Strategic Housing Land Availability Assessment (SHLAA)

Large Site Assessment Forms

Volume 2 - Rural Areas

Site Ref. No.:	234					
SMDC Ref. No.	: AL009	The OI	d Mill			
NLUD Ref. No.	343800010					
PA Ref. No.:		Farley	Lane			
LDF Ref. No.:		Alton				
		Site Deta	ails			
Description	Vacant mill building, with ad	ditional land	d to rear			
Comments:	Building currently boarded up. NLU	ID Site. HLAA	A representation.			
Area:	0.32 ha. gross 0.320 h	a. net	Policy: 3/5		Status:	NC
Grid Ref.:	E 407164 N 342657		Commitment:	7	Use:	2
Туре:	B/G Hierarchy:	LV	Conversion:	C/NB	Location	: R
Greenbelt:	N Flooding:	Υ	Replacement Dv	vg: N	Owner:	3
	Sit	e Assess	sment			
e Features:			Delivera	bility Assess	ment	
vel site partly occupion	ed by buildings (these are boarded	up).	Availability:			1
			No known ownership con	straints.		
ailabile Access:						
isting access onto Fa	arley I ane					
omig doctor officer			Suitability:			3
			Although located outside	of the developm	ent boundary it i	
ditional Comments	:		easy walking distance of main road and there are I	ikely to be good	transport links b	
	nd part re-building of mill & erection red but not implemented.	of 56	of Alton Towers. Existing	employment us	e.	
arcom noter. Approv	ed but not implemented.					
engths/ Opportunit	ties:		Achievability:			1
	eloped site which has been vacant f	or some	Development would be ed likely costs and planning			
ie.	nopod oko Willom ndo Boom vacam n	01 001110				
eakneses/ Constrai						
		tho	Classification: C		Il Capacity	15
ildings may be of her	ea and open countryside. Some of ritage value. Alternative employmenative is located adjacent to floodplain	nt uses		5 16	ar Capacity Density	0
	on measures and protection would be				Density	46.88
	Plan	ning Ap _l	olication Details			
Planning Applicat	ion:	Application 7	Гуре:	Approval	Date:	
Building Control F		Other Applic		Approval	Life:	
Date Last Upd	ated 11-Jun-15		Date Form Printe	ed 26-Ju	n-15	

Description Comments:	Garden & padd	ront and rear of dock area.		Policy: 3		Status:	NC
Grid Ref.:		I N 342038		Commitment:	7	Use:	1/8
Type:	G	Hierarchy:	LV	Conversion:	NB	Location	R
Greenbelt:	N	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Sit	te Asses	sment			
e Features:				Deliverabili	ty Assessr	ment	
ont garden to Grasm rth, west and southe irston's Road. Also i ntly to rear.	rn boundaries.	Very mature frontag	ge along	Owner has confirmed that the	site is not a	vailable.	3
	smere.						
isting access to Grading ditional Comments (780020 refused for	s :	t and 86/00785 site	for 2	Suitability: Outside development bounda residential use, the other part but well related to the village and the suit was a suitable of the su	is open cour	ntryside and gree	
railabile Access: disting access to Gradultional Comments 7/080020 refused for reliings refused.	s :	t and 86/00785 site	for 2	Outside development bounda residential use, the other part	is open cour	ntryside and gree	enfield es.
ditional Comments //080020 refused for ellings refused. rengths/ Opportuni w constraints to devoluding school, shops	residential devp ties: elopment. Alton	n has very good facil	lities	Outside development bounda residential use, the other part but well related to the village	is open cour and local fac	ntryside and gre- illities and service	enfield es. 1 ount all
ditional Comments /080020 refused for rellings refused. rengths/ Opportuni w constraints to develuding school, shops age hall. Well related	residential devposities: elopment. Altons, restaurants, bid to village.	n has very good facil	lities	Outside development boundaresidential use, the other part but well related to the village and Achievability: Development would be econo	is open cour and local fac mically viable pations assoc	ntryside and gre- illities and service	enfield es. 1 ount all
isting access to Grading acces	residential devpring ties: elopment. Altons, restaurants, bid to village. ent boundary - osite Conservation. Identified in La	n has very good faci us route, Health Ce pen countryside and on Area boundary. F andscape and Settle	d special cootpath	Outside development boundaresidential use, the other part but well related to the village and vill	is open cour and local fac mically viable gations associ	ntryside and grecilities and service etaking into accordated with the si	enfield es. 1 ount all te.
isting access to Gradinal Comments //080020 refused for rellings refused. rengths/ Opportuni w constraints to develuding school, shops age hall. Well related the developments of the de	residential devpring ties: elopment. Altons, restaurants, bid to village. ent boundary - osite Conservation. Identified in La	n has very good faci us route, Health Ce pen countryside and on Area boundary. F andscape and Settle ong edge to develop	d special cootpath ement oment.	Outside development boundaresidential use, the other part but well related to the village and vill	is open cour and local fac mically viable gations associ	ntryside and grecilities and service etaking into accordated with the si	enfield es. 1 ount all te. 25
isting access to Graditional Comments //080020 refused for //vellings refused. rengths/ Opportuni w constraints to devicuding school, shops age hall. Well related eakneses/ Constraints ide the developments of the developments	ties: elopment. Altons, restaurants, bid to village. ent boundary - osite Conservation. Identified in Later as having a street	n has very good faci us route, Health Ce pen countryside and on Area boundary. F andscape and Settle ong edge to develop	d special cootpath ement oment.	Outside development boundaresidential use, the other part but well related to the village and vill	is open cour and local fac mically viable gations associ	ntryside and gree illities and service e taking into accordated with the signary ar Capacity Density	1 ount all te.

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	House with	n large garden ar	Alton Site Det		ential) and part pa	addock (greenfield	1).
Area: Grid Ref.:		gross 0.600 ha	a. net	Policy: 3 Commitment:	7	Status: Use:	NC 1/0
Type:	B/G	Hierarchy:	LV	Conversion:	NB	Location:	1/8 R
Greenbelt:	N	Flooding:	N	Replacement D	wg: N	Owner:	3
		Site	e Asses	sment			
e, house, garage greparated by post and less form boundary to railabile Access: onts the B5032. Iditional Comments ling of 3 caravans refay 2015.	enhouse etc. Srail fence. Mat site. Site. Sites:	Northern area in reside Southern area is paddure hegerows and ma	plication	Availability: Site is available. SHLA Suitability: Well related to the settle Achievability: Development would be likely costs and planning	ement boundary.	ole taking into acco	
ood range of facilities using. Well screene eakneses/ Constrain hole site outside devuntryside. Footpath	. Potential oppd from south by nts: elopment boun runs adjacent t	s. Well related to the ortunity for affordable mature hedgerow. dary. Views across to site. Significant tred to make best use of	o open e in front	Classification:		ull Capacity ear Capacity Density	18 0 30.00
Planning Applicat	ion:	Plan	ning Ap	plication Details	Approval Approval		

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	Field with d	erelict building	Cedarl Alton Site Det		derelict brick bu	ilding.	
Area:		gross 2.500 h	na. net	Policy: 3		Status:	NC
Grid Ref.: Type:	E 406695	5 N 341966 Hierarchy:	LV	Commitment:	7	Use:	8
Greenbelt:	N	Flooding:	N	Conversion:	NB	Location	
			.,	Replacement D	wg: N	Owner:	3
		Sit	e Asses	sment			
te Features:				Deliver	ability Assess	ment	
	with one derelic ad frontage nea	ne village by steep hi t building. Slopes st r gate.		Availability: SHLAA site submitted. I supporting development Suitability:			1
		5/13733 refused for 4	4	Not considered suitable tand relationship with the		pecause of its lo	cation
vellings.				Achievability:			1
trengths/ Opportuni te available for devel e village. Developme fordable housing.	opment and wo			Development would be e likely costs and planning			count all
eakneses/ Constrai	nts:			Classification: (Fu	II Capacity	75
te identified in the La ssessment as being i eep, very prominent	mportant to the	setting of the settler			5 Ye	ar Capacity Density	30.00
		Plar	nning Ap	plication Details			

Site Ref. No.: 2196 SMDC Ref. No.: AL018 NLUD Ref. No.: Hurs PA Ref. No.: SM LDF Ref. No.:	eton's Lane
Site De	etails
Description Paddock area	
Comments:	
Area: 0.81 ha. gross 0.810 ha. net	Policy: 3 Status: NC
Grid Ref.: E 407463 N 341969	Commitment: 7 Use: 8
Type: G Hierarchy: LV	Conversion: NB Location: R
Greenbelt: N Flooding: N	Replacement Dwg: N Owner: 4
Site Asse	essment
te Features:	Deliverability Assessment
pen paddock alongside public footpath and to rear of Aarons	Availability: 3
ead. Currently grazed by horses.	Owner has confirmed that the site is not available.
vailabile Access:	
rectly off Hurston's Lane.	
rectly on Hurston's Lane.	Suitability: 2
	Fairly well related to the settlement boundary and close to local
dditional Comments:	facilities and services.
dwellings refused (88/00782 and 86/00785) 6 cottages refused	
6/00332).	
rengths/ Opportunities:	Achievability: 1
	Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
ell related to the settlement boundary and in particular sites to the orth AL010.	
eakneses/ Constraints:	Classification: C Full Capacity 24
utside the development boundary in open countryside. Identified the Landscape & Settlement Character Assessment as having a	5 Year Capacity 0
rong edge to development. Adjacent to footpath.	Density 29.63
Planning A	Application Details
Planning Application: SM Application	on Type: Approval Date:
Building Control Ref Other App	plication: Approval Life:

Site Ref. No.: SMDC Ref. No.: NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Bee Cot Uttoxete Alton	tage			
Description Comments:	Field in agricultural use	Site Detai	ils			
Area: Grid Ref.: Type: Greenbelt:	0.6 ha. gross 0.600 ha E 407479 N 341894 G Hierarchy: N Flooding:	. net	Policy: 3 Commitment: Conversion: Replacement I	7 NB Dwg: N	Status: Use: Location Owner:	NC 8 n: R
	Site	Assessi	ment			
vest and south by reside he settlement in this are not taken place. Availabile Access:		nent	Availability: Owner has confirmed to suitability: Well related to existing Achievability:			2
trengths/ Opportunit			Development would be likely costs and planning			count all
	nts: nt boundary in open countryside. Lo Towers traffic. Sewer / drains may c		Classification:		ull Capacity ear Capacity Density	18 0 30.00
Planning Applicati Building Control R	on: SM	Application Ty		Approval Approval		

Site Ref. No.: SMDC Ref. No.	2200 : AL022	Land n	north of
NLUD Ref. No.:		Saltors	sford Lane
PA Ref. No.:	SM	Alton	siora Lane
LDF Ref. No.:		Aiton	
	Ş	Site Deta	ails
Description	Field in agriculural use.		
Comments:			
Area:	0.66 ha. gross 0.660 ha	a. net	Policy: 3 Status: NC
Grid Ref.:	E 407574 N 341904		Commitment: 7 Use: 8
Type:	G/B Hierarchy:	LV	Conversion: NB Location: R
Greenbelt:	N Flooding:	N	Replacement Dwg: N Owner: 4
	Site	Assess	sment
te Features:			Deliverability Assessment
	tern edge of Alton in agricultural use.	. Site is	Availability:
en and visible in the l	andscape.		Owner has confirmed that the site is available if required.
railabile Access: rect access to Salters agle track and is a dea	sford Lane although this is very narro	w/	Suitability: 2
			Has potential although development would be relatively prominent and access could be a problem.
Iditional Comments	:		profilment and access could be a problem.
planning history.			Achievability: 2
rengths/ Opportunit	ies:		Development would be economically viable taking into account all
n edge of the settleme	ent.		likely costs and planning obligations associated with the site.
eakneses/ Constrair	nts:		Classification: B Full Capacity 20
utside the developmery narrow and this por Alton Towers traffic.	nt boundary in open countryside. Ro int and is a dead end. Local roads a	pad is offected	5 Year Capacity 0 Density 30.30
	Planr	ning App	plication Details
Planning Applicati		Application T	Annual Life
Date Last Upda	ated 11-Jun-15		Date Form Printed 26-Jun-15

Date Form Printed

Site Ref. No.:		Land south of
SMDC Ref. No		
NLUD Ref. No		Saltersford Lane
PA Ref. No.:	SM	Alton
LDF Ref. No.:		Alton
	S	ite Details
Description	Field in agricultural use	
Comments:		
Area:	2.26 ha. gross 2.260 ha.	net Policy: 3 Status: NC
Grid Ref.:	E 407645 N 341789	Commitment: 7 Use: 8
Type:	G Hierarchy:	LV Conversion: NB Location: R
Greenbelt:	N Flooding:	N Replacement Dwg: N Owner: 4
	Cito	, , , , , , , , , , , , , , , , , , ,
	Site /	Assessment
ite Features:		Deliverability Assessment
ield in agricultural us	e on the eastern edge of Alton.	Availability: 2
		No known ownership constraints.
vailabile Access:		
	eved off Denstone Lane although this is	
igh season.	Iton Towers and is very busy particularly	Suitability: 3
		Prominent sloping site not considered to be suitable for residential development. More suitable sites available.
dditional Comment	s:	residential development. More suitable sites available.
o planning history.		
		Achievability:
trengths/ Opportun	ities:	Development would be economically viable taking into account all
ccess available.		likely costs and planning obligations associated with the site.
/eakneses/ Constra	ints:	Classification: C Full Capacity 68
Outside development	boundary in open countryside. Very vis	
ite & not well related	to the settlement. Site identified as being of Alton and strong edge. Local roads	ing
ffootod by Alton Tour	ers traffic.	30.09
Hected by Alton Tow	Planni	ing Application Details
ffected by Alton Town		ing Application Details Approval Date:

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:			Ivy Cot	t and including tage sford Lane	3			
			Site Deta	ails				
Description	Ivy Cottage ar	nd area to the	south					
Comments:	Greenfield site - h	house within settle	ement bounda	ry.				
Area:	0.4 ha. gr	oss 0.400 h	a. net	Policy:	1/3		Status:	NC
Grid Ref.:	E 407194	N 341588		Commitment	t:	7	Use:	6
Type:	B/G	Hierarchy:	LV	Conversion:		NB	Locatio	n: R
Greenbelt:	N	Flooding:	N	Replacement	t Dwg:	N	Owner:	3
		Sit	e Assess	sment				
te Features:				Deli	verabilit	y Assessn	nent	
outh of ivy cottage the			vergrown	Availability:				1
getation. The centre	of the site is more	e open.		Owner promoting site	e for reside	ential develo	opment.	
ccess would have to be privage. Track at the wavnership. Idditional Comments arrent planning applications.	estern perimeter			Suitability: Site is well related to	the existing	ng settleme	nt.	2
				Achievability:				1
rengths/ Opportunit ell screened by matur ttlement. Ivy Cottage	re hedgerows and			Development would likely costs and plans				
eakneses/ Constrair	nts:			Classification:	В	Ful	I Capacity	12
eenfield site in open the site. Local roads			signated			5 Yea	ar Capacity	0
2000							Density	30.00
		Plan	ıning Apı	olication Detail	s			
Planning Applicati			Application T			Approval L		
Date Last Upda	ated 11-Jui	n-15		Date Form F	Printed	26-Jun	15	

Date Form Printed

Site Ref. No.: SMDC Ref. No.:		Land to	the west of			
NLUD Ref. No.: PA Ref. No.:	SM	Glen D	rive			
	SW	Alton				
LDF Ref. No.:						
		Site Deta	ils			
Description	Sloping field in agricultural u	ıse				
Comments:						
Area:	2 ha. gross 2.000 h	na. net	Policy: 3		Status:	NC
Grid Ref.:	E 407029 N 341796		Commitment:	7	Use:	8
Type:	G Hierarchy:	LV	Conversion:	NB	Locatio	n: R
Greenbelt:	N Flooding:	N	Replacement I	Dwg: N	Owner:	4
	Sit	te Assess	ment			
te Features:			Delive	erability Assess	ment	
rge sloping field adjace	ent to existing residential develop	ment.	Availability:			2
			No known ownership c	onstraints.		
vailabile Access:						
rectly off Saltersford La	ane.					
			Suitability:			2
Iditional Community			Prominent sloping site recently developed hou	on edge of settlem	ent adjacent to	most
dditional Comments:			recently developed floo	Joing.		
o planning history.						
			Achievability:			2
rengths/ Opportunitie	es:		Development would be			
reenfield site adjacent t	o settlement boundary.		likely costs and plannir	ng obligations asso	ciated with the	site.
eakneses/ Constraint	s:		Classification:	B Fu	ıll Capacity	60
	nt character assessment identify tting of the settlement. Local road		_	5 Ye	ar Capacity	0
fected by Alton Towers					Density	30.00
	Plar	nning App	lication Details			
Planning Applicatio	n: SM	Application T	ype:	Approval	Date:	
Building Control Re	of	Other Applica	ation:	Approval	Life:	
Date Last Updat	red 11-Jun-15		Date Form Pri	inted 26-Ju	45	

Date Form Printed

SMDC Ref. No NLUD Ref. No PA Ref. No.: LDF Ref. No.: Description Comments:	SM	d in agricultural u	Alton Site Detailse				
Area: Grid Ref.: Type: Greenbelt:		gross 1.440 h N 341574 Hierarchy: Flooding:	na. net	Policy: 3 Commitment: Conversion: Replacement Dwg:	7 NB N	Status: Use: Location: Owner:	NC 8 R 4
		Sit	e Asses	sment			
oping field in agricultoperties fronting Salature trees along bood vailabile Access: o direct access availabile Access	ersford Lane. Mundaries.	outh of Alton. Back lature hedgerows ar	as onto and some	Availability: No known ownership contrain Suitability: No available access into site a		nt	2
rengths/ Opportun n edge of village but velopment and the le eakneses/ Constra	relatively well so andscape. ints:		pads	Achievability: Development would be econo likely costs and planning oblig Classification:	ations associate	apacity	
fected by Alton Towe				plication Details			29.86

Date Form Printed

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	SM Field grazed	by horses	Alton Site Det	ails		
Area: Grid Ref.: Type: Greenbelt:		N 342172 Hierarchy: Flooding:	LV	Policy: 3 Commitment: Conversion: Replacement Dwg:	7 Us	atus: NC se: 8 ocation: R vner: 4
		Sit	te Asses:	sment		
ite Features:				Deliverabili	ity Assessment	
vailabile Access: xisting access off Hur	stons Lane.	settlement adjacer	at to the	Availability: No known ownership contrain Suitability: Fairly well related to the settle facilities and services.		2 d close to local
trengths/ Opportuni on edge of village but lature hedgerows exis	relatively well scr			Achievability: Development would be econolikely costs and planning oblig		
Veakneses/ Constraidentified in the Landsos having a strong edgite. Adjacent to the Countryside.	cape and Settleme	t. Three footpaths	cross the	Classification: B	Full Capa 5 Year Capa Dens	acity 0
Planning Applicat Building Control F		Plar	Application Other Applic		Approval Date: Approval Life:	

Date Form Printed

Description Comments: Area: Grid Ref.:		gross 1.000 5 N 342280	Site Det	Policy: 3		Status:	NC
Type:	G	Hierarchy:	LV	Commitment: Conversion:	7 NB	Use: Location:	8 : R
Greenbelt:	N	Flooding:	N	Replacement Dwg:		Owner:	4
		Si	ite Asses	sment			
te Features:				Deliverabil	ity Assessn	nent	
oping field grazed by	horses.			Availability:			2
				No known ownership contrain	nts.		
ailabile Access:							
cess could be achiev	ed off Hurstons	Lane.					
				Suitability:			3
Iditional Comments	:			Prominent site, the developr detrimental impact on the ch	ment of which aracter of Alto	would have a n.	
planning history.							
				A a bi a sa billita a			
rengths/ Opportunit	ies:			Achievability: Development would be econo	omically viable	taking into acc	2 ount all
eenfield site adjacent	to settlement b	oundary.		likely costs and planning obli			
eakneses/ Constrair	nts:			Classification: C	Ful	Capacity	30
thin the open country					5 Yea	r Capacity	0
velopment and adjac						Density	30.00
				plication Details			

Date Form Printed

Area: 0.7 ha. gross 0.700 ha. net Grid Ref.: E 407649 N 342420 Type: G Hierarchy: LV	Policy: 3 Status: NC
Type: G Hierarchy: LV Greenbelt: N Flooding: N	Commitment: 7 Use: 8 Conversion: NB Location: R Replacement Dwg: N Owner: 4
Site Assess	sment
te Features:	Deliverability Assessment
eld grazed by horses.	Availability: 2
cocess could be achieved off Hurstons Lane. dditional Comments: p planning history.	Suitability: Prominent site, the development of which would have a detrimental impact on the character of Alton.
rengths/ Opportunities: reenfield site adjacent to settlement boundary.	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
eakneses/ Constraints: ithin the open countryside. Identified in the Landscape and ettlement Character Assessment as having a strong edge to evelopment and adjacent to Conservation Area.	Classification: C Full Capacity 20 5 Year Capacity 0 Density 28.57

Date Form Printed

Site Ref. No.: SMDC Ref. No NLUD Ref. No PA Ref. No.: LDF Ref. No.:			Uttoxe Blythe	e and Hall ter Road Bridge			
Description	Agricultural	land	Site Deta	alis			
Comments:	_	gricultural land on s	south-east edg	e of settlement			
Area:	2 ha.	gross 2.000 h	na. net	Policy: 2/8		Status:	NC
Grid Ref.:	E 396613	3 N 305756		Commitment:	7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:	NB	Location:	R
Greenbelt:	Υ	Flooding:	Υ	Replacement Dwg:	N	Owner:	3
		Sit	e Assess	sment			
e Features:				Deliverabilit	y Assess	ment	
e site and around bo	e off Uttoxeter R	oad between garage	e and 427.	No known availability constrain Suitability: Development of whole site wor of the settlement. Flood risk a	uld impact		3 s part
rengths/ Opportun	ities:			Achievability: Development would be econor	nicallv viab	ole taking into acco	2 ount all
ithin settlement bour	ndary and establ	ished residential are	ea.	likely costs and planning obliga			
eakneses/ Constra	ints:			Classification: C	Fu	ull Capacity	70
n edge of settlement yond. All of site lies	. Good views ac outside settlem emainder in flood	ent boundary. Mos	side t of site		5 Ye	Density	0 85.00
IIIII IIOOd Zone Sa, N							
Till flood zone 3a, i		Plar	ning App	olication Details			
Planning Applica	tion:	Plar	nning App		Approval	Date:	

