

\*\*Brownfield assumes an existing commercial use

Source: BHP (and Halcrow)

4.5.5 In particular, the table above suggests that the a reduction in planning contributions, reduced level of affordable housing and a small growth in house prices will increase the residual land values quite significantly. Comparing these results of the sensitivity analysis with existing use values will indicate the feasibility of housing developments.

4.5.6 With regards to brownfield sites, the previous appraisal assumed a typical existing use value of £225,000 per hectare. The estimates of updated residual land values for all the three scenarios are much greater than the indicative existing use. This suggests that housing development on brownfield land would be feasible in most parts of Staffordshire Moorlands (Leek, Cheadle and Biddulph in particular), if the considered sensitivity assumptions materialise.

#### 4.5.7

Furthermore, the above table indicates that housing developments scenarios would be feasible if the existing use values increased significantly (by 100% in Leek and Biddulph, or 50% in Cheadle), along with realisation of various sensitivity assumptions. Likewise, in the case of greenfield sites, the table suggests that housing development across the three scenarios would be viable. However, it is worth noting that these findings on broad viability of housing developments in Staffordshire Moorlands are based on the assumptions which reflect optimistic development conditions, which may return in Staffordshire Moorlands and the wider over the Core Strategy period.