Date Last Updated 28-Oct-09

Date Form Printed 26-Jun-15

Status: NC Use: 8 B Location: R Owner: 3 seessment
npact significantly on ent. Flooding risk a major one 2.
y viable taking into account all s associated with the site
Full Capacity 60 5 Year Capacity 0 Density 30.77
11

	to Rear of
SMDC Ref. No.: BB010 355/35	57
NLUD Ref. No.:	eter Road
PA Ref. No.:	
LDF Ref. No.:	e Bridge
Site Det	tails
Description Vacant land	
Comments: Vacant/underused land.	
Area: 0.16 ha. gross 0.160 ha. net	Policy: 1 Status: NC
Grid Ref.: E 396191 N 341031	Commitment: 7 Use: 6
Type: G Hierarchy: LV	Conversion: NB Location: U
Greenbelt: N Flooding: N	Replacement Dwg: N Owner: 3
Site Asses	
te Features:	Deliverability Assessment
	A
redominantly open rough grassed area consisting of number of mall trees (former orchard?)	Would require combining site with land in other ownership.
	would require combining site with land in other ownership.
vailabile Access:	
ites can only be accessed off St Peters Lane through northern	
arcel of land or from Uttoxeter Road if properites demolished. edestrian access to sites along path running between Uttoeter	Suitability: 2
	A difficult site to access but in a highly sustainable location.
	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with
dditional Comments: otential to develop site in conjunction with adjoining parcels of	Would provide opportunity for range/mix of uses to complement
dditional Comments: otential to develop site in conjunction with adjoining parcels of	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining site BB012
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd.	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd. trengths/ Opportunities:	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining site BB012
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd. trengths/ Opportunities: es within settlement boundary and close to village centre and	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining site BB012
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd. trengths/ Opportunities: es within settlement boundary and close to village centre and	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining site BB012
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd. trengths/ Opportunities: es within settlement boundary and close to village centre and cilities.	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining site BB012
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd. trengths/ Opportunities: es within settlement boundary and close to village centre and cilities. //eakneses/ Constraints: ccess constraints - would require obtaining access through other	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining site BB012 Achievability: 3
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd. trengths/ Opportunities: es within settlement boundary and close to village centre and cilities. //eakneses/ Constraints: ccess constraints - would require obtaining access through other	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining site BB012 Achievability: Classification: C Full Capacity 8
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd. trengths/ Opportunities: es within settlement boundary and close to village centre and cilities. //eakneses/ Constraints: ccess constraints - would require obtaining access through other	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining site BB012 Achievability: Classification: C Full Capacity 5 Year Capacity 0
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd. trengths/ Opportunities: es within settlement boundary and close to village centre and cilities. reakneses/ Constraints: ccess constraints - would require obtaining access through other djoining land.	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining site BB012 Achievability: Classification: C Full Capacity 5 Year Capacity 0
dditional Comments: otential to develop site in conjunction with adjoining parcels of ind. trengths/ Opportunities: es within settlement boundary and close to village centre and cilities. //eakneses/ Constraints: ccess constraints - would require obtaining access through other djoining land. Planning Ap	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining site BB012 Achievability: Classification: C Full Capacity 5 Year Capacity Density Density Density Density Density
oad and The Avenue. dditional Comments: otential to develop site in conjunction with adjoining parcels of ind. trengths/ Opportunities: les within settlement boundary and close to village centre and icilities. //eakneses/ Constraints: ccess constraints - would require obtaining access through other djoining land. Planning Application: Building Control Ref Other Appli	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining site BB012 Achievability: Classification: C Full Capacity 5 Year Capacity Density Density Density Approval Date:

SMDC Ref. No.: BB011 The NLUD Ref. No.: Che	d to Rear of Hollies adle Road the Bridge
	Details
Description Vacant and underused land Comments: Vacant/underused land. Used for smallholdi	ing.
Area: 0.23 ha. gross 0.230 ha. net	Policy: 1 Status: NC
Grid Ref.: E 396178 N 341096	Commitment: 7 Use: 6
Type: G Hierarchy: LV	Conversion: NB Location: U
Greenbelt: N Flooding: N	Replacement Dwg: N Owner: 3
Site Ass	essment
te Features:	Deliverability Assessment
edominantly open grassed area with some mature trees along	Availability: 2
undary. Used as a smallholding.	Would require combining site with land in other ownerships.
railabile Access: les can only be accessed off St Peters Lane. Iditional Comments: Iditional to develop site in conjunction with adjoining parcels of and.	Suitability: A difficult site to access but in a highly sustainable location. Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining sites.
rengths/ Opportunities:	Achievability: 3
es within settlement boundary and close to village centre and cilities.	
eakneses/ Constraints:	Classification: C Full Capacity 10
cess limitations.	5 Year Capacity 0
	Density 43.48
Planning Application: Applicat	Application Details tion Type: Approval Date: Approval Life:
- United A	PP

Site Ref. No.: 759 Land						
SMDC Ref. No.: BB012 341/34	341a					
NLUD Ref. No.: Uttoxe	xeter Road					
PA Ref. No.:	e Bridge					
LDF Ref. No.:	e bridge					
Site Det	tails					
Description Vacant land						
Comments: Vacant/underused land.						
Area: 0.16 ha. gross 0.160 ha. net	Policy: 1 Status: NC					
Grid Ref.: E 396167 N 341011	Commitment: 7 Use: 8					
Type: G Hierarchy: LV	Conversion: NB Location: U					
Greenbelt: N Flooding: N	Replacement Dwg: N Owner: 3					
Site Asses						
te Features:	Deliverability Assessment					
	A ilabilita					
edominantly grassed area.	Would require combining site with land in other ownerships.					
	would require combining site with land in other ownerships.					
vailabile Access:						
tes can only be accessed from Uttoxeter Road if properites						
emolished. Pedestrian access to sites along path running etween Uttoeter Road and The Avenue.	Suitability: 2					
	A difficult site to access but in a highly sustainable location.					
	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with					
dditional Comments:	Would provide opportunity for range/mix of uses to complement					
dditional Comments:	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining sites.					
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd.	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with					
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd. trengths/ Opportunities:	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining sites.					
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd. trengths/ Opportunities: es within settlement boundary and close to village centre and cilities. Opportunity to provide replacement scout hut if include	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining sites.					
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd. trengths/ Opportunities: es within settlement boundary and close to village centre and cilities. Opportunity to provide replacement scout hut if include	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining sites.					
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd. trengths/ Opportunities: es within settlement boundary and close to village centre and cilities. Opportunity to provide replacement scout hut if include nd to north.	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining sites. Achievability: 3					
dditional Comments: Intential to develop site in conjunction with adjoining parcels of and. Iteragths/ Opportunities: Iters within settlement boundary and close to village centre and cilities. Opportunity to provide replacement scout hut if include and to north. Iteragths/ Constraints: Iteragths/ Opportunities:	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining sites. Achievability: 3					
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd. trengths/ Opportunities: es within settlement boundary and close to village centre and cilities. Opportunity to provide replacement scout hut if include nd to north. Veakneses/ Constraints: ccess constraints - would require combining site with land in other	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining sites. Achievability: Classification: C Full Capacity 5 Year Capacity 0					
dditional Comments: otential to develop site in conjunction with adjoining parcels of and. trengths/ Opportunities: es within settlement boundary and close to village centre and cilities. Opportunity to provide replacement scout hut if include and to north. Veakneses/ Constraints: ccess constraints - would require combining site with land in other	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining sites. Achievability: Classification: C Full Capacity 5 Year Capacity 0					
dditional Comments: Intential to develop site in conjunction with adjoining parcels of and. Iterengths/ Opportunities: Iteres within settlement boundary and close to village centre and cilities. Opportunity to provide replacement scout hut if include and to north. Iterengths/ Constraints: Iterengths/ Opportunities: Iterengths/ Opp	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining sites. Achievability: Classification: C Full Capacity 5 Year Capacity 0 Density 31.25					
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd. trengths/ Opportunities: es within settlement boundary and close to village centre and cilities. Opportunity to provide replacement scout hut if include nd to north. //eakneses/ Constraints: ccess constraints - would require combining site with land in other wnership. Planning Ap	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining sites. Achievability: Classification: C Full Capacity 5 Year Capacity 0 Density 31.25					
dditional Comments: otential to develop site in conjunction with adjoining parcels of nd. trengths/ Opportunities: es within settlement boundary and close to village centre and cilities. Opportunity to provide replacement scout hut if include nd to north. Veakneses/ Constraints: ccess constraints - would require combining site with land in other wnership.	Would provide opportunity for range/mix of uses to complement village centre. Needs to be developed comprehensively with adjoining sites. Achievability: Classification: C Full Capacity 5 Year Capacity 0 Density 31.25					

Description Comments:	Meadow lan Extensive area abuts this).		Site Deta	ails notional site area of HLAA exc	cludes land to S	SW affected by Fz	72 (but
Area: Grid Ref.:		gross 1.040 h 2 N 341007	na. net	Policy: 1	7	Status:	NC
Type:	G 393002	Hierarchy:	LV	Conversion:	7 NB	Use: Location:	8 U
Greenbelt:	N	Flooding:	N	Replacement Dw		Owner:	3
		Sit	e Assess	•	<u>g. </u>		
te Features:		311	.e A55e5;		oility Assessi	ment	
leadow land and gras des - railway line furt vident within site. Po	her to SW in FZ:	No significant fea	atures	No known ownership const	traints		
mited access availab ternative access ma dditional Comments	y be available th	rough builders yard		Suitability: Potentially difficult site to daccess. But suitable if acc			2 d
wailabile Access: imited access availabile remative access mandational Comments ulvert alongside east	y be available th	rough builders yard		Potentially difficult site to daccess. But suitable if access. Achievability: Development would be eccess.	ess solution ca	n be achieved.	d 1
imited access availab Iternative access mag dditional Comments ulvert alongside east	y be available th s: side limits acce	ss.		Potentially difficult site to daccess. But suitable if acc	ess solution ca	n be achieved.	d 1
imited access availabiliternative access mandaliternative access mandaliternative access mandaliternative access mandaliternative access availabiliternative access availabiliternative access availabiliternative ac	y be available the second street and close street and close second street and	ss. to facilities. site abuts flood plainenity issues associ	in.	Potentially difficult site to daccess. But suitable if access. Achievability: Development would be eccess.	onomically viable bligations associ	le taking into accordinated with the sit	d 1 Dunt all be 30 0
imited access availabiliternative access mandaliternative access mandaliternat	s: side limits acce ities: ndary and close ints: eertain. Notional eenfield site. An and railway line	ss. to facilities. site abuts flood plainenity issues associ?	in.	Potentially difficult site to daccess. But suitable if access. But suitable if access access and planning of the suitable suit	onomically viable bligations associ	le taking into according to the sit of the s	d 1 Dount all e

Description Comments:	Grazing/agricu		te Deta				
Area: Grid Ref.: Type: Greenbelt:	E 395595 N	oss 0.530 ha. r N 341412 Hierarchy:	net LV N	Policy: 2/3 Commitment: Conversion: Replacement Dwg:	7 NB N	Status: Use: Location: Owner:	NC 8 R
I visible from acces the valley to south. ailabile Access:	nin site. Hedgerows s track to north. Sk ch leads off Cavers	e village SDB. No s along boundaries, b opes slightly down to wall Road. Unadopte	River	Deliverabilit Availability: No known ownership constrain Suitability: Potential for low density reside	nts		2
ditional Comment	s:			exisitng development to east.		prinerit to comple	ment
mediate south of Ri	ic RoW running alo ver Blithe. ities:	ong it. Woodland TPO	to	Achievability: Development would be econo likely costs and planning oblig		e taking into acco	1 ount all

	Site Grazing/agricultural land	Details Om Caverswall Road (immediately west of BB027).
	1.54 ha. gross 1.540 ha. net E 395518 N 341462 G Hierarchy: L' Y Flooding: N	Conversion: NB Location: R
adgerows along boundarick. Slopes slightly down undary of site is notional railabile Access: access from track which leaded to be improved. Iditional Comments:	No signficant features within site. wries but still visible from northern access on to Blithe River valley to south. Westerr al - no natural boundary here. leads off Caverswall Road. Unadopted?	Deliverability Assessment Availability: No known ownership constraints Suitability: 2 Potential for low density residential development to complement exisiting development to east.
mediate south of River	Blithe.	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constraints	s: t could be improved. Greenfield. Greenbe	t. Classification: B Full Capacity 20 5 Year Capacity 0 Density 12.99

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	Vacant land		Blythe Site Det	dual TPOs along northerr		l Road	
Area: Grid Ref.: Type: Greenbelt:		gross 0.700 ha 0 N 341827 Hierarchy: Flooding:	a. net	Policy: 2/3/10 Commitment: Conversion: Replacement Dwg	7 NB N	Status: Use: Location Owner:	NC 8 : R 3
ound all of boundary.	Some mature ontage but site	rominent site with hed trees (TPOs) along still highly visible. No				te availability. Al:	1 so
eximity of junction co rrow. Iditional Comments tensive supporting d	uld be a proble cumentation in the problem of the problem.	Caverswall Road but em. Caverswall Old Road ncluding site access, and risk assessment an f owner.	phase 1	Suitability: Logical rounding off of devel improvements but landscape for low density development measures needed.	e impact conc	erns. May be su	uitable
rengths/ Opportuni elates well to existing ttlement.		undary, rounding off e	dge of	Achievability: Development would be econlikely costs and planning obl			
reenfield site. Greenk hough could be oppo entifies landscape as	pelt. Prominent ortunity to impressioning importa	corner location. Poor ove visibility. L&SCA nt to settlem		Classification: B	l	ar Capacity Density	12 0 17.14
though could be oppo	pelt. Prominent ortunity to improbeing importa settlement.	pve visibility. L&SCA nt to setting of settlem	nent and	plication Details Type:	l	ar Capacity Density Date:	0

Site Ref. No.: SMDC Ref. No NLUD Ref. No.			South West of				
PA Ref. No.:		Blythe	he Bridge				
LDF Ref. No.:							
		Site Det	ails				
Description	Agricultural land Large area of agricultural land comp	origing of one	oral fiolds				
Comments:	Large area or agricultural failu comp	nising or sev	erai neius.				
Area:	1.6 ha. gross 1.600 ha	a. net	Policy: 2		Status:	NC	
Grid Ref.:	E 395928 N 341584		Commitment:	7	Use:	8	
Type:	G Hierarchy:	LV	Conversion:		Locatio	n: R	
Greenbelt:	Flooding:		Replacement I	Dwg: N	Owner:	3	
	Site	Asses	sment				
e Features:			Delive	erability Asses	sment		
	assed area sloping gently down to so		Availability:			2	
	by hedgerows and some mature tree . Small field pattern.	es along	No known ownership c	onstraints.			
ailabile Access:							
	averwall Old Road - may need widen	ing and					
proving in parts.	averwall Old Road - may need wide.	ing and	Suitability:			3	
			Although logical extens	sion to settlement	would impact		
Iditional Comments	3:		significantly on landsca Limited potential for res			ent.	
ousing along souther	n boundary overlooking site.						
			A a let a control little or				
rengths/ Opportuni	ties:		Achievability:		bla talijas jata s	1	
gical extension to se	ettlement. Relates well to settlement	pattern.	Development would be likely costs and planning				
•							
eakneses/ Constrai		h a a a a : a	Classification:		ull Capacity	50	
aracter. Public footp	nfield land - will result in significant cl path runs through site. Identified in Lo andscape setting of settlement with s	&SCA		51	ear Capacity Density	0	
estern edge.	and scape setting of settlement with s	strong			Delisity	31.25	
	Plan	ning Ap	plication Details				
D				Approva	I Date		
Planning Applicat	7.6	Application					
Building Control F	(ei	Other Applic	eation:	Approva	ı LIIE.		
Date Last Upd	lated 28-Apr-10		Date Form Pri	inted 26-1	un-15		

Site Ref. No.: SMDC Ref. No NLUD Ref. No. PA Ref. No.: LDF Ref. No.:			orth East of wall Road Bridge
		Site Deta	nils
Description Comments:	Agricultural land Large area of agricultural land compr	rising of sing	le field.
Area:	4.5 ha. gross 4.500 ha	. net	Policy: 2 Status: NC
Grid Ref.:	E 396054 N 341762		Commitment: 7 Use: 8
Type:	G Hierarchy:	LV	Conversion: Location: R
Greenbelt:	Flooding:		Replacement Dwg: N Owner: 3
	Site	Assess	ment
e Features:			Deliverability Assessment
eld has hedgerows a ntage. Site raised a railabile Access:	assed area sloping gently up to north end some mature trees along boundary bove road level. averwall Old Road - may need widening	y and	Availability: 2 No known ownership constraints.
proving in parts. Iditional Comments ousing overlooking si			Suitability: Scale of site amd landscape impact would make it unsuitable.
rengths/ Opportuni	tion:		Achievability: 1
gical extension to se			Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constrai	nts:		Classification: C Full Capacity 120
aracter. Public footp	nfield land - will result in significant che path runs around site. Identified in L& lscape setting of settlement.		5 Year Capacity 0 Density 26.67
	Plann	ning App	olication Details
Planning Applicat	2-6	Application T	Ammanual Life
Date Last Upd	lated 28-Apr-10		Date Form Printed 26-Jun-15

Site Ref. No.: SMDC Ref. No NLUD Ref. No. PA Ref. No.: LDF Ref. No.:		83/93 Chape	o South West a I Street Bridge	nd Rear (of	
Description	Agricultural land					
Comments:	Large area of agricultural land compr	rising of sing	gle field.			
Area:	2.2 ha. gross 2.200 ha	ı. net	Policy: 2	2	Status	NC
Grid Ref.:	E 396221 N 341862		Commitment	: -	7 Use:	8
Type:	G Hierarchy:	LV	Conversion:		Locatio	n: R
Greenbelt:	Flooding:		Replacement	Dwg:	Owner:	3
	Site	Assess	sment			
ite Features:			Deli	verability As	sessment	
	rassed area sloping gently up to west	. Field	Availability:			2
as nedgerows and so ontage.	me mature trees along boundary and		No known ownership	constraints.		
	hapel Street - may need widening and apel Street is no through road, unmades:		Suitability: Although logical exte significantly on lands Limited potential for rinfilling along frontage	cape setting of esidential deve	this part of settleme	
trengths/ Opportuni	ties:		Achievability: Development would be	ne economicall	v viable taking into a	1
ogical extension to se the north.	ttlement. Some development opposit	te and	likely costs and plann			
/eakneses/ Constrai	nts:		Classification:	С	Full Capacity	70
	nfield land - will result in significant cheath runs around site. Identified in L&			_	5 Year Capacity	0
	scape setting of settlement.				Density	31.82
Planning Applicat		ning App	olication Details		oroval Date:	
Building Control F	Ref	Other Applic	eation:	App	proval Life:	
Date Last Upd	ated 28-Apr-10		Date Form F	Printed	26-Jun-15	

PA Ref. No.: LDF Ref. No.: Description Comments:	Large site comp	nels and grazing	Site Det	el Street e Bridge tails els to front and grazing/agricult	ural land to rea	r. FZs 2/3 affect	small
Area: Grid Ref.: Type: Greenbelt:		gross 1.250 h N 341948 Hierarchy: Flooding:	LV	Policy: 2/3 Commitment: Conversion: Replacement Dw	7 NB Second	Status: Use: Location: Owner:	NC 8 : R
te Features: ea of former kennels rdstandings, abuts viping down eastward disouthern boundari railabile Access: isting access directly dimproving in parts. Iditional Comments ownfield land only economic railabile access	illage SDB. Rer s with small woo es. / from Chapel St Chapel Street i	mainder is rough gra odland area along e treet - may need wi is no through road.	astern	Availability: SHLAA submission made in the state of the	ment for housi	ediate availability	2
rengths/ Opportuni gical extension to se the north. Former k use/redevelopment.	ttlement. Some ennels are browr nts:	nfield and suitable f	for	Achievability: Development would be ecclikely costs and planning of Classification:	oligations asso	ciated with the si	30
rea of former kennels eenfield and less we reenbelt. Site to east fected by flood risk.	I related to exisi	tng settlement patte wooded, with smal	ern. Il area	pplication Details	5 Ye	ar Capacity Density	24.00
Planning Applica Building Control I Date Last Upo	Ref	Jun-15	Application Other Appli		Approval Approval	Life:	

Policy: 2/3 Commitment: Conversion: Replacement Dwg:	7 Use: NB Location N Owner:	8 n: R
Conversion: Replacement Dwg:	NB Location	
Replacement Dwg:		
	TV OWITEL.	3
Deliverability	y Assessment	
been made indicating immedia Suitability:	te availability.	2 1
Classification: B	Full Capacity	15
	5 Year Capacity	0
	Density	26.79
	Suitability: Relates well to existing settlem development if needed. Achievability: Development would be economikely costs and planning obligations.	Part of larger parcel of land for which a SHLAA submission been made indicating immediate availability. Suitability: Relates well to existing settlement pattern. Potential for development if needed. Achievability: Development would be economically viable taking into achievely costs and planning obligations associated with the suitable statement pattern. Potential for development would be economically viable taking into achievely costs and planning obligations associated with the suitable statement pattern. Potential for development would be economically viable taking into achievely costs and planning obligations associated with the suitable statement pattern. Potential for development would be economically viable taking into achievely costs and planning obligations associated with the suitable statement pattern. Potential for development would be economically viable taking into achieve statement pattern. Potential for development would be economically viable taking into achieve statement pattern. Potential for development would be economically viable taking into achieve statement pattern. Potential for development would be economically viable taking into achieve statement pattern. Potential for development would be economically viable taking into achieve statement pattern. Potential for development pattern achieve statement pattern achieve statement pattern.

Site Ref. No.:	563	Land to	o North of			
SMDC Ref. No	:: BB047					
NLUD Ref. No.	.:	Choodi	le Road			
PA Ref. No.:						
LDF Ref. No.:		Blythe Bridge				
	S	Site Deta	ails			
Description	Agricultural land					
Comments:	single extensive field in agricultural u	ise.				
Area:	1.85 ha. gross 1.850 ha	ı. net	Policy: 2 Status: NC			
Grid Ref.:	E 397010 N 341781		Commitment: 7 Use: 8			
Type:	G Hierarchy:	LV	Conversion: Location: R			
Greenbelt:	Flooding:		Replacement Dwg: N Owner: 3			
	Site	Assess	sment			
e Features:			Deliverability Assessment			
	rassed area sloping gently up to north	ı. Field	Availability: 2			
	me mature trees along boundary and rge pond and copse to north east of s	ite.	No known ownership constraints.			
/ailabile Access:						
	eadle Road possible.					
reat decess from one	cadio Noda possisio.		Suitability: 3			
			Although suitbale for residential development it would significantly			
dditional Comments	5 :		extend the settlement into open countryside and does not relate well to current settlement form. Would also impact on landscape setting of area.			
			Achievability:			
rengths/ Opportuni	ties:		Development would be economically viable taking into account all			
gical extension to se	ttlement.		likely costs and planning obligations associated with the site			
eakneses/ Constrai	nto:					
	ell to settlement form - intrusion into o	non	Classification: C Full Capacity 50			
	in L&SCA as being important to lands		5 Year Capacity 0			
any or somement.			Density 27.03			
	Planr	ning Apr	plication Details			
Planning Applicat	tion:	Application T	Type: Approval Date:			
Building Control F	2-4	Other Applica	Annabial Life.			
Date Last Upd	lated 28-Apr-10		Date Form Printed 26-Jun-15			

Site Ref. No.:	564	Land to South of
SMDC Ref. No	D.: BB048	
NLUD Ref. No	o.:	Observation Property
PA Ref. No.:		Cheadle Road
LDF Ref. No.:		Blythe Bridge
	•	Site Details
Description	Agricultural land	
Comments:	Single extensive field in agricultural u	ıl use.
Area:	4.13 ha. gross 4.130 ha	na. net Policy: 2 Status: NC
Grid Ref.:	E 396987 N 341644	Commitment: 7 Use: 8
Type:	G Hierarchy:	Location: R
Greenbelt:	Flooding:	Replacement Dwg: N Owner: 3
	Site	te Assessment
te Features:		Deliverability Assessment
edominantly rough	grassed area sloping gently up to north	rth. Field Availability:
s hedgerows and sontage. Few trees w	ome mature trees along boundary and vithin site.	No known ownership constraints.
/ailabile Access:		
	neadle Road possible.	
rect access from Ci	leadie Mad possible.	Suitability: 3
		Although suitbale for residential development it would significantly
dditional Commen	s:	extend the settlement into open countryside and does not relate well to current settlement form. Would also impact on landscape setting of area.
		Achievability: 1
rengths/ Opportur	ities:	Development would be economically viable taking into account all
gical extension to s	ettlement.	likely costs and planning obligations associated with the site
eakneses/ Constra	unte:	
eakiieses/ Constra		Classification: C Full Capacity 100
topolyo are enfialde	area which does not relate very well to ificant intrusion into open countryside.	e.
ttlement form - sign		IO OI I DENSITY OA OA
ttlement form - signentified in L&SCA a	s being important to landscape setting	ng of Density 24.21
ttlement form - sign entified in L&SCA a	s being important to landscape setting	nning Application Details
ttlement form - sign	s being important to landscape setting Planr	27.21

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments: Area:	Agricultural land Single extensive field in agricultural 2.25 ha. gross 2.250 ha	
Grid Ref.:	E 396811 N 341408 G Hierarchy:	Commitment: 7 Use: 8
Type: Greenbelt:	Flooding:	Conversion: Location: R
	i looding.	Replacement Dwg: N Owner:
	Site	e Assessment
e Features:		Deliverability Assessment
rth east. Field has he undary and frontage.	rassed area sloping gently up to north adgerows and some mature trees aloo Few trees within site. ycott Old Road possible. Site at slight	No known ownership constraints. Suitability: Although suitbale for residential development it would significantly
ditional Comments	:	extend the settlement into open countryside and does not relate well to current settlement form. Would also impact on landscape setting of area. Achievability:
rengths/ Opportunion		Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constrai	nts:	Classification: C Full Capacity 60
ttlement form - signif	ea which does not relate very well to icant intrusion into open countryside. being important to landscape setting).
	Planı	ning Application Details
Planning Applicat Building Control F)-f	Application Type: Other Application: Approval Date: Approval Life:

PA Ref. No.: LDF Ref. No.:		Blythe Bridge e Details
Description	Grazing land	e Details
Comments:		and on frontage has outline permission for single dwelling.
Area:	0.72 ha. gross 0.300 ha. r	net Policy: 2 Status: NC
Grid Ref.:	E 396537 N 341420	Commitment: 7 Use: 8
Type:	G Hierarchy:	Conversion: Location: R
Greenbelt:	Flooding:	Replacement Dwg: N Owner: 3
	Site A	Assessment
te Features:		Deliverability Assessment
	d with no features within site. Some mate	ure Availability: 1
es and hedgerows a	along boundary.	Site advertised for sale at £100,000 (6th March 2013). Plot on
		frontago has outling permission for single dwelling
vailahile Access:		frontage has outline permission for single dwelling
vailabile Access:	Old Road only possible through vacnt lan	
ccess from Draycott	Old Road only possible through vacnt lan e to junction with Cheadle Road.	old Suitabilitar
ccess from Draycott		nd
ccess from Draycott B060) although clos	e to junction with Cheadle Road.	Suitability: 3
ccess from Draycott B060) although clos Iditional Comment	e to junction with Cheadle Road. s: alf to exclude area within flood risk zone	Suitability: Significant flooding issues raised by the Environment Agency and SCC Flood Risk Team.
ccess from Draycott B060) although clos Iditional Comment	e to junction with Cheadle Road.	Suitability: Significant flooding issues raised by the Environment Agency and SCC Flood Risk Team.
ccess from Draycott B060) although clos dditional Comment	e to junction with Cheadle Road. s: alf to exclude area within flood risk zone pansion to east of site.	Suitability: Significant flooding issues raised by the Environment Agency and SCC Flood Risk Team. Achievability: 1
ccess from Draycott B060) although clos Iditional Comments et area reduced by hotential for further ex	e to junction with Cheadle Road. s: alf to exclude area within flood risk zone pansion to east of site.	Suitability: Significant flooding issues raised by the Environment Agency and SCC Flood Risk Team. Achievebility:
cess from Draycott B060) although clos Iditional Comment et area reduced by hetential for further ex rengths/ Opportun	e to junction with Cheadle Road. s: alf to exclude area within flood risk zone pansion to east of site. ities: ent form and partly within settlement	Suitability: Significant flooding issues raised by the Environment Agency and SCC Flood Risk Team. Achievability: Development would be economically viable taking into account all
ccess from Draycott B060) although clos dditional Comments et area reduced by hotential for further ex rengths/ Opportunelates well to settlem undary. Close to face	e to junction with Cheadle Road. s: alf to exclude area within flood risk zone pansion to east of site. ities: ent form and partly within settlement cilities.	Suitability: Significant flooding issues raised by the Environment Agency and SCC Flood Risk Team. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
ccess from Draycott B060) although clos dditional Commente et area reduced by hotential for further ex rengths/ Opportun elates well to settlem undary. Close to face	e to junction with Cheadle Road. s: alf to exclude area within flood risk zone pansion to east of site. ities: ent form and partly within settlement cilities.	Suitability: Significant flooding issues raised by the Environment Agency and SCC Flood Risk Team. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 10
icess from Draycott B060) although clos Iditional Comments et area reduced by hotential for further ex rengths/ Opportun Elates well to settlem undary. Close to face eakneses/ Constra	e to junction with Cheadle Road. s: alf to exclude area within flood risk zone pansion to east of site. ities: ent form and partly within settlement cilities.	Suitability: Significant flooding issues raised by the Environment Agency and SCC Flood Risk Team. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 5 Year Capacity 0
ccess from Draycott B060) although clos diditional Comments et area reduced by hotential for further ex rengths/ Opportun elates well to settlem undary. Close to face eakneses/ Constra	e to junction with Cheadle Road. s: alf to exclude area within flood risk zone pansion to east of site. ities: ent form and partly within settlement cilities. ints: od risk zone 3. Access dependent on goi hich may be in separate ownership. L&S	Suitability: Significant flooding issues raised by the Environment Agency and SCC Flood Risk Team. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 5 Year Capacity 0
ccess from Draycott B060) although clos diditional Comments et area reduced by hotential for further ex rengths/ Opportun elates well to settlem undary. Close to face eakneses/ Constra	e to junction with Cheadle Road. s: alf to exclude area within flood risk zone pansion to east of site. ities: ent form and partly within settlement cilities. ints: od risk zone 3. Access dependent on goi hich may be in separate ownership. L&S rn edge to settlement.	Suitability: Significant flooding issues raised by the Environment Agency and SCC Flood Risk Team. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 5 Year Capacity Density 3 3. Classification: C Full Capacity Density 33.33
icess from Draycott B060) although clos Iditional Comments et area reduced by hotential for further ex rengths/ Opportun Elates well to settlem undary. Close to face eakneses/ Constra	e to junction with Cheadle Road. s: alf to exclude area within flood risk zone pansion to east of site. ities: ent form and partly within settlement cilities. d risk zone 3. Access dependent on goin hich may be in separate ownership. L&S rn edge to settlement. Plannir	Suitability: Significant flooding issues raised by the Environment Agency and SCC Flood Risk Team. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 5 Year Capacity 0

Date Form Printed

Description Comments:	Agricultural Agricultural lan		Site Det	ails RoW run along NW perimeter. We	estern portion	a affected by FZs	2/3.
Area:		gross 2.900 h N 341257	na. net	Policy : 2/3/8		Status:	NC
Grid Ref.: Type:	G 390032	Hierarchy:	LV	Commitment:	7	Use:	8
Greenbelt:	Υ	Flooding:	Y	Conversion:	NB	Location:	
				Replacement Dwg:	N	Owner:	3
		Sit	te Asses	sment			
e Features:				Deliverabili	ty Assessn	nent	
ng boundary and m		ng SDB, with hedger contage. But still visil		Availability:			2
ailabile Access:	e from Dravcott (No known ownership constrain	nts.		
ailabile Access: rect access available sed above road leve	el.	Old Road but part of		No known ownership constraints Suitability: Potential for extension of settle			1
ailabile Access: rect access available sed above road leve	s:	Old Road but part of		Suitability: Potential for extension of settl			1
aycott Old Road. vailabile Access: rect access available sed above road level dditional Comments nall electricity sub-state rengths/ Opportuni	s: tation within site.	Old Road but part of		Suitability: Potential for extension of settl Achievability:	ement.	a taking into acco	1
rect access available sed above road level ditional Comments all electricity sub-strengths/ Opportun	s: tation within site.	Old Road but part of	f site	Suitability: Potential for extension of settl	ement.		1 ount all
rect access available sed above road level ditional Comments and electricity sub-set rengths/ Opportuningical extension to see	s: iation within site. ities:	Old Road but part of	f site	Suitability: Potential for extension of settl Achievability: Development would be econo	ement. mically viable ations assoc		1 ount all
ailabile Access: ect access available sed above road leve ditional Comments all electricity sub-st rengths/ Opportun gical extension to se eakneses/ Constrate eenfield site - exten	s: tation within site. tities: ettlement. No lar	Old Road but part of	f site	Suitability: Potential for extension of settl Achievability: Development would be econo likely costs and planning oblig	ement. mically viable ations assoc	iated with the site	1 ount all
ailabile Access: ect access available sed above road leve ditional Comments hall electricity sub-st rengths/ Opportun gical extension to se eakneses/ Constrate eenfield site - exten	s: tation within site. tities: ettlement. No lar	Old Road but part of	f site	Suitability: Potential for extension of settl Achievability: Development would be econo likely costs and planning oblig	ement. mically viable ations assoc	I Capacity	1 Dunt all e
railabile Access: rect access available sed above road level Iditional Comments reall electricity sub-st rengths/ Opportun gical extension to se	s: tation within site. ities: ettlement. No lar ints: ds settlement int	Old Road but part of	f site	Suitability: Potential for extension of settl Achievability: Development would be econo likely costs and planning oblig Classification: B	ement. mically viable ations assoc	I Capacity ar Capacity Density 2	1 Dunt all Dunt al

Comments: OPEN LAND IN AGRICULTURAL USE	
Area: 0.94 ha. gross 0.940 ha. net Grid Ref.: E 395590 N 341850	Policy: 2/3 Status: NC Commitment: 7 Use: 8
Type: G Hierarchy: LV	Conversion: NB Location: R
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 3
Site Asses	<u> </u>
e Features:	Deliverability Assessment
pen level grassed site in agricultural use, abuts SDB. No gnificant features within the site. Hedgerow along road frontage, it site still visible. railabile Access: rect access to Caverswall Road available dditional Comments: estern boundary is notional - part of larger field - no natural jundary along W.	SHLAA request made to consider site for development Suitability: Potential for limited low density residential development to complement exisiting development to east. Achievability: 1
djoins exisiting residential development to the south. Blythe idge has good range of facilities and services. No landscape sues identified in L&SCA.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constraints: reen Belt, greenfield site. Extreme edge of settlement. L&SCA entifies need for planting along souhtern boundary to strengthen	Classification: B Full Capacity 20 5 Year Capacity 0

Site Ref. No.: SMDC Ref. No	1165	Land to	East of			
NLUD Ref. No.: PA Ref. No.:		Dilhorn Blythe	e Road Bridge			
	<u>, </u>	Site Deta	nils			
Description	Agricultural land					
Comments:	Single field in agricultural use. Site palso site BB045.	put forward b	y Fisher German on be	half of Dioc	esan Board of Finan	ce Inc - see
Area:	2.9 ha. gross 2.900 ha	a. net	Policy: 2	2	Statu	ıs: NC
Grid Ref.:	E 396711 N 342051		Commitment	:	7 Use:	8
Туре:	G Hierarchy:	LV	Conversion:		Loca	tion: R
Greenbelt:	Flooding:		Replacement	t Dwg:	N Owne	er: 3
	Site	Assess	ment			
Site Features:			Deli	verability	Assessment	
	ng gently northwardsSmall fileds sepa ne mature trees along boundary and fi re.		Availability: Part of larger parcel of been made indicating			1 nission has
Availabile Access: Direct access available			Suitability: Would significantly exand does not relate wimpact on landscape	vell to curre	nt settlement form.	
Strengths/ Opportuni	ties:		Achievability: Development would be likely costs and plann			
				3 ** 3 **		
Veakneses/ Constrai	nts:		Classification:	С	Full Capacity	90
ettlement form - signi	rea which does not relate very well to ficant intrusion into open countryside. being important to landscape setting				5 Year Capacity Density	31.03
	Planr	ning App	lication Details	s		
Planning Applica Building Control I	Def	Application T			Approval Date:	
Date Last Upo	dated 28-Apr-10		Date Form F	Printed	26-Jun-15	

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	Cav	rfields rerswall Old Road the Bridge
.		Details
Description Comments:	Agricultural/grazing land on edge of settlem	ent
Area:	1 ha. gross 1.000 ha. net	Policy: 2 Status: NC
Grid Ref.:	E 395740 N 341827	Commitment: 7 Use: 8
Type:	G Hierarchy: LV	Conversion: NB Location: R
Greenbelt:	Y Flooding: N	Replacement Dwg: N Owner: 3
	Site Ass	essment
te Features:		Deliverability Assessment
	rows around all of boundary. Some mature	Availability: 2
es along boundary to e. Slopes down to w	o south west. No significant features within est.	No known ownership constraints. Previous application for residential.
vailabile Access:		
	available from Caverswall Old Road but very	_
rrow.	available from Gaverswall Gla Road but very	Suitability: 3
		Significant incursion into countryside and poor access. Aslo
	:	landscape issues make site potentially unsuitable.
Iditional Comments		
	ing site to west.	
	ing site to west.	
rge houses overlook		Achievability: 1
rge houses overlook rengths/ Opportuni		Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
arge houses overlook arge houses overlook arengths/ Opportuni elates well to existing ttlement.	ties: settlement boundary, rounding off edge of	Development would be economically viable taking into account all
rengths/ Opportuni elates well to existing ttlement. eakneses/ Constrai	ties: settlement boundary, rounding off edge of nts: access road although could be opportunity to	Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 20
rengths/ Opportuni lates well to existing ttlement. eakneses/ Constrai eenfield site. Poor ja prove visibility. L&S	ties: settlement boundary, rounding off edge of	Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 20
rengths/ Opportuni lates well to existing ttlement. eakneses/ Constrai eenfield site. Poor ja	settlement boundary, rounding off edge of nts: access road although could be opportunity to CA identifies landscape as being important and exsiting strong edge to settlement.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 20 5 Year Capacity 0
rengths/ Opportuni elates well to existing ttlement. eakneses/ Constrai	settlement boundary, rounding off edge of nts: access road although could be opportunity to CA identifies landscape as being important and exsiting strong edge to settlement. Planning	Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 5 Year Capacity Density 20.00

Site Ref. No.: 2132 SMDC Ref. No.: BB080 NLUD Ref. No.: SM	Land to West of Dilhorne Road Blythe Bridge
LDF Ref. No.:	
Description Agricultural/Grazing Land	ite Details
Comments: Single field in agricultural use.	
Area: 5.5 ha. gross 5.500 ha.	net Policy: 2 Status: NC
Grid Ref.: E 396711 N 342051 Type: G Hierarchy:	Commitment: 7 Use: 8
Greenbelt: Y Flooding:	Conversion: Location: R
	Replacement Dwg: N Owner: 3
Site	Assessment
te Features:	Deliverability Assessment
rge single field surrounded by hedgerows and trees. Singl	e tree Availability: 2
centre of field.	No known ownership constraints
rect access available from Draycott Road dditional Comments: buses to south overlooking site.	Suitability: 3 Would significantly extend the settlement into open countryside and does not relate well to current settlement form. Would also impact on landscape setting of area.
	Achievability: 1
es on edge of settlement.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constraints:	Classification: C Full Capacity 150
Attensive greenfield area which does not relate very well to bettlement form - significant intrusion into open countryside. entified in L&SCA as being important to landscape setting outliement.	5 Year Capacity 0 Density 27.27
Plann	ing Application Details
Duilleline Control Def	Approval Date: Other Application: Approval Life:

Description Comments: Area: Grid Ref.:	Public RoW ru 0.29 ha.	Land - in equest	ry. Small we	stic use? stern portion affected by FZs 2/ Policy: 2/3/8		Status:	NC
Type:	G	Hierarchy:	LV	Conversion:	7 NB	Use: Location:	1/5/8 R
Greenbelt:	Υ	Flooding:	Υ	Replacement Dwg		Owner:	3
		Sit	e Asses		-		
ellings - northern pa lestrian manage us ?? Both appear to h	arcel appears to ses; southern pa	d to rear of roadside be linked to adjacen rcel domestic/equest meter hedging.		Availability: Assumed 2	ility Assess		2
tilages of 22 + 26 [Praycott Old Roa	iccess through existind?		Suitability: Deliverability questionable.	Access issue:	s?	3
		ded curtilage uses do		Achievability:			1
sing on E/N/W side	falls within 'bight es already. Fairl	i' of greenbelt surrou y close to shops/serv I with hedge boundar	vices	Development would be ecollikely costs and planning ob			
akneses/ Constra	ints:			Classification: C] Fi	ıll Capacity	8
clear how sites cou		Multiple ownerships			5 Ye	ear Capacity Density	0 27.59

Site Ref. No.: 2231	and at	
SMDC Ref. No.: BB082		
NLUD Ref. No.:		
PA Ref. No.: SM	ttoxeter Road	
LDF Ref. No.:	lythe Bridge	
Site	e Details	
Description Care Home Facilties and Ground	ls	
Comments: Site includes grounds and existing care	nome facilities	
Area: 0.72 ha. gross 0.720 ha. n	et Policy: 2/3 Status	s: NC
Grid Ref.: E 394723 N 341653	Commitment: 7 Use:	9
Type: G/B Hierarchy:	Locati	on: R
Greenbelt: Y Flooding:	N Replacement Dwg: N Owner	: 2
Site A	ssessment	
e Features:	Deliverability Assessment	
	Availabilitu	1
	Availability:	
me with numerous mature trees. Site also includes existing		
me with numerous mature trees. Site also includes existing me facilities.	Representation from owner to expand existing care ho	
me with numerous mature trees. Site also includes existing me facilities. railabile Access:	Representation from owner to expand existing care ho	
me with numerous mature trees. Site also includes existing me facilities. ailabile Access:	Representation from owner to expand existing care ho	
me with numerous mature trees. Site also includes existing me facilities. railabile Access: isting access points off Uttoxeter Road	Representation from owner to expand existing care ho onto rest of site. Suitability: Unsuitable for residential but may be a case for limited.	me facility 3 I sensitive
ajority of site comprises of extensive wooded grounds to care the with numerous mature trees. Site also includes existing time facilities. Vailabile Access: Additional Comments:	Representation from owner to expand existing care ho onto rest of site. Suitability:	me facility 3 I sensitive
me with numerous mature trees. Site also includes existing me facilities. railabile Access: isting access points off Uttoxeter Road	Representation from owner to expand existing care ho onto rest of site. Suitability: Unsuitable for residential but may be a case for limited.	me facility 3 I sensitive
me with numerous mature trees. Site also includes existing me facilities. railabile Access: isting access points off Uttoxeter Road	Representation from owner to expand existing care ho onto rest of site. Suitability: Unsuitable for residential but may be a case for limited.	me facility 3 I sensitive
me with numerous mature trees. Site also includes existing me facilities. railabile Access: disting access points off Uttoxeter Road Iditional Comments:	Representation from owner to expand existing care ho onto rest of site. Suitability: Unsuitable for residential but may be a case for limited expansion of existing care home facilities under NPPF Achievability: Development would be economically viable taking into	me facility 3 I sensitive .
me with numerous mature trees. Site also includes existing me facilities. ailabile Access: isting access points off Uttoxeter Road Iditional Comments: rengths/ Opportunities: use to existing built up areas and services and facilties. Exist	Representation from owner to expand existing care ho onto rest of site. Suitability: Unsuitable for residential but may be a case for limited expansion of existing care home facilities under NPPF Achievability: Development would be economically viable taking into likely costs and planning obligations associated with the	me facility 3 I sensitive .
me with numerous mature trees. Site also includes existing me facilities. ailabile Access: isting access points off Uttoxeter Road Iditional Comments: rengths/ Opportunities: use to existing built up areas and services and facilties. Exist	Representation from owner to expand existing care ho onto rest of site. Suitability: Unsuitable for residential but may be a case for limited expansion of existing care home facilities under NPPF Achievability: Development would be economically viable taking into likely costs and planning obligations associated with the	me facility 3 I sensitive .
me with numerous mature trees. Site also includes existing me facilities. ailabile Access: isting access points off Uttoxeter Road Iditional Comments: rengths/ Opportunities: se to existing built up areas and services and facilities. Exist care home use buildings within site.	Representation from owner to expand existing care ho onto rest of site. Suitability: Unsuitable for residential but may be a case for limited expansion of existing care home facilities under NPPF Achievability: Development would be economically viable taking into likely costs and planning obligations associated with the	me facility 3 I sensitive .
me with numerous mature trees. Site also includes existing me facilities. ailabile Access: isting access points off Uttoxeter Road Iditional Comments: rengths/ Opportunities: pse to existing built up areas and services and facilties. Exist care home use buildings within site. pakneses/ Constraints: e lies within green belt. Majority of site is greenfield.	Representation from owner to expand existing care ho onto rest of site. Suitability: Unsuitable for residential but may be a case for limited expansion of existing care home facilities under NPPF Achievability: Development would be economically viable taking into likely costs and planning obligations associated with the	account all le site.
me with numerous mature trees. Site also includes existing me facilities. railabile Access: disting access points off Uttoxeter Road Iditional Comments: rengths/ Opportunities: Dise to existing built up areas and services and facilities. Exist acre home use buildings within site. Reakneses/ Constraints: de lies within green belt. Majority of site is greenfield.	Representation from owner to expand existing care ho onto rest of site. Suitability: Unsuitable for residential but may be a case for limited expansion of existing care home facilities under NPPF Achievability: Development would be economically viable taking into likely costs and planning obligations associated with the Classification: Classification: C Full Capacity	me facility 3 I sensitive . 1 account all le site.
me with numerous mature trees. Site also includes existing me facilities. railabile Access: isting access points off Uttoxeter Road	Representation from owner to expand existing care ho onto rest of site. Suitability: Unsuitable for residential but may be a case for limited expansion of existing care home facilities under NPPF Achievability: Development would be economically viable taking into likely costs and planning obligations associated with the Classification: Classification: C Full Capacity 5 Year Capacity	account all le site.
me with numerous mature trees. Site also includes existing me facilities. ailabile Access: isting access points off Uttoxeter Road ditional Comments: rengths/ Opportunities: see to existing built up areas and services and facilties. Exist care home use buildings within site. eakneses/ Constraints: e lies within green belt. Majority of site is greenfield. evelopment may impact on openess of green belt.	Representation from owner to expand existing care ho onto rest of site. Suitability: Unsuitable for residential but may be a case for limited expansion of existing care home facilities under NPPF Achievability: Development would be economically viable taking into likely costs and planning obligations associated with the Classification: Classification: C Full Capacity 5 Year Capacity	account all le site.
me with numerous mature trees. Site also includes existing me facilities. railabile Access: disting access points off Uttoxeter Road Iditional Comments: rengths/ Opportunities: Dose to existing built up areas and services and facilties. Exist exare home use buildings within site. Reakneses/ Constraints: Re lies within green belt. Majority of site is greenfield. Evelopment may impact on openess of green belt. Planning	Representation from owner to expand existing care ho onto rest of site. Suitability: Unsuitable for residential but may be a case for limited expansion of existing care home facilities under NPPF Achievability: Development would be economically viable taking into likely costs and planning obligations associated with the Classification: C Full Capacity 5 Year Capacity Density	account all le site.

Date Last Updated 28-Mar-11

Date Form Printed

26-Jun-15

Site Ref. No.: SMDC Ref. No.: NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		71	o rear of erswall Road Bridge			
		Site Deta	ails			
• _	Greenfield site in agricultrual of Agricultural land on edge of settleme		oW along west perimeter	.		
Area:	0.73 ha. gross 0.730 ha	. net	Policy: 2/	/3	Status:	NC
Grid Ref.:	E 395555 N 341632		Commitment:	7	Use:	8
Type:	G Hierarchy:	LV	Conversion:	NB	Locatio	n: R
Greenbelt:	Y Flooding:	N	Replacement	Dwg: N	Owner:	3
	Site	Assess	sment			
te Features:			Deliv	erability Asses	sment	
ngle open agricultural f	field with hedgerows along boundary	/. No	Availability:			1
nificant landscape fea			Request from landowr	ner to be considere	ed.	
		icent to	Suitability: Potential for low densi exisiting development available. Achievability:			
rengths/ Opportunitie	es:		Development would be	e economically via	ble taking into a	
n edge of built-up area	near to village centre and school.		likely costs and planni			
eakneses/ Constraint	ts:		Classification:	B F	Full Capacity	15
eenfield site. Poor acc	ess at present which would need to ries need to reinforce landscape alor	be na edae	_	5 Y	ear Capacity	0
settlement. Greenbelt		3 - 232			Density	20.55
Planning Applicatio Building Control Re	on: SM	ning Application 1		Approva Approva		
Date Last Updat						

PA Ref. No.: LDF Ref. No.:	SM		Blythe	eter Road e Bridge			
. [Danisanala		Site De	tails			
• L	Previously de	•	eld site appea	aring to support commerci	al activities -	these may not be au	thorised.
Area:	0.46 ha. gr	ross 0.460 h	na. net	Policy: 2	/3	Status	. NC
Grid Ref.:	E 396765	N 340766		Commitment:		7 Use:	2
Type:	В	Hierarchy:	LV	Conversion:	N	IB Location	on: R
Greenbelt:	Y	Flooding:	N	Replacement	Dwg:	N Owner:	3
		Sit	te Asses	sment			
te Features:				Deliv	erability As	ssessment	
rownfield site consider			Currently	Availability:			1
Lancton and the total	Frontage has stro			Submission to conside	er site for hou	ısina	
ees/hedgerows - mostl	ly screens site from			Submission to conside		g.	
ees/hedgerows - mostl bint . Some landscape	ly screens site from			Submission to conside		.59.	
ees/hedgerows - mostl pint . Some landscape vailabile Access:	ly screens site from			Submission to consta		9	
ees/hedgerows - mostl pint . Some landscape vailabile Access:	ly screens site from			Suitability:		g.	2
ees/hedgerows - mostl pint . Some landscape vailabile Access:	ly screens site from			Suitability: Site has good potentia	al for develop	ment in view of its br	
ees/hedgerows - mostloint . Some landscape vailabile Access: irect access off A50	ly screens site fro features (ponds)			Suitability:	al for develop n edge of sett	ment in view of its br	
ees/hedgerows - mostloint . Some landscape vailabile Access: irect access off A50 dditional Comments:	ly screens site from features (ponds)) in land to north o		Suitability: Site has good potential nature and location or	al for develop n edge of sett	ment in view of its br	
ees/hedgerows - mostloint . Some landscape vailabile Access: irect access off A50 dditional Comments:	ly screens site from features (ponds)) in land to north o		Suitability: Site has good potential nature and location or contamination from page 2.	al for develop n edge of sett	ment in view of its br	rownfield
ees/hedgerows - mostloint . Some landscape vailabile Access: irect access off A50 dditional Comments: //ider site to rear (green	ly screens site from features (ponds)) in land to north o		Suitability: Site has good potential nature and location or contamination from particular and solution	al for develop n edge of sett ast use.	ment in view of its br lement but possible	rownfield 2
ees/hedgerows - mostloint . Some landscape vailabile Access: irect access off A50 dditional Comments: //ider site to rear (green	ly screens site from features (ponds) : infield) in common) in land to north o	of site.	Suitability: Site has good potential nature and location or contamination from particular to the contamination from parti	al for develop n edge of sett ast use. e economical ng obligation	ment in view of its br lement but possible	rownfield 2 account all
ees/hedgerows - mostloint . Some landscape vailabile Access: frect access off A50 dditional Comments: fider site to rear (green	ly screens site from features (ponds) : infield) in common) in land to north o	of site.	Suitability: Site has good potential nature and location or contamination from particular to the contamination from parti	al for develop n edge of sett ast use. e economical ng obligation	ment in view of its br lement but possible	rownfield 2 account all
ees/hedgerows - mostloint . Some landscape vailabile Access: irect access off A50 dditional Comments: //ider site to rear (green trengths/ Opportunition of the comments)	ly screens site from features (ponds) : ies: of built-up area.) in land to north o	of site.	Suitability: Site has good potential nature and location or contamination from particular and location or contamination from particular and	al for develop n edge of sett ast use. e economical ng obligation past contam	ment in view of its brilement but possible ly viable taking into a sassociated with the ination.	2 account all e site -
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ees/hedgerows - mostloint . Some landscape vailabile Access: irect access off A50 dditional Comments: /ider site to rear (green	ely screens site from features (ponds) ies: of built-up area. from land fill. Hat building opposite	n ownership. Good access off as potential as an le site.	A50.	Suitability: Site has good potential nature and location or contamination from particular and location or contamination from particular and planning dependent on level of Classification:	al for develop nedge of sett ast use. e economical ng obligation past contami	ment in view of its brilement but possible ly viable taking into as associated with the ination. Full Capacity 5 Year Capacity	2 account all e site -

SMDC Ref. No.: BB091 NLUD Ref. No.: Cav PA Ref. No.: BM LDF Ref. No.:	rsery greenhouses and adjacent land at at the House Farm verswall Old Road the Bridge Details associated land at farm complex
Comments: Site mostly occupied by commercial nursery SHLAA Rep received from owner 14/04/15 i	y glasshouses. One of these enjoys consent. Not known if others p.d. indicating immediate availability for housing.
Area: 0.68 ha. gross 0.680 ha. net Grid Ref.: E 395892 N 341807 Type: G Hierarchy: LV Greenbelt: Y Flooding: N	Conversion: NB Location: R
Site Ass	essment
ite Features:	Deliverability Assessment
Flat lawned field, roadside to farm; with commercial nursery buildings to rear. Thick perimeter foliage along southern roadside, and east side. Band of planted trees to front of extended plasshouse. Site partially visible from roadside. Availabile Access: Existing vehicular farm access off Caverswall Old Road. Additional Comments:	Availability: SHLAA rep from owner 14/04/15 indicates immediate availability for housing. Suitability: 3 Greenbelt; greenfield. Site does not abut current village SDB, nor most logical option for housing site serving village.
Strengths/ Opportunities:	Achievability: 2 Assumed 2
Weakneses/ Constraints: In greenbelt. Whole site greenfield by virtue of horticultural use. Other peripheral SHLAA sites are closer to/abut village SDB.	Classification: C Full Capacity 18 5 Year Capacity 0 Density 26.47
Planning	Application Details
Planning Application: SM Applicat	tion Type: Approval Date: Approval Life:

Site Ref. No.: SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.:			Land r 42 Woods Brown	side Avenue				
Description Comments:		eloped land sui		ails esidential developm ote - read this record in o		n with BE003	Bb.	
Area:	_	oss 0.250 ha	a. net	Policy: 1			Status:	NC
Grid Ref.: Type:	E 390742	N 352970 Hierarchy:	LV	Commitment	: [7	Use:	6
Greenbelt:	N	Flooding:	N	Conversion: Replacement	Dwa. [NB N	Location Owner:	1: U 3
		Site	Asses	•			• · · · · · · · · · · · · · · · · · · ·	
te Features:		Oite	ASSES		/erability	/ Assessm	ent	
eld, mowed grass, su pred on land, also con icess to the general p vailabile Access: Ingle track access from dditional Comments	ntains set of goal ublic. m Meadow Road.	posts. Gated off so		Availability: No known availability that land is not regist he would be willing to Suitability: Potentially suitable for boundary, surrounded tidy underused piece Achievability:	ered but o release la or residenti d by reside	wner traced and for dev	and has indic	ated that
a residential area wit y land and make full r visual open space p nsidered suitable.	hin the settlemen	e an allocation. As	sessed	Development would be likely costs and plann				count all
eakneses/ Constraii	nts:			Classification:	В	Full	Capacity	6
ccess - this may restr ccess and residential							Capacity Density	24.00
Planning Applicati			ning Ap		6	Approval Da		

Grid Ref.: E 390703 N 354563 Type: G Hierarchy: OC Conversion: NB Location: Replacement Dwg: N Owner: Site Assessment Site Features: Wo fields with hedgerow boundaries and a barn. Field to east is at and field to west falls away to Ladymoor Lane according to HLAA form. Availability: A SHLAA form states that there is current vehicular access djacent to the driveway to Star Farm and the potential to open nother access via the road to Marshes Hill. Suitability: Unsuitable for residential development - gfield, gbelt, visually intrusive - area rural in character not suitable for large scale development. Most significantly - remote from the existing	NC 8 R
Deliverability Assessment Availability: A SHLAA form for this site exists (179) indicating immediate availability. A SHLAA form states that there is current vehicular access dijacent to the driveway to Star Farm and the potential to open nother access via the road to Marshes Hill. Availability: A SHLAA form for this site exists (179) indicating immediate availability. Suitability: Unsuitable for residential development - gfield, gbelt, visually intrusive - area rural in character not suitable for large scale development. Most significantly - remote from the existing	
th and field to west falls away to Ladymoor Lane according to HLAA form. A SHLAA form for this site exists (179) indicating immediate availability. A SHLAA form states that there is current vehicular access lijacent to the driveway to Star Farm and the potential to open other access via the road to Marshes Hill. Suitability: Unsuitable for residential development - gfield, gbelt, visually intrusive - area rural in character not suitable for large scale development. Most significantly - remote from the existing	
RA needed but SCC has no specific flooding concerns. development boundary, services & facilities, unsustainable.	3
Achievability: Development would be economically viable taking into accoun likely costs and planning obligations associated with the site. soute.	
ireen Belt, significant public footpath runs across the land (as ID in andscape & Settlement Character Assessment). Also, on a	20 0 4.08

PA Ref. No.: LDF Ref. No.:	SM	Brown				
Description	Field with development interes	st				
Comments:						
Area:	2 ha. gross 2.000 ha.	. net	Policy: 2,3		Status:	NC
Grid Ref.:	E 390841 N 354237		Commitment:	7	Use:	8
Type:	G Hierarchy:	OC	Conversion:	NB	Location:	R
Greenbelt:	Y Flooding:	N	Replacement Dwg:	N	Owner:	3
	Site	Assess	sment			
e Features:			Deliverabili	ty Assessn	nent	
ricultural field which	according to the owner is unused.		Availability:			1
			No known availability constrai stating availability within 5 year		form received (19	99)
			Stating availability within 5 yes	a13.		
ailabile Access:						
	n Hill. Query whether this road could o	cope				
ad frontage to Hougl	n Hill. Query whether this road could coment.	соре	Suitability:			3
ad frontage to Hougl		cope	Not considered suitable for lar			
ad frontage to Hougl h large scale develo	oment.	cope	Not considered suitable for la Green Belt, not adjacent to de distance from main facilities a	evelopment band services,	oundary - some	en field,
ad frontage to Hough h large scale develop ditional Comments	oment.	cope	Not considered suitable for lar Green Belt, not adjacent to de	evelopment band services,	oundary - some	en field,
ad frontage to Hough h large scale develop ditional Comments	oment.	cope	Not considered suitable for lar Green Belt, not adjacent to de distance from main facilities a the village which is rural in cha	evelopment band services,	oundary - some	en field,
th large scale develop	ement. : nas no specific flooding concerns.	cope	Not considered suitable for lar Green Belt, not adjacent to de distance from main facilities a the village which is rural in cha	evelopment b and services, aracter.	oundary - some in an elevated p	en field, art of
ad frontage to Hough harge scale developed harge scale harge h	ement. : nas no specific flooding concerns.		Not considered suitable for lar Green Belt, not adjacent to de distance from main facilities a the village which is rural in cha	evelopment by and services, aracter.	oundary - some in an elevated po	en field, art of 1 Dunt all
ad frontage to Hough harge scale developed in large scale developed in	inas no specific flooding concerns. ties: ccessible flat land, owner is not aware ers this to be a desirable area.		Not considered suitable for lar Green Belt, not adjacent to de distance from main facilities a the village which is rural in characteristics. Achievability: Development would be econo likely costs and planning oblig	evelopment by and services, aracter. mically viable pations associ	e taking into acco	en field, art of 1 Dunt all e.
ad frontage to Hough harge scale developed harge scale harge harge scale harge h	inas no specific flooding concerns. ities: ccessible flat land, owner is not aware ers this to be a desirable area. ints: not adjacent to development bounda	e of any	Not considered suitable for lar Green Belt, not adjacent to de distance from main facilities a the village which is rural in characteristics. Achievability: Development would be econo	evelopment by and services, aracter. mically viable pations associ	oundary - some in an elevated po	en field, art of 1 Dunt all
rengths/ Opportunit services available, anstraints and consider eakneses/ Constrainteen field, Green Belt me distance from mathe village which is resourced.	inas no specific flooding concerns. ities: ccessible flat land, owner is not aware ers this to be a desirable area. Ints: not adjacent to development boundarin facilities and services, in an elevate aral in character, unsuitable for large services.	e of any	Not considered suitable for lar Green Belt, not adjacent to de distance from main facilities a the village which is rural in characteristics. Achievability: Development would be econo likely costs and planning oblig	evelopment by and services, aracter. mically viable pations associ	e taking into account with the sit	en field, art of 1 Dunt all e.
rengths/ Opportunit services available, anstraints and consider eakneses/ Constrainteen field, Green Belt me distance from mathe village which is resourced.	inas no specific flooding concerns. ities: ccessible flat land, owner is not aware ers this to be a desirable area. Ints: not adjacent to development boundarin facilities and services, in an elevate aral in character, unsuitable for large services.	e of any	Not considered suitable for lar Green Belt, not adjacent to de distance from main facilities a the village which is rural in characteristics. Achievability: Development would be econo likely costs and planning oblig	evelopment by and services, aracter. mically viable pations associ	e taking into account with the sit	en field, art of 1 Dunt all e. 50
ad frontage to Hough harge scale developed harge scale harge s	ement. : nas no specific flooding concerns. : ties: ccessible flat land, owner is not aware ers this to be a desirable area. nts: , not adjacent to development boundarin facilities and services, in an elevate aral in character, unsuitable for large seeded.	e of any	Not considered suitable for lar Green Belt, not adjacent to de distance from main facilities a the village which is rural in characteristics. Achievability: Development would be econo likely costs and planning oblig	evelopment by and services, aracter. mically viable pations associ	e taking into account with the sit	en field, art of 1 Dunt all e. 50
pad frontage to Hough large scale developed large scale large scale large large scale large larg	ement. : nas no specific flooding concerns. : ties: ccessible flat land, owner is not aware ers this to be a desirable area. nts: , not adjacent to development bounda in facilities and services, in an elevate ural in character, unsuitable for large seded. Plann	e of any	Not considered suitable for lar Green Belt, not adjacent to de distance from main facilities a the village which is rural in characteristics. Achievability: Development would be econo likely costs and planning oblig Classification: C	evelopment by and services, aracter. mically viable pations associ	e taking into accordiated with the sit	en field, art of 1 Dunt all e. 50

Date Form Printed

26-Jun-15

	Details
Description Fields in Green Belt Comments:	
Area: 2.84 ha. gross 2.840 ha. net	Policy: 2,3 Status: NC
Grid Ref.: E 391257 N 352723	Commitment: 7 Use: 8
	Conversion: NB Location: R
Greenbelt: Y Flooding:	Replacement Dwg: N Owner: 3
Site As:	sessment
e Features:	Deliverability Assessment
eparate adjacent fields with hedgerow / tree boundaries.	Availability: 1
pears to be used / last used for agriculture.	SHLAA request received - no. 262
Willfield Lane - may be highway issues here for such large scal velopment. ditional Comments:	Suitability: The site is located in the Green Belt between Brown Edge and Stockton Brook. It is not well related to either of these settlements and if the whole site was developed would significantly close the gap between the 2 villages. Potential highway issues? Achievability:
rengths/ Opportunities:	Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
eakneses/ Constraints:	Classification: C Full Capacity 70
e site is located in the Green Belt between Brown Edge and ockton Brook. It is not well related to either of these settlements	5 Year Capacity 0
d if the whole site was developed would significantly close the p between the 2 villages.	Density 24.65
	Application Details ation Type: Approval Date:
Building Control Ref Other	Application: Approval Life:

Description Comments: Area: Grid Ref.:	1.6 ha.	gross 1.600 h		Policy: 2/10 Commitment:	7	Status: Use:	NC 8
Type: Greenbelt:	G	Hierarchy: Flooding:	LV	Conversion:	NB	Location:	
			e Asses	Replacement Dwg:	N	Owner:	3
wnwards slightly aw ng frontage. Clearly es. ailabile Access:	ay from road fro defined with tre	use. Relatively flat, s intage, mature trees (ees / hedgerows arou	(8TPOs)	Deliverabilit Availability: SHLAA request made (172) in the site.			1 ty of
ad frontage on to H							
Iditional Comments The residential deverural in character an also very close to Di	s: lopment on both d feels separate strict boundary	n sides fronting road be from built up part of with Stoke on Trent.	but area village.	Suitability: Not considered to be suitable separate from the settlement, linear effect very close to District of green belt, land important to	developmer ict boundar	nt here would cre ry undermining pu	ate a
atercourse and flood CC. Iditional Comments ome residential deve rural in character an also very close to Di t adjoin settlement b	s: lopment on both d feels separate strict boundary oundary. lities:	n sides fronting road to from built up part of with Stoke on Trent.	but area village. Does	Not considered to be suitable separate from the settlement, linear effect very close to Distr	developmer ict boundary o setting of s	nt here would cre y undermining pu settlement.	ate a a propose 1

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.							
PA Ref. No.:		hapel L	Lane / Fiddlers	s Bank	<		
LDF Ref. No.:	E	rown E	dge				
			_				
Decembelon		e Detail					
Description	Undeveloped land in the green	eit adjoin	ning settlement bo	oundary			
Comments:	Steeply sloping fields in Green Belt.						
Area:	0.81 ha. gross 0.810 ha. r	et	Policy: 2	2/10		Status:	NC
Grid Ref.:	E 390743 N 353996		Commitment	: [7	Use:	8
Type:	G Hierarchy:	LV	Conversion:		NB	Locatio	n: R
Greenbelt:	Y Flooding:	N	Replacement	Dwg:	N	Owner:	3
	Sito A	ssessm	nent				
	Site P	3363311		vorobility	. Access	mont	
e Features:				verability	y Assess	mem	
	and the state of t		Availability:				2
	evated land on a hillside to rear of Chape d with some stone wall boundaries. High	.,					
ne, mainly grass landible from St Anne's	d with some stone wall boundaries. High Vale which is much lower down. Row of	ily	No known availability			interest in remo	oving land
ne, mainly grass land ible from St Anne's Nos in northern part of	d with some stone wall boundaries. High	ily	-			interest in remo	oving land
ne, mainly grass lan- ible from St Anne's \ Os in northern part on ailabile Access:	d with some stone wall boundaries. Higl Vale which is much lower down. Row of of site. Rural in character.	lly	No known availability			interest in remo	oving land
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ne, mainly grass landible from St Anne's Nos in northern part of ailabile Access: cess is very problem ck one way road with Chapel Lane end. St Anne's Vale not for ditional Comments rengths/ Opportunitation accent to residential cess difficulties (unline usals nearby), land it tus, TPOS, rural characters.	d with some stone wall boundaries. High Vale which is much lower down. Row of of site. Rural in character. Inatic - Chapel Lane/Fiddlers Bank is a sing an unsuitable for motor vehicles' sign and Due to major differences in levels, access easible (this too is narrow). Ities: Intelligible development in settlement boundary.	igle it s on s in	No known availability from green belt in 200 Suitability: Not suitable for devel topography, rural cha Achievability: Development would be likely costs and plann Classification:	lopment di aracter, im obe economing obliga	ue to sevel portant to	re access cons setting of settle ble taking into a ciated with the	3 straints, ement. 1 account all e site. 20 0
ne, mainly grass land ble from St Anne's Nos in northern part of ailabile Access: cess is very problem ck one way road with Chapel Lane end. St Anne's Vale not for ditional Comments engths/ Opportuni acent to residential cess difficulties (unlicusals nearby), land it tus, TPOS, rural characters.	d with some stone wall boundaries. High Vale which is much lower down. Row of of site. Rural in character. Inatic - Chapel Lane/Fiddlers Bank is a sing an unsuitable for motor vehicles' sign and Due to major differences in levels, access easible (this too is narrow). Ities: Intelligible development in settlement boundary.	igle it s on s in	No known availability from green belt in 200 Suitability: Not suitable for devel topography, rural cha Achievability: Development would be likely costs and plann	lopment di aracter, im obe economing obliga	ue to sevel portant to	re access cons setting of settle ble taking into a ciated with the	3 straints, ement. 1 account all e site. 20 0
ne, mainly grass landible from St Anne's Nos in northern part of ailabile Access: cess is very problem ck one way road with the Chapel Lane end. St Anne's Vale not for ditional Comments rengths/ Opportunities accent to residential cess difficulties (unliques nearby), land in tus, TPOS, rural chapters.	d with some stone wall boundaries. High Vale which is much lower down. Row of of site. Rural in character. Inatic - Chapel Lane/Fiddlers Bank is a sin an 'unsuitable for motor vehicles' sign a Due to major differences in levels, access easible (this too is narrow). Ities: Inatic - Chapel Lane/Fiddlers Bank is a sin an 'unsuitable for motor vehicles' sign a Due to major differences in levels, access easible (this too is narrow). Inatic - Chapel Lane/Fiddlers Bank is a sin an 'unsuitable for motor vehicles' sign a Due to major differences in levels, access easible (this too is narrow). Inatic - Chapel Lane/Fiddlers Bank is a sin an 'unsuitable for motor vehicles' sign a Due to major differences in levels, access easible (this too is narrow). Ities: Inatic - Chapel Lane/Fiddlers Bank is a sin an 'unsuitable for motor vehicles' sign a Due to major differences in levels, access easible (this too is narrow). Ities: Inatic - Chapel Lane/Fiddlers Bank is a sin an 'unsuitable for motor vehicles' sign a Due to major differences in levels, access easible (this too is narrow). Inatic - Chapel Lane/Fiddlers Bank is a sin an 'unsuitable for motor vehicles' sign a Due to major differences in levels, access easible (this too is narrow). Inatic - Chapel Lane/Fiddlers Bank is a sin an 'unsuitable for motor vehicles' sign a Due to major differences in levels, access easible (this too is narrow).	igle it s on s in	No known availability from green belt in 200 Suitability: Not suitable for devel topography, rural cha Achievability: Development would be likely costs and plann Classification:	lopment di aracter, im obe economing obliga	ue to sevel portant to	re access conssetting of settle	3 straints, ement. 1 account all e site. 20 0

SMDC Ref. No.: BE030 NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Site Details Land adjacent to Alders Farm St Anne's Vale Brown Edge			
Description Comments:	Agricultural land in green belt Agricultural grazing land in Green Belt.	e Details	
Area: Grid Ref.: Type: Greenbelt:	0.72 ha. gross 0.720 ha. no E 390748 N 353733 G Hierarchy: Y Flooding:	Policy: 2,3 Status: NC Commitment: 7 Use: 8 LV Conversion: NB Location: R N Replacement Dwg: N Owner: 3	
	Site A	ssessment	
grass, fronts St Anne's han road, rising up aga coundary of site. Availabile Access: Fronts St Anne's Vale I of land. Also, as Anne's		No known availability constraints - some interest in releasing land for housing in 2004 but nothing received recently.	
trengths/ Opportuni		Development would be economically viable taking into account all likely costs and planning obligations associated with the site.	
haracter, stone wall be	sloping site, difficult access, rural in oundary acts as a strong edge to at this point, id as being important to set	Classification: C Full Capacity 18 5 Year Capacity 0 Density 25.00	
Planning Applicat Building Control F	ion: App	ag Application Details Vication Type: Approval Date: Approval Life:	

PA Ref. No.: LDF Ref. No.: Description Comments:	Agricultural field adjoining so	Site Det ettlement b	ails oundary ment in the settlement boundary	,		
Area:	1.47 ha. gross 1.470 h E 391238 N 353342	na. net	Policy : 2/10		Status:	NC
Grid Ref.: Type:	G Hierarchy:	LV	Commitment:	7	Use:	8
Greenbelt:	Y Flooding:	N	Conversion:	NB	Location:	
			Replacement Dwg	: N	Owner:	3
	Sit	e Asses	sment			
te Features:			Deliverabi	lity Assess	ment	
railabile Access: pad frontage to Leek itable access. An access. An access and ditional Comments A - 2 non-main water attercourses diverted access and renew deculverted and renew access.	courses cross site. Confirm whether under adjacent estate during its ourses cross the site would look for aturalised for their biodiv value	ating a undary.	LR Search has revealed 2 so release their land and one woreduced due to EA comment Suitability: Potentially suitable for reside close to shops / services in constraints, relatively flat, no advise on drainage and floor	rho doesn't (s ts. ential develop village, unlike o landscape c	oment. Well locately to be access constraints. LLFA	acity 2
key entry point to vill railabile Access: pad frontage to Leek itable access. An access. An access and access. An access acces	Road - no obvious problems to creacess gate exists on the eastern bounces gate exists on the eastern bounces cross site. Confirm whether under adjacent estate during its purses cross the site would look for aturalised for their biodiv value	ating a undary. them to a shops / pen on the area	release their land and one we reduced due to EA comments. Suitability: Potentially suitable for reside close to shops / services in constraints, relatively flat, no advise on drainage and flood	ential develop village, unlike o landscape c d risk implicat	oment. Well locately to be access constraints. LLFA tions.	2 ed to 1 pount all
railabile Access: pad frontage to Leek itable access. An access diverted to the courses diverted and renewall located in sustainarytices in village. Adj. in access through secting Meadow View	Road - no obvious problems to creacess gate exists on the eastern bounder adjacent estate during its purses cross the site would look for aturalised for their biodiv value ties: ability terms - only a short walk from resi. FRA needed. Culverted and opite and existing flooding problems it and Edgeley. Consult EA and SCC	ating a undary. them to a shops / pen on the area	release their land and one we reduced due to EA comment of the constraints, relatively flat, not advise on drainage and flood of the comment	ential develop village, unlike o landscape c d risk implicat omically viab igations asso	oment. Well locately to be access constraints. LLFA tions.	2 ed to 1 pount all
key entry point to vill railabile Access: pad frontage to Leek itable access. An access. An access and ditional Comments A - 2 non-main waterous tercourses diverted a velopment. If waterous deculverted and ren rengths/ Opportunit ell located in sustainarvices in village.Adj. Italiatercourses through secting Meadow View eakneses/ Constrain reen field, green belt, uch as some of the output and issue. TPOs on	Road - no obvious problems to creacess gate exists on the eastern bounder adjacent estate during its purses cross the site would look for aturalised for their biodiv value ties: ability terms - only a short walk from resi. FRA needed. Culverted and opite and existing flooding problems it and Edgeley. Consult EA and SCC	them to a shops / ben a the area b. not as dary could	release their land and one wreduced due to EA commen Suitability: Potentially suitable for reside close to shops / services in constraints, relatively flat, no advise on drainage and floor Achievability: Development would be econ likely costs and planning obl	ential develop village, unlike o landscape c d risk implicat	oment. Well located by to be access constraints. LLFA tions.	ed to 1 Dunt all e.
key entry point to vill railabile Access: pad frontage to Leek itable access. An access. An access and ditional Comments A - 2 non-main waterous tercourses diverted a velopment. If waterous deculverted and ren rengths/ Opportunit ell located in sustainarvices in village.Adj. Italiatercourses through secting Meadow View eakneses/ Constrain reen field, green belt, uch as some of the output and issue. TPOs on	Road - no obvious problems to creates gate exists on the eastern bounces gate exists on the eastern bounces gate exists on the eastern bounces. Courses cross site. Confirm whether under adjacent estate during its burses cross the site would look for aturalised for their biodiv value. Cies: Ability terms - only a short walk from resi. FRA needed. Culverted and opite and existing flooding problems it and Edgeley. Consult EA and SCC ints: Would be some visual intrusion but ther sites, stream on eastern bounce northern boundary a layout constrained take up a lot of space on site	them to a shops / oen a the area a slary could int. EA	release their land and one wreduced due to EA commen Suitability: Potentially suitable for reside close to shops / services in constraints, relatively flat, no advise on drainage and floor Achievability: Development would be econ likely costs and planning obl	ential develop village, unlike o landscape c d risk implicat	oment. Well located by to be access constraints. LLFA tions.	2 ed to 1 Dunt all e.
railabile Access: pad frontage to Leek itable access. An access and access. An access access and access	Road - no obvious problems to creacess gate exists on the eastern bounder adjacent estate during its purses cross the site would look for aturalised for their biodiv value sites: ability terms - only a short walk from resi. FRA needed. Culverted and opite and existing flooding problems it and Edgeley. Consult EA and SCC ints: would be some visual intrusion but ther sites, stream on eastern bound northern boundary a layout constrained take up a lot of space on site	them to a shops / oen a the area a slary could int. EA	release their land and one we reduced due to EA comments. Suitability: Potentially suitable for reside close to shops / services in constraints, relatively flat, not advise on drainage and floor divise on drainage and floor likely costs and planning oblem. Classification: B	ential develop village, unlike o landscape c d risk implicat	oment. Well locately to be access constraints. LLFA tions. The taking into acceptate with the site of the constraints of the c	2 ed to 1 Dunt all e.

PA Ref. No.: LDF Ref. No.: Description Comments:	Not available for	field adjoining set or development.	Site Det	rails poundary		Chahua	NC NC
Area: Grid Ref.:	0.6 ha.	N 0.600	ia. nei	Policy: 2/10 Commitment:	7	Status:	
Type:	G	Hierarchy:	LV	Conversion:	NB	Use:	8 : R
Greenbelt:	Υ	Flooding:	N	Replacement Dwg:		Location Owner:	3
		Sit	e Asses				
e Features:		Oit	C ASSES	Deliverabil	itv Assessi	ment	
edgerows, stream on ope up from road, wh key entry point to vill	ole of site clear	ly visible from road,		Owner has confirmed by emadevelopment.	ail that land is	s not available fo	r
and frontage to Leek ough Spring View of ditional Comments jacent suburban stylest), fields (north and ross half of northern	e development deast), Leek Roboundary.	in settlement bounda	ary	Suitability: Potentially suitable for reside close to shops / services in v constraints, relatively flat, no issue will need mitigation me Achievability:	illage, unlike landscape c	ly to be access	
and frontage to Leek ough Spring View of ditional Comments jacent suburban stylest), fields (north and ross half of northern rengths/ Opportunity lill located in sustainarvices in village.Adj. tercourses through s	e development de east), Leek Roboundary. ties: ability terms - or resi. FRA need ite and existing	in settlement bounda pad (south). TPO str nly a short walk from ed. Culverted and op flooding problems in	ary retching a shops / ben n the area	Potentially suitable for reside close to shops / services in v constraints, relatively flat, no issue will need mitigation me	illage, unlike landscape c asures.	ly to be access onstraints. Floor	ted ding 1 count all
and frontage to Leek ough Spring View of ditional Comments jacent suburban stylest), fields (north and ross half of northern rengths/ Opportunity located in sustainarvices in village.Adj. tercourses through secting Meadow View	e development deast), Leek Roboundary. ties: ability terms - oresi. FRA neede ite and existing and Edgeley. Comment of the c	in settlement bounda pad (south). TPO str nly a short walk from ed. Culverted and op flooding problems in	ary retching a shops / ben n the area	Potentially suitable for reside close to shops / services in v constraints, relatively flat, no issue will need mitigation me Achievability: Development would be econo	illage, unlike landscape c asures. omically viabligations asso	ly to be access onstraints. Floor	ted ding 1 count all
and frontage to Leek ough Spring View of ough Spring Meadow View ough Spring View Ou	e development deast), Leek Roboundary. ties: ability terms - or resi. FRA need existing and Edgeley. Conts: would be some ther sites, streat	in settlement bounda bad (south). TPO standard only a short walk from ed. Culverted and op flooding problems in Consult EA and SCC	ary retching a shops / ben in the area i not as lary could	Potentially suitable for reside close to shops / services in v constraints, relatively flat, no issue will need mitigation me Achievability: Development would be econolikely costs and planning obli	illage, unlike landscape c asures. omically viabligations associ	ly to be access onstraints. Floor le taking into accided with the signal Capacity ar Capacity	ted ding 1 count all te.
and frontage to Leek ough Spring View of ough Spring Meadow View ough Spring View Ou	e development deast), Leek Roboundary. ties: ability terms - or resi. FRA need existing and Edgeley. Conts: would be some ther sites, streat	in settlement bounda bad (south). TPO sta only a short walk from ed. Culverted and op flooding problems in Consult EA and SCC e visual intrusion but am on eastern bound lary a layout constrain	ary retching I shops / oen in the area :: not as lary could int.	Potentially suitable for reside close to shops / services in v constraints, relatively flat, no issue will need mitigation me Achievability: Development would be econolikely costs and planning obli	illage, unlike landscape c asures. omically viabligations associ	ly to be access onstraints. Floor le taking into accided with the signal Capacity ar Capacity	ted ding 1 count all te.
railabile Access: rad frontage to Leek rough Spring View of the fough Spring View of the fought Spring View of the fought Spring View of the fought Spring Meadow View of the fought Spring Meadow View of the fought Spring Meadow View of the fought Spring	e development deast), Leek Roboundary. ties: ability terms - oresi. FRA neede ite and existing and Edgeley. Conts: would be some ther sites, streanorthern bound	in settlement bounda bad (south). TPO sta only a short walk from ed. Culverted and op flooding problems in Consult EA and SCC e visual intrusion but am on eastern bound lary a layout constrain	ary retching I shops / oen in the area :: not as lary could int.	Potentially suitable for reside close to shops / services in v constraints, relatively flat, no issue will need mitigation me Achievability: Development would be econolikely costs and planning obli Classification: C	illage, unlike landscape c asures. omically viabligations associ	ly to be access onstraints. Floor le taking into accided with the signal Capacity ar Capacity Density	ted ding 1 count all te.

Site Ref. No.: SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.: Description	: BE033 :	Land east of Hough Hill Brown Edge te Details ement boundary
Comments: Area: Grid Ref.: Type: Greenbelt:	Field adjoining residential area in villag 1.05 ha. gross 1.050 ha. r E 391013 N 353543 G Hierarchy: Y Flooding:	
ream, south - field an all and mature hedge	Site A of farm), bounded to north by fields, east d residential property, west - Hough Hill row boundary. At southern end land is lane which itself is elevated.	Assessment Deliverability Assessment t a
ne and the site is electricated where the state of the st	en site and road levels off at northern er s very much rural as opposed to surburl	Suitability: Not considered to be suitable for any development due to topography, access and rural character.
ose to shops and ser portant to setting of s	vices in the village. Not identified as be	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
entre of village so any eeded. Culverted and	nts: c, access prohibitive, site elevated from development would be highly visible.FF open watercourses through site and exe area. Consult EA and SCC	
Planning Applicat Building Control F	ion: Ap	ng Application Details oplication Type: Approval Date: Approval Life: Date Form Printed 26-Jun-15

Site Ref. No.:	364	Land o	off			
SMDC Ref. No.	BE034		••			
NLUD Ref. No.	:	0	. Danil			
PA Ref. No.:		Gorsey	•			
LDF Ref. No.:			Edge			
		Site Deta	ails			
Description	Agricultural land in green belt					
Comments:	Large area of land in agricultural use	e on District b	ooundary.			
Area:	3.38 ha. gross 3.380 ha	a. net	Policy: 2	2/3	Status	: NC
Grid Ref.:	E 389261 N 352889		Commitment	:: 7	Use:	8
Type:	G Hierarchy:	OC	Conversion:	NE	B Location	on: R
Greenbelt:	Y Flooding:	N	Replacement	t Dwg: N	Owner:	3
		e Assess	sment			
te Features:			Deli	verability Ass	sessment	
	ating site with far reaching views east		Availability:			2
cated on District Bour	edgerows at field boundaries. Land indary with S-O-T. Some residential digining to west in S-O-T.	is	Letter received in Jar affordable housing.	nuary 2007 from	agent enquiring al	bout
vailabile Access:	Johning to west in 3-0-1.		anordable nedeling.			
roblematic - only road	frontage is at small cul-de-sac and 0	Gorsey				
	Would need to create direct access		Suitability:			3
			Not suitable for any r			
dditional Comments	:		on District boundary, any Moorlands settle		rown Edge and not	related to
	tryside to North, East & South. Sma r View is in SOT boundary, rest in Mo					
J	,		Achievahility			
trengths/ Opportunit	iies:	_	Achievability: Development would be	ne economically	viable taking into	1 account all
o obvious strengths. F	FRA needed. Ordinary watercourse a	ind	likely costs and plann			
	Consult EA and SCC.					
/eakneses/ Constrai	nts:		Classification:	С	Full Capacity	100
	, on District Boundary, attractive cou				5 Year Capacity	0
rward for affordable h	V Staffordshire Moorlands settlement. Sousing but would serve SOT not the				Density	29.59
loorlands and underm	ine Green Belt policy.					
	Planı	ning Apլ	olication Details	S		
Planning Applicati	ion:	Application 1	Гуре:	Appr	roval Date:	
Building Control F	Ref	Other Applic	ation:	Appr	roval Life:	
Date Last Upd	ated 11-Jun-15		Date Form F	Printed 2	26-Jun-15	

Site Ref. No.: SMDC Ref. No.: NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Land adjacent to Rock Cottage Nursing Home Breach Road Brown Edge
•	Agricultural land adjacent to se	•
Comments:	Agricultural land outside settlement be	bundary adjacent to residential area.
Area: Grid Ref.: Type: Greenbelt:	0.85 ha. gross 0.850 ha. E 391143 N 353076 G Hierarchy: Y Flooding:	net Policy: 2/3 Status: NC Commitment: 7 Use: 8 LV Conversion: NB Location: R N Replacement Dwg: N Owner: 3
	Site	Assessment
te, clear boundary (ea the form of mature trecreened. Public footpar vailabile Access: ccess is currently a since control of the control of	nt to northern edge, open countryside ard shaped site. Development here w yside in a linear fashion.	Have received a SHLAA form (26). Suitability: Not considered suitable as the land is an awkward shape, difficult to access and develop as it is undulating, important to setting of settlement, would create sprawl.
/eakneses/ Constrain	poor access, varying levels on site conception would create sprawl. Land rant to the setting of the settlement.	Classification: C Full Capacity 20 5 Year Capacity 0 Density 23.53
Planning Applicati		ing Application Details pplication Type: Approval Date:
Building Control R	ef	Other Application: Approval Life:

Site Ref. No.: SMDC Ref. No.	2459 :: BE037	Land o	off		
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	SM	Sytch I Brown			
		Site Deta	ails		
Description	Undeveloped land designate	ed as open	space		
Comments:	Has development interest.				
Area:	1 ha. gross 1.000 h	a. net	Policy: 1	Status:	ALP
Grid Ref.:	E 390787 N 353266		Commitment:	5 Use:	5
Type:	G Hierarchy:	LV	Conversion:	NB Location	n: U
Greenbelt:	N Flooding:	N	Replacement Dwg:	N Owner:	3
	Sit	e Assess	sment		
te Features:			Deliverabil	ity Assessment	
nd which has stood ba	t describes the land as unused gree aron for last 20 years, overgrown an unning along the boundary with High	nd	Availability: SHLAA form (211) received i within 5 years.	n August 2012 stating avai	1 lability
railabile Access:	off Sytch Road.		Suitability:		
			Not considered to be suitable	o for residential developmen	3
dditional Comments	:		amenity value of land as visu natural open space'.		
			Achievability:		1
	of field, water supply available from		Development would be econolikely costs and planning oblining		
eakneses/ Constrair	nts:		Classification: C	Full Capacity	25
commended for reten	Open Space' in SMLP and designati ntion in L & SCA. Designated as 'na ce' in the PPG17 Audit.SW flow rout	atural and		5 Year Capacity Density	25.00
	Plan	ning Ap _l	olication Details		
Planning Applicati		Application 1 Other Applic		Approval Date: Approval Life:	
Date Last Upda	ated 11-Jun-15		Date Form Printed	26-Jun-15	

Date Form Printed

26-Jun-15

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	Field adjoining develop	Site Dement boundary	ch Road n Edge tails	uncil for com	ımunitv uses	
Area: Grid Ref.: Type: Greenbelt:	1.11 ha. gross 1.17 E 390481 N 35384 G Hierarch Y Flooding	10 ha. net 4 y: LV	Policy: 2,3 Commitment: Conversion: Replacement Dwg:	7 NB	Status: Use: Location Owner:	NC 8 : R
outh and open country ently east to west. Bo	h Road to east, residential de vside to north and west. Mead ounded by hedgerows. Far rea d Chatterley Whitfield.	dow sloping	Deliverabil Availability: Owned by the Parish Council extend the village cemetery. development uses. Therefore	who have be	ought it in order to	3
verland Drive. dditional Comments ew fencing along bourive. Forms a break i	urch Road and potential acce : ndary with Church Road and on development in this residential on one side and cemetery or	Overland tial area but	Suitability: Potentially suitable for reside contained and related well to balanced against any potential. Achievability:	the settleme	nt but this needs	
	ties: boundary and residential deve straightforward to develop.	elopment with	Development would be econolikely costs and planning obliq			ount all
ettlement in L & S Ch	ID as being important landsc aracter Assessment, views to or housing development accor	countryside	Classification: C		Il Capacity ar Capacity Density	34 0 30.63
Planning Applicat Building Control F	ion:	Planning Ap Application Other Appl		Approval Approval 26-Jui	Life:	

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments: Area:	Bre	
Grid Ref.:	E 390984 N 353034	
Type:		V
Greenbelt:		Conversion: NB Location: R
		Replacement Dwg: N Owner: 3
	Site As	sessment
ite Features:		Deliverability Assessment
ounded by Willfield L totpath/track (east) arees/hedgerows to will vailabile Access: n access would need ate exists on NW bou	ises south to north i.e. from Willfield Lane. ane (west), residential dev (north), public and open countryside (south). Mature coundary. Stone wall to E to be created on to Willfield Lane. Access undary. Preliminary support from County	Ouitabilita.
gnways for nousing on this access.	development. Could serve up to 50 units	Potentially suitable. In a residential area - well contained. Strong boundaries. Sustainable location. Potential to bring forward a
uullional Comment		playing field to address a shortfall in the village. Flooding issues need mitigating.
	n field boundary. One to north east.	niceu mugaung.
TPOs along southern	ities:	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
TPOs along southern trengths/ Opportunities a residential area acell to the village and it		Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
TPOs along southern rengths/ Opportunities a residential area acted to the village and invoer willing to provide	ities: Ijoining the settlement boundary, relates qui is within walking distance of local facilities. e a football pitch on site to address a local	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
TPOs along southern a residential area acell to the village and involved. Teakneses/ Constrain reen field, Green Belegree of visual intrusi	ities: Ijoining the settlement boundary, relates qui is within walking distance of local facilities. e a football pitch on site to address a local	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0
TPOs along southern a residential area acell to the village and involved. Teakneses/ Constrain reen field, Green Belegree of visual intrusi	djoining the settlement boundary, relates qui s within walking distance of local facilities. e a football pitch on site to address a local ints: t, TPOs, developing here would result in a ion. Identified as being important landscape RA needed. No specific concerns.	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 50 5 Year Capacity 0

Site Ref. No.: SMDC Ref. No	2001 .: BE043	Land s	outh of			
NLUD Ref. No.	:	Breach	n Road			
PA Ref. No.:	SM	Brown				
LDF Ref. No.:			Euge			
		Site Deta	ails			
Description	Field in green belt					
Comments:	Field in green belt.					
Area:	1.5 ha. gross 1.500	ha. net	Policy: 2,	3	Status:	NC
Grid Ref.:	E 391258 N 353145		Commitment:	7	Use:	8
Type:	G Hierarchy:	LV	Conversion:	NB	Locatio	n: R
Greenbelt:	Y Flooding:	N	Replacement	Dwg: N	Owner:	3
	Si	ite Assess	sment			
te Features:			Deliv	erability Ass	essment	
	unded by trees / hedgerows on the arm and a nursing home. Screene		Availability:			2
ad and doesn't relate	particularly well to the village and ned. Rural in character.		No known availability	constraints.		
vailabile Access:	iod. Traidi iii olididotoli.					
	to Breach Road but looks likely th	nat an				
ccess could be create			Suitability:			3
			Not considered suitable	le for residentia	l development - af	
dditional Comments	: :		id as important to setti Assessment, does not	ing of settlemer	nt in L & S Charact	er
•	ercourse on site. Consult SCC. Flo	oding has	dev would not be parti	cularly well con	tained.	
ccurred upstream.						
rongthal Opportunit	tios		Achievability:			1
trengths/ Opportuni	urs.		Development would be likely costs and planning			
o obvious strengths.				. -		
eakneses/ Constrai	nts:		Classification:	С	Full Capacity	45
ield, gbelt, id as impo	ortant to setting of settlement in L &	x S	_		5 Year Capacity	0
	ot be particularly well contained. F				Density	30.00
	Pla	nning Ap _l	olication Details	i		
Planning Applicat	ion: SM	Application 7	Гуре:	Appro	oval Date:	
Building Control F	Ref	Other Applic	eation:	Appro	oval Life:	
	_			_		
Date Last Upd	ated 11-Jun-15		Date Form Pr	inted 2	6-Jun-15	

PA Ref. No.: LDF Ref. No.: Description Comments:	Agricultural land in green belt Field adjoining development boundar	
Area: Grid Ref.: Type: Greenbelt:	0.8 ha. gross 0.800 ha E 390932 N 352899 G Hierarchy: Y Flooding:	a. net Policy: 2/3 Commitment: 7 Use: 8 LV Conversion: NB Replacement Dwg: N Owner: 3
	Site	e Assessment
perance in places. undaries. Stone wa lifield Lane. ailabile Access: ad frontage to Willfirs have difficulty pas	g down from Willfield Lane. Has a sc Frees and hedgerows act as field Il and TPO trees to eastern side frontion eld Lane but it is very narrow at this position. An access gate exists. Highwa	No known availability constraints. Land Registry Search has revealed that the land is unregistered.
ditional Comments	5 :	Suitability: Potentially suitable with careful design to reflect landscape setting.
rengths/ Opportuni		Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
reenfield, Greenbelt, untryside which wou undary. May be acc	nts: visually intrusive incursion into the ld create urban sprawl. TPOs along eless issues. Identified as being imporement. Rural in character.	
ountryside which wou oundary. May be acc	visually intrusive incursion into the ld create urban sprawl. TPOs along eless issues. Identified as being importment. Rural in character. Planr tion: SM	eastern 5 Year Capacity 0

Date Form Printed

26-Jun-15

Description Comments: Area: Grid Ref.:	Field in greenbelt. Field adjoining settlement boundary 1.16 ha. gross 1.160 h E 390856 N 352844	Site Det	Policy: 2/3 Commitment:	7	Status: Use:	NC 8
Type: Greenbelt:	G Hierarchy:	LV	Conversion:	NB	Location	R
Greenbeit.	Y Flooding:	IN	Replacement Dwg:	N	Owner:	3
	Sit	e Asses	sment			
railabile Access: ould have to be thro rrow. SCC Highway Iditional Comments	ercourse on site. Consult SCC. Site justed slightly to exclude a small are	uite	Availability: Land Registry Search has reverelease land for development. Suitability: Potentially suitable with carefusetting and suitable flood mitig	I design to r	eflect landscape	2
rengths/ Opportun			Development would be econor likely costs and planning obliga			
		side.	Classification: B		I Capacity ar Capacity Density	35 0 30.17
/eakneses/ Constra	y intrusive incursion into the country			5 166		

	2004	Land so	outh of	
SMDC Ref. No	.: BE046			
NLUD Ref. No.	.:	Woods	ide Avenue	
PA Ref. No.:	SM			
LDF Ref. No.:			Edge	
	S	Site Deta	nils	
Description	Field in green belt			
Comments:	Field in green belt.			
Area:	2.3 ha. gross 2.300 ha	. net	Policy: 2,3,10 Status:	NC
Grid Ref.:	E 390690 N 352728		Commitment: 7 Use:	8
Type:	G Hierarchy:	LV	Conversion: NB Locatio	
Greenbelt:	Y Flooding:	N	Replacement Dwg: N Owner:	3
			<u> </u>	
	Site	Assess		
e Features:			Deliverability Assessment	
pping field to rear of village.	suburban style housing estate on the	edge of	Availability: No known availability constraints.	2
less access is used ighbouring site BE04		ay from	Suitability: Unsuitable - lack of access is a significant constraint, lar value, gfield, gbelt, site is visible from the main road par as land is elevated.	
	e site from public land.SW floodplain a onsult SCC.	anu		
atercourse on site. Co	onsult SCC.	anu	Achievability:	1
rengths/ Opportuni	onsult SCC.	anu	Achievability: Development would be economically viable taking into a likely costs and planning obligations associated with the	ccount all
rengths/ Opportuni obvious strengths.	ties:	allu	Development would be economically viable taking into a	ccount all
rengths/ Opportuni o obvious strengths. eakneses/ Constrai	ties: nts: identified as being important to setting		Development would be economically viable taking into a likely costs and planning obligations associated with the	ccount all site.
rengths/ Opportuni o obvious strengths. eakneses/ Constrai reenfield, greenbelt, ittlement in L & S Chorthern boundary of s	ties:	g of	Development would be economically viable taking into a likely costs and planning obligations associated with the Classification: C Full Capacity	ccount all site.
rengths/ Opportuni obvious strengths. eakneses/ Constrai eenfield, greenbelt, ittlement in L & S Chrthern boundary of s	nts: identified as being important to setting aracter Assessment, TPO belt along ite, significant access difficulties, some village facilities.Flooding.	g of ne	Development would be economically viable taking into a likely costs and planning obligations associated with the Classification: C Full Capacity 5 Year Capacity	ccount all site.
rengths/ Opportuni o obvious strengths. eakneses/ Constrai reenfield, greenbelt, ettlement in L & S Chorthern boundary of s	nts: identified as being important to setting aracter Assessment, TPO belt along ite, significant access difficulties, some village facilities.Flooding.	g of ne	Development would be economically viable taking into a likely costs and planning obligations associated with the Classification: C Full Capacity 5 Year Capacity Density Delication Details	ccount all site.

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	SM	· · · · · · · · · · · · · · · · · · ·
Area: Grid Ref.: Type: Greenbelt:	3.1 ha. gross 3.100 ha. ne E 390469 N 353319 G Hierarchy: Y Flooding:	Policy: 2,3 Status: NC Commitment: 7 Use: 8 LV
	Site A	ssessment
dgérow boundaries sum steeply beyond to railabile Access: oblematic - single tracess to disused nurs	ick access exists off Sytch Road to gain ery but major improvements would be veloped to its potential. This may be vith the nursery.	Deliverability Assessment Availability: No known availability constraints. Suitability: Suitability: Not considered to be suitable for development because access is problematic, would spread development - site large and not particularly well contained, likely to be visible from High Lane as it is elevated, important to setting of settlement. Achievability: 1
rengths/ Opportuni		Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
	centre of site, green field, green belt, ID and of settlement. FRA needed. SCC has	
Planning Applica Building Control I	ion: SM Appl	g Application Details lication Type: Approval Date: Approval Life:

Date Form Printed

26-Jun-15

Site Ref. No.: SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.:	SM	Land a Newfol Sytch I Brown	d Farm Road Edge		
Description	Fields in green belt adjacent				
Comments:	Fields in green belt adjacent to settle	ement bound	ary.		
Area:	0.8 ha. gross 0.800 ha	a. net	Policy: 2,3	Status:	NC
Grid Ref.:	E 390391 N 353470		Commitment:	7 Use:	8
Type:	G Hierarchy:	LV	Conversion:	NB Location	n: R
Greenbelt:	Y Flooding:	N	Replacement Dwg:	N Owner:	3
	Site	Assess	sment		
te Features:			Deliverabilit	ty Assessment	
nother field - both sma eighbouring land for re om public land as ther vailabile Access:	hedgerow boundary to perimeter and all, gently sloping, landowner has put issidential development. Difficult to vie is no road frontage. onto Woodhouse Lane if surrounding	forward lew site	No known availability constraint residential development on new suitability: Not suitable for residential development does not just constitute in out further into the countryside particularly well contained, improved the contained of the country well contained.	velopment because develop nfill, the village would be stread this area of land is no	etched ot
			Achievability:		1
trengths/ Opportunit djacent to residential of evelopment by the sar	development and other land put forwa	ard for	Development would be econor likely costs and planning obligation		count all
eakneses/ Constrair	nts:		Classification: C	Full Capacity	20
ccess, ID as importan ssessment.	t to setting of settlement in L & S Ch	aracter		5 Year Capacity Density	25.00
	Planı	ning App	olication Details		
Planning Applicati		Application 1		Approval Date: Approval Life:	
Date Last Upd	ated 11-Jun-15		Date Form Printed	26-Jun-15	

Date Form Printed

26-Jun-15

Site Ref. No.: SMDC Ref. No	2007 :: BE049	Land t	o rear of cemete	ry		
NLUD Ref. No.	:	Churc	h Road			
PA Ref. No.:	SM	Brown				
LDF Ref. No.:			Luge			
		Site Det	ails			
Description	Field in greenbelt					
Comments:	Field in greenbelt.					
Area:	4.2 ha. gross 4.200 h	a. net	Policy: 2,3	3	Status:	NC
Grid Ref.:	E 390269 N 353850		Commitment:	7	Use:	8
Type:	G Hierarchy:	LV	Conversion:	NB	Locatio	n: R
Greenbelt:	Y Flooding:	N	Replacement I	Dwg: N	Owner:	3
	Site	e Asses:	sment			
te Features:			Delive	erability Asses	sment	
	pear to be linked to an adjacent farn		Availability:			2
	art of village is more rural in characte nt would be inappropriate.	er so	Owner is willing to see	development.		
vailabile Access:						
o obvious access poi	nt (existing farm track inadequate) w	hole site				
ould constitute overde	evelopment in this area. This northe terised by narrow lanes.		Suitability:			3
			Unsuitable for large sca			
dditional Comments	:		landscape value, chara suitable for smaller sca			
	pect there is a culverted watercourse appears to discharge into the site.		achieved.			
A, SCC and water co			Achieveliite			
rengths/ Opportuni	ties:		Achievability:	ooonomiaally::i-	blo taking into -	1
esidential area nearb			Development would be likely costs and planning			
	•					
eakneses/ Constrai	nts:					
	as important to setting of settlement	in I & S	Classification:		Full Capacity ear Capacity	120
haracter Assessment	s, rural character of this part of village of difficulties likely. Flooding.			31	Density	-
					Donoity	28.57
	Plan	ning Ap	plication Details			
Planning Applicat	ion: SM	Application ¹	Type:	Approva	Il Date:	
Building Control F		Other Applic		Approva	l Life:	
				1		
Date Last Upd	ated 11-Jun-15		Date Form Pri	nted 26-J	un-15	

SMDC Ref. No.:	008 E050	Land to	west of		
NLUD Ref. No.:		Boardn	nans Bank		
PA Ref. No.: SI	M	Brown	Edae		
LDF Ref. No.:					
	S	Site Deta	ils		
Description Field	ld in greenbelt.				
Comments: Field	I in greenbelt.				
Area: 2.3	3 ha. gross 2.300 ha.	. net	Policy: 2,3	Status:	NC
	390278 N 354067		Commitment:	7 Use:	8
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	G Hierarchy:	LV	Conversion:	NB Locatio	n: R
Greenbelt:	Y Flooding:	N	Replacement Dwg:	N Owner:	3
	Site	Assess	ment		
e Features:			Deliverability	y Assessment	
ell contained sloping field b	bounded by hedgerows. Agricult	tural	Availability:		2
	dary (also in gbelt), track / ROW d s boundaries. Located in part		No known availabiltiy constrain	ts.	
railabile Access:	nge scale dev drisuitable.				
	thern boundary would be inadequ	uate to			
	uld Boardmans Bank so access		Suitability:		3
			Unavitable for an idential devel	opment - gfield, gbelt, lan	
dditional Comments:			value, significant access constr immediate area would not be s	raints, rural character of th	ne
	pecific flooding concerns.		value, significant access const	raints, rural character of th	ne
	pecific flooding concerns.		value, significant access consti immediate area would not be s	raints, rural character of th	ppment.
RA needed. SCC has no sp	pecific flooding concerns.		value, significant access constimmediate area would not be s Achievability:	raints, rural character of th uited to large scale develo	ppment.
RA needed. SCC has no sp	pecific flooding concerns.		value, significant access consti immediate area would not be s	raints, rural character of the uited to large scale development of the uited to large	ne oppment. 1 ccount all
RA needed. SCC has no sp	pecific flooding concerns.		value, significant access constinued area would not be s Achievability: Development would be econom	raints, rural character of the uited to large scale development of the uited to large	1 ccount all
rengths/ Opportunities: o obvious strengths.	pecific flooding concerns.		value, significant access constrimmediate area would not be s Achievability: Development would be econom likely costs and planning obligations.	raints, rural character of the uited to large scale development of the uited to large	1 Cocount all site.
RA needed. SCC has no sport rengths/ Opportunities: o obvious strengths. eakneses/ Constraints: eld, gbelt, doesn't adjoin so	settlement boundary, identified in		value, significant access constinued area would not be s Achievability: Development would be econom	raints, rural character of the uited to large scale development of the uited to large	ne oppment.
RA needed. SCC has no sportengths/ Opportunities: o obvious strengths. eakneses/ Constraints: eld, gbelt, doesn't adjoin so haracter Assessment as imagnificant access difficulties,	settlement boundary, identified in nportant to the setting of the villas, large scale development would	ige,	value, significant access constrimmediate area would not be s Achievability: Development would be econom likely costs and planning obligations.	raints, rural character of the uited to large scale development of the uited to large	1 ccount all site.
RA needed. SCC has no sportengths/ Opportunities: o obvious strengths. eakneses/ Constraints: eld, gbelt, doesn't adjoin so haracter Assessment as imagnificant access difficulties,	settlement boundary, identified in nportant to the setting of the villas, large scale development would	ige,	value, significant access constrimmediate area would not be s Achievability: Development would be econom likely costs and planning obligations.	raints, rural character of the uited to large scale development of the uited to large	1 ccount all site.
RA needed. SCC has no sportengths/ Opportunities: o obvious strengths. eakneses/ Constraints: eld, gbelt, doesn't adjoin so haracter Assessment as imagnificant access difficulties,	settlement boundary, identified in nportant to the setting of the villa s, large scale development would art of village.	age, I not fit	value, significant access constrimmediate area would not be s Achievability: Development would be econom likely costs and planning obligations.	raints, rural character of the uited to large scale development of the uited to large	1 ccount all site.
rengths/ Opportunities: o obvious strengths. eakneses/ Constraints: eld, gbelt, doesn't adjoin so haracter Assessment as im gnificant access difficulties, th rural character of this pa	settlement boundary, identified in nportant to the setting of the villa s, large scale development would art of village.	age, I not fit	value, significant access constriumediate area would not be some construction of the solution	raints, rural character of the uited to large scale development of the uited to large	1 ccount all site.

Date Form Printed

26-Jun-15

Site Ref. No.:	2010	Land east of		
SMDC Ref. No	BE052			
NLUD Ref. No.	:	Top Chapel Lane		
PA Ref. No.:	SM	Brown Edge		
LDF Ref. No.:	ef. No.:			
	S	Site Details		
Description	Field in greenbelt.			
Comments:	Field in greenbelt.			
Area:	0.8 ha. gross 0.800 ha.	a. net Policy: 2,3 Status: NC		
Grid Ref.:	E 390717 N 354229	Commitment: 7 Use: 8		
Type:	G Hierarchy:	LV Conversion: NB Location: R		
Greenbelt:	Y Flooding:	N		
		<u> </u>		
	Site	Assessment		
e Features:		Deliverability Assessment		
ping field located clo	ose to a significant ridgeline in a rural esidential development to the e and w.	part of Availability: 2		
s boundary. This old	ler part of the village has a rural chara le scale development.			
ailabile Access:	e scale development.			
	apel Lane which is very narrow - single	le track		
d would not support	development of this site (a single dwellen refused due to the inadequacy of the	elling		
twork).	sirrelated due to the inducquacy of the	Unsuitable for residential development - gfield, gbelt, landscape		
Iditional Comments	:	setting, insurmountable highway constraints, would be visually intrusive - rural character of this older part of village not suitable		
		for large scale development.		
rongths/ Onnortini	line:	Achievability: 1		
rengths/ Opportuni	uto.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site.		
obvious strengths.				
eakneses/ Constrai	nts:	Classification: C Full Capacity 24		
	as being important to setting of settle			
surmountable, rural c	essment, highways constraints likely t haracter of this older part of the village			
ited to larger scale d	ечеторители.			
	Plann	ning Application Details		
DI		Annroval Date:		
Planning Applicat Building Control F) - f	Application Type: Approval Date: Other Application: Approval Life:		

Site Ref. No.: SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.:		Ash Tr	o west of ee Farm e's Vale Edge			
		Site Deta	ails			
Description	Field in green belt adjacent	to settleme	nt boundary			
Comments:	Field in green belt.					
Area:	0.3 ha. gross 0.300 h	na. net	Policy: 2,3		Status:	NC
Grid Ref.:	E 390683 N 353882		Commitment:	7	Use:	8
Type:	G Hierarchy:	LV	Conversion:	NB	Location	n: R
Greenbelt:	Y Flooding:	N	Replacement D	wg: N	Owner:	3
	Sit	te Assess	sment			
te Features:			Deliver	ability Assess	ment	
	pes down from road, used for grazi age creates a strong boundary. Ru		Availability:			2
e L & S Character As vailabile Access: though it fronts St An	simportant to the setting of the sett sessment. ne's Vale, this is a narrow lane whi arge scale development.		No known availability con	nstraints.		
	ango osano usvenopimenti		Suitability:			3
dditional Comments	:		Unsuitable for developm to setting of settlement, settlement (stone wall from	access, goes bey	ond a strong ed	
rengths/ Opportunit	ijos.		Achievability:			1
djoins development bo			Development would be e likely costs and planning			
eakneses/ Constrair	nts:		Classification:	C Fu	ıll Capacity	8
naracter, stone wall be evelopment boundary	sloping site, difficult access, rural in boundary acts as a strong edge to at this point, id as being important plain on site. Consult SCC.			5 Ye	ar Capacity Density	0 26.67
	Plar	nning Ap _l	olication Details			
Planning Applicati		Application To		Approval Approval		
Date Last Upda	ated 11-Jun-15		Date Form Print	ed 26-Ju	n-15	

Description Comments:	Field in green be	n belt adjoining settlem	ent boundary	ails boundary		
Area: Grid Ref.:	0.3 ha. gi	ross 0.300 ha	a. net	Policy: 2 Commitment:	Status:	NC 8
Type:	G	Hierarchy:	LV	Conversion:	NB Locatio	
Greenbelt:	Υ	Flooding:	N	Replacement Dwg:	N Owner:	3
		Site	e Asses	sment		
te Features:				Deliverabilit	y Assessment	
eld (boggy in places - Anne's Vale with stra aral in character. Ide ttlement in the L & S railabile Access: though it fronts St An t be able to support I	ong stone wall bo ntified as importa Character Asses one's Vale, this is arge scale develo	oundary fronting the ant to the setting of tesment.	road. the	No known availability constrain Suitability: Unsuitable for development be to setting of settlement, access settlement (stone wall fronting Achievability:	cause of rural character, i s, goes beyond a strong e	
TPOs on northern bo						1
rengths/ Opportuni				Development would be econor likely costs and planning obligation		
rengths/ Opportunit	oundary.					ccount all
rengths/ Opportunit joins development be eakneses/ Constrain een field, green belt, aracter, stone wall be velopment boundary	nts: TPOs, sloping sicundary acts as a at this point, id a	a strong edge to as being important to		likely costs and planning obliga	ations associated with the	ccount all site.
rengths/ Opportunit joins development be eakneses/ Constrain een field, green belt, aracter, stone wall be velopment boundary	nts: TPOs, sloping sicundary acts as a at this point, id a	a strong edge to as being important to nsult SCC.	o setting	likely costs and planning obliga	Full Capacity 5 Year Capacity	ccount all site.
rengths/ Opportunitions development be eakneses/ Constrainteen field, green belt, aracter, stone wall by velopment boundary settlement.SW flood	nts: TPOs, sloping si oundary acts as a at this point, id a plain on site. Cor	a strong edge to as being important to nsult SCC.	o setting	Classification: C	Full Capacity 5 Year Capacity	ccount all site.

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.		Land to	o east of			
PA Ref. No.:	SM	St Ann	e's Vale			
LDF Ref. No.:		Brown	Edge			
		0:4 5 4				
Description	Field in green belt adjoir	Site Deta				
•	Field adjoining settlement bou		boundary			
Comments.	Tield adjoining settlement boo	indary.				
Area:	0.7 ha. gross 0.70	0 ha. net	Policy: 2	,3	Status:	NC
Grid Ref.:	E 390765 N 353629	5	Commitment	: 7	Use:	8
Type:	G Hierarchy	y: LV	Conversion:	NB	Locatio	n: R
Greenbelt:	Y Flooding	: N	Replacement	Dwg: N	Owner:	3
		Site Assess	sment			
e Features:			Deliv	erability Asse	essment	
ld sloping down from	n St Anne's Vale with strong st	one wall	Availability:			2
undary fronting the ro	oad. Rural in character. Identi of the settlement in the L & S	ified as	No known availability	constraints.		
sessment.		Ondraotor	,			
ailabile Access:						
	ne's Vale, this is a narrow lane arge scale development.	which would				
	9		Suitability:			3
Iditional Comments	•		Unsuitable for develo			
	-		strong edge to settlen	nent (stone wall	fronting St Anne's	Vale).
			Achievability:			1
rengths/ Opportunit	iles:		Development would b			
joins development bo	oundary.		likely costs and plann	ing obligations a	ssociated with the	site.
eakneses/ Constrair	nts:		Classification:		Full Capacity	
een field areen helt	sloping site, difficult access, r	ural in	Classification:	<u> </u>	Year Capacity	0
aracter, stone wall be	bundary acts as a strong edge at this point, id as being impor	to			Density	
	plain on site. Consult SCC.				Denoity	28.57
	F	Planning Ap	plication Details			
Dispusio A P C					oval Date:	
Planning Applicati		Application -				
Building Control R	(CI	Other Applic	eation:	Appro	oval Life:	
Date Last Upda	ated 11-Jun-15		Date Form P	rinted 26	3-Jun-15	

PA Ref. No.: LDF Ref. No.: Description Comments:	Surplus agricultural land adja In the green belt with interest for resi		ails ttlement boundary			
Area: Grid Ref.:	0.5 ha. gross 0.500 ha	a. net	Policy: 2/3		Status:	NC
Type:	G Hierarchy:	LV	Commitment: Conversion:	7 NB	Use:	8 : R
Greenbelt:	Y Flooding:	N	Replacement Dwg		Location Owner:	3
	Site	Assess				
e Features:	Site	# A 55655		lity Assess	ment	
		al on				
vailabile Access: a existing access off dditional Comments CC has no significant			Suitability: Potentially suitable for infill settlement and has a road f the boundary could mitigate settlement, though only a suitable for infill settlement.	development rontage for ac any adverse	as site is well rela cess. Landscapi impact on setting	2 ated to ing to
vailabile Access: a existing access off dditional Comments CC has no significant anting on western ed trengths/ Opportunity ewer and utilities availiacent to settlement	Woodhouse Lane. S: flooding concerns. Would benefit from the ge to establish boundary.	om	Suitability: Potentially suitable for infill settlement and has a road f the boundary could mitigate settlement, though only a si	development rontage for ac any adverse nall scale dev	as site is well relactess. Landscapi impact on setting v suggested.	2 ated to ing to j of 1 ount all
vailabile Access: a existing access off dditional Comments CC has no significant anting on western ed trengths/ Opportunity ewer and utilities availiacent to settlement evelopment, will supp	Woodhouse Lane. flooding concerns. Would benefit from ge to establish boundary. ties: lable from Woodhouse Lane, road from boundary and existing residential ort local services and infrastructure.	om	Suitability: Potentially suitable for infill settlement and has a road f the boundary could mitigate settlement, though only a suitable for infill settlement, though only a suitable for infill settlement. Achievability:	development rontage for ac any adverse mall scale development scale development scale development as a social communically viabligations as social communical communi	as site is well relactess. Landscapi impact on setting v suggested.	2 ated to ing to j of 1 ount all
vailabile Access: a existing access off diditional Comments CC has no significant anting on western ed crengths/ Opportuni ewer and utilities availiacent to settlement evelopment, will supp eakneses/ Constrai creen field, green belt,	Woodhouse Lane. flooding concerns. Would benefit from ge to establish boundary. ties: lable from Woodhouse Lane, road from boundary and existing residential ort local services and infrastructure. identified as being important to setting important impo	om ontage,	Suitability: Potentially suitable for infill settlement and has a road f the boundary could mitigate settlement, though only a si Achievability: Development would be econ likely costs and planning ob	development a rontage for ac any adverse mall scale dev nomically viab ligations asso	as site is well relacess. Landscapi impact on setting suggested.	2 ated to ing to g of 1 ount all te.
vailabile Access: a existing access off dditional Comments CC has no significant anting on western ed trengths/ Opportuni ewer and utilities avait accent to settlement evelopment, will supp veakneses/ Constraiten field, green belt,	Woodhouse Lane. flooding concerns. Would benefit from ge to establish boundary. ties: lable from Woodhouse Lane, road from boundary and existing residential ort local services and infrastructure. nts:	om ontage,	Suitability: Potentially suitable for infill settlement and has a road f the boundary could mitigate settlement, though only a si Achievability: Development would be econ likely costs and planning ob	development a rontage for ac any adverse mall scale dev nomically viab ligations asso	as site is well relactess. Landscapi impact on setting vaggested.	2 ated to ing to g of

PA Ref. No.: SM	ng Crescent vn Edge etails
Area: 1.8 ha. gross 1.800 ha. net Grid Ref.: E 391120 N 353533 Type: G Hierarchy: LV Greenbelt: Y Flooding: N	Policy: 2,3 Status: NC Commitment: 7 Use: 8 Conversion: NB Location: R Replacement Dwg: N Owner: 3
oping field in elevated position forming part of land holding of emyhough Farm. Bounded on all sides by trees / hedgerows. vailabile Access: o road frontage so would have to be through adjoining field E033) onto Hough Hill which is very narrow and very unlikely to e able to support this level of development. Otherwise, demolition propertie(s) to the south required. dditional Comments: sed aerial photography to view the site as there is no way of ewing it from public land.FRA needed. SW floodplain and atercourse on site. Known flooding problems downstream.	Deliverability Assessment Availability: No known availability constraints. Suitability: 3 Unsuitable for residential development - gfield, gbelt, access difficulties, hard edge to settlement provided by housing dev on southern boundary, land rises so dev may be visually intrusive.
rengths/ Opportunities: elatively close to most village services and not identified as being portant landscape to setting of settlement. eakneses/ Constraints: field, gbelt, access difficulties, hard edge to settlement provided	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: C Full Capacity 5 Year Capacity 0

Site Ref. No.: SMDC Ref. No	2113 .: BE058	Land o	on west side of				
NLUD Ref. No.		Hough	Hill				
PA Ref. No.:	SM	Brown					
LDF Ref. No.:		Brown	Lage				
		Site Deta	ails				
Description	Field in green belt						
Comments:	Elevated field on edge of settlement						
Area:	0.8 ha. gross 0.800 ha	a. net	Policy: 2,3 Status: NC				
Grid Ref.:	E 390910 N 353588		Commitment: 7 Use: 8				
Type:	G Hierarchy:	LV	Conversion: NB Location: R				
Greenbelt:	Y Flooding:	N	Replacement Dwg: N Owner: 3				
	Site	Assess	sment				
te Features:			Deliverability Assessment				
eld, bounded by road	I to east (stone wall boundary) and re	sidential	Availability: 2				
n other sides, At sou	eld, bounded by road to east (stone wall boundary) and residential other sides, At southern end land is around 6ft higher than lane lich itself is elevated from village so no views across site from		No known availability constraints.				
vailabile Access:	vers constraint for a lorge developmen	<u></u>					
ough Hill is a very na	rere constraint for a large developmer rrow lane and the site is elevated from	n the	Suitability: 3				
the lane is.	e northern end where the most narro	w part					
dditional Comments	3:		Not considered to be suitable for any development due to topography, access, rural character, important to setting of village.				
	s very much rural as opposed to surb rillage. Some TPOs on north east bo						
			Achievability:				
trengths/ Opportuni			Development would be economically viable taking into account all likely costs and planning obligations associated with the site.				
/eakneses/ Constrai	nts:		Classification: C Full Capacity 22				
	iral character, green field, green belt, ortant to the setting of the settlement		5 Year Capacity 0				
S Character Assessr			Density 27.50				
	Planı	ning App	olication Details				
Planning Applicat	tion: SM	Application T	Гуре: Approval Date:				
Building Control F	Ref	Other Applic	ation: Approval Life:				
Date Last Upd	lated 11-Jun-15		Date Form Printed 26-Jun-15				

Site Assessment Collaboration Collaborati	Site Ref. No.: SMDC Ref. No NLUD Ref. No. PA Ref. No.: LDF Ref. No.:		Land a Double Sytch	e Gates Nursery Road		
Area: 0.27 ha. gross 0.270 ha. net Grid Ref.: E 390511 N 353377 Type: G Hierarchy: LV Conversion: NB Location: Replacement Dwg: N Owner: 3 Site Assessment Site Assessment Site Assessment Deliverability Assessment Availability: 3 3 Availabile Access: 2 Sould be formed in conjuction with adjacent BE015 directly onto Sytch Road. Strengths/ Opportunities: Appears predominantely disused and would benefit from energy fided up. Neaknesses/ Constraints: Classification: C Full Capacity 8 Syear Capacity 0 Planning Application Details Policy: 2,3 Status: NC Commitment: 7 Use: 8 Location: R Conversion: NB Location: R Replacement Dwg: N Owner: 3 Site Assessment Availability: 3 3 Has planning approval for change of use to livery stables. This acts as an availability constraint. Suitability: 2 Polentially suitable for a small residential scheme as it appears untity and underused as a nursery, in a residential area and relates well to the settlement. Strong hedgerow boundary with adjoining field could mitigate landscaping setting issue. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Ilkely costs and planning obligations associated with the site. Classification: C Full Capacity 8 5 Year Capacity 0 Density 29.63	Description	Disused nursery with res				
Grid Ref.: E 390511 N 353377 Type: G Hierarchy: LV Greenbelt: Y Flooding: N Replacement Dwg: N Owner: 3 Site Assessment Site Features: Relatively flat site containing a number of green houses and other notililary buildings relating to nursery, appears untidy and disused, ROW runs along western edge of site, small number of outbuildings peat to be used as stables. Wallabile Access: Jould be formed in conjuction with adjacent BE015 directly onto Sytch Road. Site Assessment Deliverability: 3 Has planning approval for change of use to livery stables. This acts as an availability constraint. Suitability: 3 Has planning approval for change of use to livery stables. This acts as an availability constraint. Suitability: 3 Has planning approval for change of use to livery stables. This acts as an availability constraint. Suitability: 3 Has planning approval for change of use to livery stables. This acts as an availability constraint. Suitability: 3 Has planning approval for change of use to livery stables. This acts as an availability constraint. Suitability: 3 Has planning approval for change of use to livery stables. This acts as an availability constraint. Suitability: 3 Has planning approval for change of use to livery stables. This acts as an availability constraint. Suitability: 3 Has planning approval for change of use to livery stables. This acts as an availability: 3 Has planning approval for change of use to livery stables. This acts as an availability: 3 Has planning approval for change of use to livery stables. This acts as an availability: 3 Has planning approval for change of use to livery stables. This acts as an availability: 3 Has planning approval for change of use to livery stables. This acts as an availability: 3 Has planning approval for change of use to livery stables. This acts as an availability: 3 Has planning approval for change of use to livery stables. This acts as an availability: 3 Has planning approval for change of use to livery stables. This acts as an availa	Comments:	In green belt adjacent to deve	lopment boundary.			
Type: G Hierarchy: LV Conversion: NB Location: R Replacement Dwg: N Owner: 3 Site Assessment Site Features: Relatively flat site containing a number of green houses and other ancilliary buildings relating to nursery, appears untidy and disused, CW runs along western edge of site, small number of outbuildings appear to be used as stables. Available Access: Could be formed in conjuction with adjacent BE015 directly onto Sytch Road. Suitability: Suitability: Suitability: Suitability: Suitability: Potentially suitable for a small residential scheme as it appears untidy and underused as a nursery, in a residential area and relates well to the settlement. Strong hedgerow boundary with adjoins development boundary in a residential area well related to fillage. Appears predominantely disused and would benefit from leng tidled up. Weakneses/ Constraints: ROW an access constraint, green field, green belt, land ID as being mportant to setting of settlement in L & S Character Assessment. Planning Application Details Planning Application Details	Area:	0.27 ha. gross 0.27	0 ha. net	Policy: 2,3	Status:	NC
Site Assessment Site Assessment Site Features:	Grid Ref.:			Commitment:	7 Use:	8
Site Assessment Commonstrate Co			,	Conversion:	NB Locatio	n: R
Deliverability Assessment Availability: Basel planning a number of green houses and other colliary buildings relating to nursery, appears untity and disused, OV runs along western edge of site, small number of outbuildings pear to be used as stables. Valiabile Access: Deliverability Assessment Availability: Bas planning approval for change of use to livery stables. This acts as an availability constraint. Suitability: Suitability: 2 Potentially suitable for a small residential scheme as it appears untity and underused as a nursery, in a residential area and relates well to the settlement. Strong hedgerow boundary with adjoining field could mitigate landscaping setting issue. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. likely costs and planning obligations associated with the site. Classification: C Full Capacity 8 5 Year Capacity Density Planning Application Details	Greenbelt:	Y Flooding	: <u>N</u>	Replacement Dwg:	N Owner:	3
Availability: Availability: 3			Site Assess	sment		
Consider the control of the settlement in L & S Achievability: Tengths/ Opportunities: Igjoins development boundary in a residential area well related to lage. Appears predominantely disused and would benefit from sing tidied up. Planning Application Details Planning Application Details Has planning approval for change of use to livery stables. This acts as an availability constraint. Has planning approval for change of use to livery stables. This acts as an availability constraint. Buttability: 2 Potentially suitable for a small residential scheme as it appears untidy and underused as a nursery, in a residential area and relates well to the settlement. Strong hedgerow boundary with adjoining field could mitigate landscaping setting issue. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: C Full Capacity 5 Year Capacity Density Planning Application Details	te Features:			Deliverabili	ty Assessment	
Suitability: 2 Potentially suitable for a small residential scheme as it appears untidy and underused as a nursery, in a residential area and relates well to the settlement. Strong hedgerow boundary with adjoining field could mitigate landscaping setting issue. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: C Full Capacity S Year Capacity Density Planning Application Details	ncilliary buildings related OW runs along wested opear to be used as sevallabile Access:	ing to nursery, appears untidy rn edge of site, small number of tables.	and disused, of outbuildings	Has planning approval for cha		
untidy and underused as a nursery, in a residential area and relates well to the settlement. Strong hedgerow boundary with adjoining field could mitigate landscaping setting issue. Achievability: I Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Weakneses/ Constraints: OW an access constraint, green field, green belt, land ID as being prortant to setting of settlement in L & S Character Assessment. Planning Application Details untidy and underused as a nursery, in a residential area and relates well to the settlement. Strong hedgerow boundary with adjoining field could mitigate landscaping setting issue. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: C Full Capacity 5 Year Capacity Density 29.63		gaston man adjasom BES 10 d.	Today dino	Suitability:		2
trengths/ Opportunities: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification:	and ID as being impor	tant to setting of settlement in	L&S	untidy and underused as a nurelates well to the settlement.	ırsery, in a residential area Strong hedgerow bounda	and
djoins development boundary in a residential area well related to llage. Appears predominantely disused and would benefit from sing tidied up. Veakneses/ Constraints: OW an access constraint, green field, green belt, land ID as being apportant to setting of settlement in L & S Character Assessment. Classification: C Full Capacity 5 Year Capacity Density Density Planning Application Details				Achievability:		1
OW an access constraint, green field, green belt, land ID as being inportant to setting of settlement in L & S Character Assessment. Planning Application Details	djoins development be	oundary in a residential area w				
Planning Application Details Density 29.63	/eakneses/ Constrai	nts:		Classification: C	Full Capacity	8
		Р	Planning Ap _l	plication Details		
Planning Application: SM Application Type: Approval Date: Building Control Ref Other Application: Approval Life:			7		Approval Date: Approval Life:	

Date Form Printed

Site Ref. No.: SMDC Ref. No.	2145 .: BE060	Land	west of		
NLUD Ref. No PA Ref. No.: LDF Ref. No.:	SM	High L Brown	_ane n Edge		
		Site Det	tails		
Description	Sloping fields on edge	e of settlement			
Comments:	Green belt land on the edg	ge of settlement.			
Area:	1.95 ha. gross 1.	950 ha. net	Policy: 2,3	Status:	NC
Grid Ref.:	E 390516 N 3530	002	Commitment:	7 Use:	8
Type:	G Hierard	chy: LV	Conversion:	NB Locatio	n: R
Greenbelt:	Y Floodi	ng: N	Replacement Dwg:	N Owner:	3
		Site Asses	sment		
te Features:			Deliverabili	ty Assessment	
	adjacent to dev boundary. I as land is located to rear of		Availability:		2
ehind a line of TPO trontaining. /ailabile Access:	ees. Large fields - dev wou	ild need	Owner states that this land is	avaliable for development.	
	sery with direct access from /e to check development ca		Suitability:		2
	dplain and watercourse on s		Potentially suitable for resider reflect landscape character ar flooding issues. Absence of no relate as well to settlement as	nd mitigation measures to reighbouring land means it	eflect
quirments.	2 as too large to accommod	ate Brown Edge's	Achievability:		1
trengths/ Opportuni a residential area, w asonable distance of	rell screened from the main	road, within a	Development would be econor likely costs and planning oblig		ccount all
/eakneses/ Constra	ints:		Classification: B	Full Capacity	60
, access needed thro	important to setting of settl ugh land belonging to opera ng southern boundary, flood	ating		5 Year Capacity [Density	0 30.77
		Planning Δn	pplication Details		
		i iaiiiiiig Ap	•		
Planning Applica	tion: SM	Application		Approval Date:	

Site Ref. No.: SMDC Ref. No.	2560 : BE060a	Land w	vest of			
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	SM	High La				
	Field adjacent to settlement b	Site Deta	ails			
Comments: Area:	2.93 ha. gross 2.930 ha	a. net	Policy: 2,3 Status: NC			
Grid Ref.:	E N	a. Het				
Type:	G Hierarchy:	OC				
Greenbelt:	Y Flooding:	N	Conversion: NB Location: R Replacement Dwg: N Owner: 3			
	Site	Assess				
ite Features:			Deliverability Assessment			
	djacent to dev boundary. Not visible as land is located to rear of Proctors		Availability: 3			
	ees. Large field - dev would need co		Owner states that this land is not available for development.			
	ery with direct access from the field of a check development capacity of s		Suitability: 2			
	plain and watercourse on site. Consu		Potentially suitable for residential development with careful design to reflect landscape character and mitigation measures to reflect flooding issues.			
equirments.	as too large to accommodate Brown	1 Eage s				
trengths/ Opportunit	ies:		Achievability: 1			
n a residential area, we easonable distance of l	ell screened from the main road, with local facilities.	in a	Development would be economically viable taking into account all likely costs and planning obligations associated with the site.			
/eakneses/ Constrair	nts:		Classification: C Full Capacity 70			
, access needed throu	important to setting of settlement in l igh land belonging to operating g southern boundary, flooding issue.		5 Year Capacity 0 Density 23.89			
	Plani	ning App	plication Details			
Planning Applicati		Application T	Approval Life			
Date Last Upda	ated 11-Jun-15		Date Form Printed 26-Jun-15			

Date Form Printed

PA Ref. No.: LDF Ref. No.:	SM	St Ann Brown Site Det			
Description Comments:	Field in green belt				
Area:		0.500 ha. net	Policy : 2,3	Status:	NC
Grid Ref.: Type:		53983 LV	Commitment:	7 Use:	9
Greenbelt:		ding: N	Conversion:	NB Location	
Greenbeit.	1100	ung.	Replacement Dwg:	N Owner:	3
		Site Assess	sment		
Features:			Deliverabilit	y Assessment	
ee lined driveway (to pears to be boggy, r hway frontage. ailabile Access:	he front of a property - no access Emsgarth) runs relatively flat, strong ston	through the centre. e boundary to	Availability: No known availability constrair	nts.	2
out potential for furth		marrow do not date	Suitability:		3
			Not considered suitable for de to setting of settlement, boggy defined settlement boundary, opossible highways issues.	land, would go beyond cle	arly
ditional Comments sw floodplain. Consu			to setting of settlement, boggy defined settlement boundary, of	land, would go beyond cle	arly age,
sw floodplain. Consu	ult SCC.		to setting of settlement, boggy defined settlement boundary, or possible highways issues.	land, would go beyond cle character of this part of villa	arly age,
	ties: th available access.		to setting of settlement, boggy defined settlement boundary, or possible highways issues. Achievability: Development would be econor	land, would go beyond cle character of this part of villa	arly age,
rengths/ Opportuni a residential area with eakneses/ Constrai field, g'belt, id as impartre of site, land app	ties: th available access.	e wall boundary to boundary, character	to setting of settlement, boggy defined settlement boundary, or possible highways issues. Achievability: Development would be econor likely costs and planning obligations.	land, would go beyond cle character of this part of villa mically viable taking into ac ations associated with the s	arly age, 1 count all lite.
engths/ Opportuni a residential area with	ties: th available access. nts: coortant to setting of settle lears boggy, strong stone arrly defined settlement be	e wall boundary to boundary, character oding	to setting of settlement, boggy defined settlement boundary, or possible highways issues. Achievability: Development would be econor likely costs and planning obligations.	land, would go beyond cle character of this part of villa mically viable taking into ac ations associated with the s Full Capacity 5 Year Capacity	1 count all site.
rengths/ Opportuni a residential area with eakneses/ Constrai field, g'belt, id as impartre of site, land app	ties: th available access. nts: cortant to setting of settle bears boggy, strong stone arrly defined settlement be, highways issues? Floor	e wall boundary to boundary, character oding	to setting of settlement, boggy defined settlement boundary, of possible highways issues. Achievability: Development would be econor likely costs and planning obligation: Classification: C plication Details	land, would go beyond cle character of this part of villa mically viable taking into ac ations associated with the s Full Capacity 5 Year Capacity	1 count all site.

Site Ref. No.:	2682					
SMDC Ref. No	.: BE062					
NLUD Ref. No.		Land to	o east of			
PA Ref. No.:	SM	Hill To	р			
LDF Ref. No.:		Brown	Edge			
		Site Deta				
Description	Green Belt Land in northern	part of villa	age ————————————————————————————————————			
Comments:						
Area:	0.34 ha. gross 0.340 h	a. net	Policy: 2,3		Status:	NC
Grid Ref.:	E 390759 N 354480		Commitment:	7	Use:	6
Type:	G Hierarchy:	OC	Conversion:	NB	Location:	R
Greenbelt:	Y Flooding:	N	Replacement Dwg:	N	Owner:	3
	Sit	e Assess	sment			
e Features:			Deliverabilit	y Assessm	ent	
asonably flat.			Availability:			1
•			SHLAA form 256 received whi	ch states imm	ediate availabi	ity.
-Nakila Assass						
Hill Top Road						
HIII TOP ROAU			Suitability:			3
			Not considered to be suitable to	for housing de	velopment due	
ditional Comments	s:		elevated location, rural charac			
iery about use of lar	nd (storage land on Statmap)					
			A a b I a comb 1994 as			
rengths/ Opportuni	ties:		Achievability: Development would be econor	miaally viable	taking into agai	1
main services in clo	ose proximity according to SHLAA for	rm.	likely costs and planning obliga			
aknasas/Canatrai	iits.	d	Classification: C		Capacity Capacity	16
	remote from village centre, elevated			J I Cal	Capacity	0
een field, GreenBelt	, remote from village centre, elevated	.			Density	17.00
eakneses/ Constrai een field, GreenBelt sition,	, remote from village centre, elevate				Density	17.06
een field, GreenBelt			nlication Dataile	-	Density	17.06
een field, GreenBelt			plication Details		Density	17.06
een field, GreenBelt	Plan			Approval Da		17.06

Date Form Printed

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:						
Description Comments:	Agricultural field adjacent to s Field in Conservation Area.	ettlement	boundary			
Area: Grid Ref.: Type: Greenbelt:	0.83 ha. gross 0.830 ha E 392704 N 351038 G Hierarchy: Y Flooding:	s. net	Policy: 2/ Commitment: Conversion: Replacement	NB	Status: Use: Location Owner:	NC 8 n: R
	Site	Assess	sment			
ccess. Bordered by repen countryside to not ong south western boundaries. CC Highways has ide dditional Comments	with hedgerow boundaries and available sidential development to east and we thand a playing field to south. 3 TPC undary with Village Hall. Intified access difficulties.	est, Os	Availability: No known availability revealed that land is used. Suitability: Potentially suitable. Coresidential site. Capa more suitable for a smore suitable for a smore suitable for a smore suitable. Achievability:	ould be an opportucity quoted could baller scale develo	ner unknown. unity for a small be increased would not be ment. Would not be ment.	2 Ild be
rengths/ Opportunit joins settlement bour ation close to village	ndary, relates well to village, sustaina	ble	Development would be likely costs and planni			
'eakneses/ Constraiı reen Field, Green Bel	nts: t, Impact on Conservation Area.		Classification:		ear Capacity Density	10 0 12.05
Planning Applicat Building Control F	on:	ning Application T		Approva Approva		

Site Ref. No.:	2568	Land o	off School Road			
SMDC Ref. No	:: BG014					
NLUD Ref. No.	.:					
PA Ref. No.:	SM	Pagna	11			
LDF Ref. No.:		Bagna	II .			
	S	Site Deta	ails			
Description	Field adjacent to development	t boundar	У			
Comments:						
Area:	1.16 ha. gross 1.160 ha	ı. net	Policy: 2	.3	Status:	NC
Grid Ref.:	E N		Commitment		Use:	8
Type:	G Hierarchy:	OC	Conversion:	NB	Locatio	
Greenbelt:	Y Flooding:	N	Replacement		Owner:	3
		Assess	<u> </u>	9		
_ ,	Site	ASSUSS		vorability Asso	esmont	
e Features:				erability Asse	:55illelit	
eld			Availability:		de level to to a store	2
			Results of Land Regis ownership and owner			lle
ailabile Access:						
oad frontage to Schoolisting gated access.	ol Road. Improvements would be need	ded to				
isting gated access.			Suitability:			2
Iditional Comments	······································		Potentially suitable for development required			
	ge field which has been split into 2 pa	arte				
	5) in order to create a small site.	IIIS				
			Achievability:			1
rengths/ Opportuni	ties:		Development would b			
ose to central part of	the village.		likely costs and plann	ing obligations a	ssociated with the	site.
eakneses/ Constrai	nts:		Classification:	В	Full Capacity	10
	f developed would need to improve				Year Capacity	0
		aries,			Б ;;	
ntainment of site / us	se appropriate screening along bounda E).				Density	8.62
					Density	8.62
ntainment of site / us	E).	ning Apr	plication Details	<u> </u>	Density	8.62
ntainment of site / us specially SW and NE	Plann		plication Details			8.62
ntainment of site / us	Plann	ning App	Гуре:	Appro	val Date:	8.62

Site Ref. No.:	2569	Land o	ff		
SMDC Ref. No	.: BG015				
NLUD Ref. No.	:	School	Poad		
PA Ref. No.:	SM				
LDF Ref. No.:		Bagnal	ı		
	S	Site Deta	ails		
Description	Field adjacent to developmen	t boundar	У		
Comments:					
Area:	0.66 ha. gross 0.660 ha	net	Policy: 2,3	Status:	NC
Grid Ref.:	E N		Commitment:	7 Use:	8
Type:	G Hierarchy:	OC	Conversion:	NB Location	
Greenbelt:	Y Flooding:	N	Replacement Dwg:		3
	Sito	Assess			
4. F 4	Site	ASSESS		ty Assessment	
ite Features:				ty Assessment	
ield			Availability:		2
			Results of Land Registry sear ownership and owner willing t		gie
vailabile Access:					
	chool Road. Problematic if developed is track to NE presents access issues.				
olation from Boot4 a	s track to IVE presents access issues.	•	Suitability:		0
dditional Comments	·		Potentially suitable for small development required as this		
	ge field which has been split into 2 pa	arte			
	4) in order to create a small site.	115			
			Achievability:		1
trengths/ Opportuni	ties:		Development would be econo		
lose to central part of	the village.		likely costs and planning oblig	ations associated with the	site.
/eakneses/ Constrai	nts:		Classification: B	Full Capacity	10
	f developed would need to improve			5 Year Capacity	0
ontainment of site / us	se appropriate screening along southe y limit number of dwellings.	ern		Density	15.15
oundary. Access mag					
oundary. Access ma					
oundary. Access ma	Plann	ning App	olication Details		
			olication Details	Annroval Date:	
Planning Applicat Building Control F	ion: SM	ning App Application 1 Other Applic	Type:	Approval Date: Approval Life:	

Comments: Area: Grid Ref.: Type:	Parts may be b	ot parcel of land with sometimes of parcel of land with some on NLU gross 0.320 ha. not on NLU gross 0.320 ha.	D. Culvert ru	ee cover	part	7 NB	Status: Use: Location:	NC 5
Greenbelt:	N	Flooding:	N	Replacement	Dwa:	N	Owner:	4
		Site A	sessm	•				
oradic around site. I protected.Appears	This reduces net relatively flat.Cu	ernal (coniferous?) foliage, t developable area. Trees a ulvert crosses south of	are	vailability: ssumed '2', since no	planning		ot known if activit	ies on
isting narrow access Iditional Comments eenfield status not cusing layouts. Some	s point onto Mee s: clear cut. Sporade (not all) could be	cles on site(camping?) erbrook Road, not levelled. dic tree cover complicates be amalgamated into	si si	uitability: ostly greenfield, and surmountable. On 'e	this is au	But develo		2 ntral.
Iditional Comments eenfield status not of using layouts. Some rdens. Ownership not rengths/ Opportuni	s: clear cut. Sporade (not all) could bot known ities:	cles on site(camping?) erbrook Road, not levelled. dic tree cover complicates be amalgamated into	Si S	uitability:	wooded.dge' of de	But developed a	rea, but quite ce	ntral.

SMDC Ref. No NLUD Ref. No PA Ref. No.: LDF Ref. No.:	.: SM 78/05	<u> </u>	Bluest Tittest Blacks		SIIAW FA	rm, east o	
Description Comments:				ally part of NLUD site fact be greenfield. Buildings on si	to if form built	dings would be	
Comments:				Site served by internal private acc			
Area:	0.73 ha. g	ross 0.730 ha	. net	Policy: 3		Status:	NC
Grid Ref.:		N 359845		Commitment:	7	Use:	8
Type:	В	Hierarchy:		Conversion:	NB	Location:	R
Greenbelt:	N	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Site	Asses	sment			
te Features:				Deliverabili	ty Assessm	ent	
delatively flat, largely open, grassed rural site abutting Bluestones close. Some disused/derelict (presumed) agricultural buildings at vestern side of site. Parcel delineated with internal access roads.			igs at	Availability: 2 Historic planning applications but current owner intentions unknown.			
vailabile Access: xisting unlevelled traderves 'Blackshaw Loc	dge].	esworth Estate Road	[also	Suitability: Assumed 2 (not obviously bro	ownfield).		2
	tified which has p eason site could r	erimeter features, as not be expanded furth					
trengths/ Opportun elatively flat. Screene ccess. 'Edge' of built	ed from west by he		ilable	Achievability: Development would be econo likely costs and planning oblig			
/eakneses/ Constra	ints:			Classification: B	Full	Capacity	12
lay be deemed 'greer nown.	nfield'. Amenity iss	sues relating to farm	not		5 Year	Capacity Density	0 16.44
		Planr	ning Ap	plication Details			

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Description Comments:	Site not natura dwelling.	and east of Tittes	Site Deta worth Esta al site area s		and eastern ex	ktent of 'Bluesto	ines'
Grid Ref.:		7 N 359801	11 0 0	Commitment:	7	Use:	8
Type:	G	Hierarchy:	SV	Conversion:	NB	Location:	
Greenbelt:	N	Flooding:	N	Replacement Dwg:		Owner:	4
		Site	Asses	sment			
te Features:				Deliverabili	ty Assessm	ent	
elatively flat field, sliç ature perimeter hedç		ast. Established, thick	k,	Availability: Assumed 2, no planning histo	ry.		2
vailabile Access:							
				Suitability:			2
Iditional Comment	s:			Greenfield, on edge of village	=2		
otional site is not del panded if deemed a		d boundaries etc co	uld be				
rengths/ Opportun	ities:			Achievability:			1
ousing on 2 sides, su ot far from centre.	ıburban feel. 'Ed	lge' of built up area, a	lthough	Development would be econo likely costs and planning oblig			
eakneses/ Constra	ints:			Classification: B	Full	Capacity	7
oad). Greenfield. Slig		rmed onto Tittesworth lineating features to n				Capacity Density 3	0 35.00
te shown on east.							

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Site Ref. No.: SMDC Ref. No.: NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:			Blacks	nbetween haw Moor First Sch n Road haw Moor	ool and The (Caravan CI
Description Comments:	Large, flat, ı		Site Deta	on east of Buxton Road		
Area:		gross 3.110 ha	a. net	Policy: 3	Sta	atus: NC
Grid Ref.: Type:	E 401102	N 360040 Hierarchy:	SV	Commitment:	7 Us	
Greenbelt:	N	Flooding:	N	Conversion:		cation: R
- Crecindent	.,	- Trooding.		Replacement Dwg:	N Ow	ner: 4
		Site	e Assess	sment		
Site Features:				Deliverabil	ity Assessment	
Flat, square field promin east. Thick mature perin Established low level he oad. Inbetween caravar	neter foliage to dge to frontage	N/S/E at time of site e, however highly visi	visit.	Availability: Assumed 2		2
Ivailabile Access:				Suitability: Given weaknesses, '3'		3
dditional Comments: ield is over 3ha - not al illage allocation.	l of this would	be required for small	er	Ashiovahilitu		
Strengths/ Opportuniti	es:			Achievability: Assumed 2		2
Flat, regular. Given sma elatively close to 'centre A' Road. Existing establ	e'. Appears cou	ild be easily accesse	d onto	Assumed 2		
Veakneses/ Constrain	ts:			Classification: C	Full Capac	ity 80
Greenfield. Site is much village. Proximity to Pea Peak District land oppos	k Park - virtua	quirements for smalle ly abuts boundary an	er nd open		5 Year Capar Densi	
		Plan	ning App	olication Details		
Planning Application			Application T		Approval Date: Approval Life:	
Date Last Upda	ted 21-N	Лау-15		Date Form Printed	26-Jun-15	

Date Form Printed

Site Ref. No.: 1078 Land SMDC Ref. No.: BM008 NLUD Ref. No.:	l at
PA Ref. No.:	yard Road
LDF Ref. No.:	ulph Moor
Site De	ntoile.
Description Green field on edge of settlement	etaiis
Comments: Field which owners wish to be developed. See	eking change to Green belt boundary.
Area: 0.57 ha. gross 0.570 ha. net	Policy: 2,3 Status: NC
Grid Ref. : E 391132 N 358320	Commitment: 7 Use: 8
Type: G Hierarchy: LV	Conversion: NB Location: R
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 3
Site Asse	ssment
e Features:	Deliverability Assessment
latively flat well contained field, grassed, thick hedgerow	Availability: 1
undary, fence all around perimeter, appears to be used for azing, opening for access, resi opposite.	Owners interested in releasing land for development (there are 2
	Owners interested in releasing land for development (there are 2
vailabila Access	owners).
	, ,
	owners).
	owners). Suitability: 2 Potentially suitable but would expand village - there are more
rect access on to Rudyard Road.	owners). Suitability:
rect access on to Rudyard Road. Idditional Comments: ecord was expanded in 2014 as a result of 2nd owner coming	Suitability: 2 Potentially suitable but would expand village - there are more suitable sites on the other side of the road with no adverse
rect access on to Rudyard Road. Iditional Comments: ecord was expanded in 2014 as a result of 2nd owner coming	Suitability: 2 Potentially suitable but would expand village - there are more suitable sites on the other side of the road with no adverse landscape impact.
rect access on to Rudyard Road. Iditional Comments: ecord was expanded in 2014 as a result of 2nd owner coming ward.	Suitability: 2 Potentially suitable but would expand village - there are more suitable sites on the other side of the road with no adverse landscape impact. Achievability: 1
rect access on to Rudyard Road. Iditional Comments: ecord was expanded in 2014 as a result of 2nd owner coming ward. rengths/ Opportunities:	Suitability: 2 Potentially suitable but would expand village - there are more suitable sites on the other side of the road with no adverse landscape impact.
rect access on to Rudyard Road. Iditional Comments: ecord was expanded in 2014 as a result of 2nd owner coming ward. rengths/ Opportunities:	Suitability: Potentially suitable but would expand village - there are more suitable sites on the other side of the road with no adverse landscape impact. Achievability: Development would be economically viable taking into account all
rect access on to Rudyard Road. Iditional Comments: ecord was expanded in 2014 as a result of 2nd owner coming ward. rengths/ Opportunities: and frontage, close to residential development.	Suitability: 2 Potentially suitable but would expand village - there are more suitable sites on the other side of the road with no adverse landscape impact. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
rect access on to Rudyard Road. Iditional Comments: ecord was expanded in 2014 as a result of 2nd owner coming ward. rengths/ Opportunities: ad frontage, close to residential development. eakneses/ Constraints:	Suitability: Potentially suitable but would expand village - there are more suitable sites on the other side of the road with no adverse landscape impact. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 18
rect access on to Rudyard Road. Iditional Comments: ecord was expanded in 2014 as a result of 2nd owner coming ward. rengths/ Opportunities: ead frontage, close to residential development. eakneses/ Constraints: een field, Green Belt, identified as being important landscape tting to settlement in Landscape & Settlement Character	Suitability: Potentially suitable but would expand village - there are more suitable sites on the other side of the road with no adverse landscape impact. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0
rect access on to Rudyard Road. Iditional Comments: Geord was expanded in 2014 as a result of 2nd owner coming ward. Iditional Comments: Geord was expanded in 2014 as a result of 2nd owner coming ward. Iditional Comments: George was expanded in 2014 as a result of 2nd owner coming ward. Iditional Comments: George was expanded in 2014 as a result of 2nd owner coming ward. Iditional Comments: George was expanded in 2014 as a result of 2nd owner coming ward. Iditional Comments: George was expanded in 2014 as a result of 2nd owner coming ward. Iditional Comments: George was expanded in 2014 as a result of 2nd owner coming ward. Iditional Comments: George was expanded in 2014 as a result of 2nd owner coming ward.	Suitability: Potentially suitable but would expand village - there are more suitable sites on the other side of the road with no adverse landscape impact. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 18
rect access on to Rudyard Road. Iditional Comments: Iditional Comments	Suitability: Potentially suitable but would expand village - there are more suitable sites on the other side of the road with no adverse landscape impact. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0
rect access on to Rudyard Road. dditional Comments: ecord was expanded in 2014 as a result of 2nd owner coming ward. rengths/ Opportunities: and frontage, close to residential development. reakneses/ Constraints: reen field, Green Belt, identified as being important landscape etting to settlement in Landscape & Settlement Character issessment. Planning A Planning A Planning Application: Application	Suitability: Potentially suitable but would expand village - there are more suitable sites on the other side of the road with no adverse landscape impact. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0 Density 31.58

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Grid Ref.: E 390519 N 358357 Type: G Hierarchy: LV Conversion: NB Location: R Greenbelt: Y Flooding: N Replacement Dwg: N Owner: Site Assessment Site Assessment Deliverability Assessment Availability: 2 No known availability constraints. Possible Access: Oad frontage on to Woodhouse Lane. Strong stone and hedgerow bundary to this frontage. No strong boundary beyond the boundary this the highway to contain development so would result in urban brawl. Additional Comments: as potential to accommodate a significant number of dwellings - insuitable for large scale dev. FRA needed. Ordinary watercourse irough/under site with associated SW flooding. Consult SCC. Achievability: 1 Achievability: 1 Achievability: 1	Grid Ref.: E 390519 N 358357 Type: G Hierarchy: LV	
Type: G Hierarchy: LV Conversion: NB Location: R Replacement Dwg: N Owner: Site Assessment Site Features: Deliverability Assessment Deliverability Assessment Deliverability Assessment Availability: 2 No known availability constraints. No known availability constraints. Suitability: 3 No known availability: 3 Not suitable for residential development - would detract from character of village, open aspect from village centre, land has landscape value, green field, green belt, would create urban sprawl. Not suitable for residential development - would detract from character of village, open aspect from village centre, land has landscape value, green field, green belt, would create urban sprawl. Achievability: 1 Terentity Opportunities:	Type: G Hierarchy: LV	
Site Assessment Site Assessment Deliverability Assessment Deliverability Assessment Deliverability Assessment Availability: aracter, reflecting this part of the site - splits into 2. Site is rural in aracter, reflecting this part of the village. Tailabile Access: Deliverability Assessment Availability: 2 No known availability constraints. Suitability: Suitability: Suitability: Suitability: Not suitable for residential development - would detract from character of village, open aspect from village centre, land has landscape value, green field, green belt, would create urban sprawl. Achievability: 1 Achievability: 1 Achievability: 1	Greenbelt: Y Flooding: N	Conversion: NP Leastion: P
Site Assessment Deliverability Assessment Deliverability Assessment Availability: 2 No known availability: Suitabile Access: Suitability: Suitability: Suitability: Suitability: Availability: No known availability constraints. Suitability: Suitability: Achievability: Achievability: Achievability: 1		
Deliverability Assessment Availability: 2 adow with stone boundary to highway and a public footpath uning through the centre of the site - splits into 2. Site is rural in aracter, reflecting this part of the village. allabile Access: ad frontage on to Woodhouse Lane. Strong stone and hedgerow undary to this frontage. No strong boundary beyond the boundary to the highway to contain development so would result in urban awl. Availability: 2 No known availability constraints. Suitability: 3 Suitability: Not suitable for residential development - would detract from character of village, open aspect from village centre, land has landscape value, green field, green belt, would create urban sprawl. Suitability: Achievability: 1 Suitability: Achievability: 1	Site Asse	J
en aspect from village centre. Consists of a relatively flat adow with stone boundary to highway and a public footpath ning through the centre of the site - splits into 2. Site is rural in tracter, reflecting this part of the village. adiabile Access: ad frontage on to Woodhouse Lane. Strong stone and hedgerow undary to this frontage. No strong boundary beyond the boundary in the highway to contain development so would result in urban awl. Suitability: Suitability: Suitability: Suitability: Suitability: No known availability constraints. Suitability: Suitability: Not suitable for residential development - would detract from character of village, open aspect from village centre, land has landscape value, green field, green belt, would create urban sprawl. Achievability: 1		
rengths/ Opportunities: Development would be economically viable taking into account all	ning through the centre of the site - splits into 2. Site is rural in racter, reflecting this part of the village. Italiabile Access: Indeed frontage on to Woodhouse Lane. Strong stone and hedgerow indary to this frontage. No strong boundary beyond the boundary in the highway to contain development so would result in urban awl. Iditional Comments: Is potential to accommodate a significant number of dwellings - uitable for large scale dev. FRA needed. Ordinary watercourse	Suitability: Not suitable for residential development - would detract from character of village, open aspect from village centre, land has landscape value, green field, green belt, would create urban sprawl.
likely costs and planning obligations associated with the site.		Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
green belt, development would be visually intrusive here, entified as being important to the setting of the settlement in the ndscape & Settlement Character Assessment, detract from aracter of this older part of the village. Flooding. Classification: C Full Capacity 5 Year Capacity Density 23.44	reen belt, development would be visually intrusive here, ntified as being important to the setting of the settlement in the dscape & Settlement Character Assessment, detract from	5 Year Capacity 0

•		Biddul Site Deta	ne & Rudyard R ph Moor ails	Road		
Area: Grid Ref.: Type: Greenbelt:	2.2 ha. gross 2.200 ha E 390942 N 358389 G Hierarchy: Y Flooding:	LV	Policy: 2 Commitment: Conversion: Replacement	NB	Status: Use: Location Owner:	NC 8 n: R 3
te Features:	Site	Asses:		verability Assess	sment	
arklands, Rudyard Roa edgerow along centre. ontained. No significan vailabile Access: oad frontage on to Rud ccess point created on dditional Comments: RA needed. Highway fi and adj to Foxhound P	dyard Road, Parklands and Hot Lane to Hot Lane.	e. CC. y has	Availability: No known availability revealed that the land confirmed that the stension - adjacent	is in a single owners an be considered a nis site is potentiall o settlement bound ortant to setting of	ership. Owner has an allocation. y suitable as an dary, residential settlement, deve	2 urban area, elopment
les), sustainable locat uth and west), one of	es: noundary with good access (roads to icion, in a residential area (existing de few areas not identified as being import & S Character Assessment.	ev to	Development would b likely costs and plann			
te? ROW running alor	appears to be watercourse in centre ng eastern and western boundaries, blished (Parklands). Flooding.		Classification:		Full Capacity [ear Capacity [Density [65 0 29.55
Planning Application Building Control Ro	on:	ning Ap Application ⁻ Other Applic		Approva Approva		

Comments: Green Belt land Area: 0.52 ha. gi Grid Ref.: E 390319	Site Det gricultural and partly a ga with owner willing to release. ross 0.520 ha. net N 357860		Status: NC 7 Use: 8/1
Type: G Greenbelt: Y	Hierarchy: LV Flooding: N]	NB Location: R
Greenbeit.		Replacement Dwg:	N Owner: 3
	Site Asses		
e Features:		Deliverability A	Assessment
atively flat land predominantly used at strip of agricultural land. Hedgerow illage to house from agricultural land. New Street across site. Area is rural labile Access: - road frontage to New Street and Goditional Comments:	boundary separates Views from Chapel Lane al in character.	Availability: Received a SHLAA letter (numbe starter homes. Suitability: Land is potentially suitable for rescareful design) - in a residential a contained, opportunity to clearly desettlement. Opportunity for larger	sidential development (subject to rea, access available, well define boundary to edge of
engths/ Opportunities: hin a residential area. Close to settle tained. Access available.	ment boundary. Well	Achievability: Development could be made ecor reduced planning obligations.	nomically viable through
akneses/ Constraints: ual impact, gbelt, SLA, rural characte uired, additional traffic on New Street ues. Identified as being important to tharacter Assessment.	t may cause highway	Classification: B	Full Capacity 15 5 Year Capacity 0 Density 28.85

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Site Ref. No.: SMDC Ref. No NLUD Ref. No.			etween I Lane & Gun Battery Lane	
PA Ref. No.:	SM	_	-	
LDF Ref. No.:		Bluuui	ph Moor	
	;	Site Det	ails	
Description	Agricultural land on the edge	of the villa	age	
Comments:	Greenbelt land adjoining settlement	boundary		
Area:	0.81 ha. gross 0.810 ha	a. net	Policy: 2/3	Status: NC
Grid Ref.:	E 390335 N 357956		Commitment: 7	Use: 8
Type:	G Hierarchy:	LV	Conversion: NB	Location: R
Greenbelt:	Y Flooding:	N	Replacement Dwg: N	Owner: 3
	Site	e Asses	sment	
e Features:			Deliverability Assessme	ent
latively flat well cont	ained agricultural land split into 2 par	rcels.	Availability:	2
	reet has scrub appearance, large par Adjacent to modern residential devel ter.		No known availability constraints. Results of search shows 3 owners (2 owners willing to rone may release land.	
	- road frontage to Chapel Lane, Gun hough the roads are narrow. Town C ot support dev here.		Suitability:	2
Iditional Comments			Potentially suitable for smaller residential dedesign) - in a residential area, access availal opportunity to clearly define boundary to edglarger dev with adj land an option if considered	ole, well contained, e of settlement,
	er development. Slight adjustment 4 to exclude land forming part of Ban		larger dev with adjustic an option in considers	ou duitable
rengths/ Opportuni	ties:		Achievability:	1
	djoins the settlement boundary, well cess, could be developed in conjunc 014a).	tion with	Development would be economically viable to likely costs and planning obligations associated	
eakneses/ Constrai	nts:		Classification: B Full C	Capacity 25
quired, additional traf	LA, rural character of area - careful d ffic of larger scheme may cause high eing important to setting of settlemer kisting residences.	ways		Capacity 0 Density 30.86
	Plan	ning Ap	plication Details	
Planning Applicat	ion: SM	Application ⁻	Tyne· Approval Da	te:
Building Control F		Other Applic	Approval Life	
Date Last Upd	ated 24-Apr-15		Date Form Printed 26-Jun-1	5

SMDC Ref. No.: BM021 NLUD Ref. No.: Farm	d adjacent to kadilla Farm nside Lane dulph Moor
Description Agricultural land adjoining settlement Comments: Meadow adjoining settlement boundary with	nt boundary
Area: 0.23 ha. gross 0.230 ha. net Grid Ref.: E 390914 N 358098 Type: G Hierarchy: LV Greenbelt: Y Flooding: N	Policy: 2/3 Status: NC Commitment: 7 Use: 8 Conversion: NB Location: R Replacement Dwg: N Owner: 3
Site Asse	essment
at meadow bounded by hedgerows / mature shrubs fronting armside Lane. Adjacent to Hockadilla Farm in a residential area. vailabile Access: es - road frontage on to Farmhouse Lane. dditional Comments: cological, Landscape & Highways Surveys & site plan supplied by gent.	Availability: No known availability constraints. Reps made by owner in 2001 & SHLAA letter (210) submitted in August 2012. Suitability: 2 Potentially suitable for residential development - in a residential area, good access, potential for a larger scheme with adjoining sites, limited impact on character of this surburban area. Achievability: 1
rengths/ Opportunities: Ijoins the settlement boundary with good access, in a residential ea, potential for a larger scheme with adjoining sites, required rastructure already available, potential infill development ecording to owner)	Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
reen field, green belt, identified as being important to setting of ettlement in L & S Setting Assessment.	Classification: B Full Capacity 7 5 Year Capacity 0 Density 30.43
Planning Application: Applicati	Application Details ion Type: Approval Date: Approval Life: Date Form Printed 26-Jun-15

Site Ref. No.: SMDC Ref. No	2073 :: BM028	Land n	orth of
NLUD Ref. No.	:	Beckfie	eld Close
PA Ref. No.:	SM		
LDF Ref. No.:		Diuuui	ph Moor
		Site Deta	ails
Description	Field adjacent to settlement b	ooundary	
Comments:	Field in green belt		
Area:	1.6 ha. gross 1.600 ha	a. net	Policy: 2,3 Status: NC
Grid Ref.:	E 390760 N 358571		Commitment: 7 Use: 8
Type:	G Hierarchy:	LV	Conversion: NB Location: R
Greenbelt:	Y Flooding:	N	Replacement Dwg: N Owner: 3
	Site	Assess	sment
te Features:			Deliverability Assessment
elatively flat field with	ROW running through the middle an	ıd	Availability: 2
pen countryside to we	n small residential cul de sac (to sout est and north, pl field to E. Some tree es but not particularly well contained.	es /	No known availability constraints.
vailabile Access:			
	h Beckfield Close - but this is a narro a main access to the site unless	w cul de	
evelopment was smal onsists of narrow lane	I scale. Road network around the sit s.	e	Suitability: 3
dditional Comments):		Unsuitable for residential development due to access constraints (country lanes), green belt, SLA, landscape setting, not well
RA needed. Watercou	urse on site. Consult EA and SCC.		contained, rural character, more appropriate sites around village for larger scale development.
			Achievability:
rengths/ Opportuni	ties:		Development would be economically viable taking into account all
a sustainable locatio	n.		likely costs and planning obligations associated with the site.
/eakneses/ Constrai	nts:		Classification: C Full Capacity 45
ettlement in the L&S (fied as being important to the setting Character Assessment, access diffict	ulties	5 Year Capacity 0
ery likely, not well con	tained, could potentially lead to urbai of this part of village. Flooding		Density 28.13
	Planı	ning App	olication Details
Planning Applicat	ion: SM	Application 1	Гуре: Approval Date:
Building Control F	2-6	Other Applic	Approval Life
Date Last Upd	ated 24-Apr-15		Date Form Printed 26-Jun-15

Site Ref. No.: SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.:	: BM029 : SM	Land adjacent to 51 Rudyard Road Biddulph Moor
	Si	Site Details
Description	Field in green belt	
Comments:	Field in green belt with potential for dev	evelopment.
Area:	0.4 ha. gross 0.400 ha. ı	net Policy: 2,3 Status: NC
Grid Ref.:	E 391049 N 358355	Commitment: 7 Use: 8
Type:	G Hierarchy:	LV Conversion: NB Location: R
Greenbelt:	Y Flooding:	N Replacement Dwg: N Owner: 3
	Site A	Assessment
e Features:		Deliverability Assessment
	undaries located between 2 farmhouse Suburban style residential developme	
M013 to provide a larg	uitable for development if linked with site ger site. Well contained. and Road. Potential to link with BM013 or Hot Lane.	revealed that land is unregistered.
ditional Comments	:	Potentially suitable for residential development not identified as being important to setting of settlement, good access, potential to link with larger site (not appropriate to be developed in isolation), residential development close by, well contained.
rengths/ Opportunit	iles:	Achievability: 1 Development would be economically viable taking into account all
cess, one of few area	se to surburban style development with as not identified as being important to the tin the L & S Character Assessment.	th good the likely costs and planning obligations associated with the site.
eakneses/ Constraiı	nts:	Classification: B Full Capacity 12
	best to develop with BM013 not really nt if not linked as it would appear to be	
	Planni	ning Application Details
Planning Applicate	\	Application Type: Approval Date: Other Application: Approval Life:
Date Last Upd	ated 24-Apr-15	Date Form Printed 26-Jun-15

Description Comments:	Field in green be	ng development elt with developmen ross 2.100 ha	Site Detaboundary	ph Moor ails Policy: 2,3		Status:	NC NC
Grid Ref.:		N 358109		Commitment:	7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:	NB	Location:	
Greenbelt:	Υ	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Site	e Assess	sment			
e Features:				Deliverabili	ty Assessi	ment	
		nting suburban stree pen gritstone landsc		Availability: No known availability constrait to act on their behalf.	nts. Owner I	nas appointed an	agent
rt of site fronts Farı	nside Lane.			Suitability: Potentially suitable for resider	ntial dayolon	mont in a recide	2
ditional Comment	s:			area, good access, potential f impact on character of this su adequate screening as landso	or a small of rburban area	r larger scheme, a but would need	limited
	able location. Ecol	logical, Landscape of by agent.	&	Achievability: Development would be econo likely costs and planning oblig			
od access, sustain				Classification: B	Fu	II Capacity	60
od access, sustain ghways Surveys & s	ints:				5 Ye	ar Capacity	0
ghways Surveys & s eakneses/ Constra	t, identified as beir	ng important to setti ent.FRA needed. C				Density	28.57

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Comments:	Land with deve	ex and field adja	Site Deta	velopment boundary			
Area: Grid Ref.:	2 ha. (E 390886	gross 2.000 h	ia. net	Policy: 2,3	7	Status:	NC
Type:	G	Hierarchy:	LV	Commitment:	7	Use:	8 R
Greenbelt:	Υ	Flooding:	N	Conversion: Replacement Dwg:	NB N	Location: Owner:	3
		C:4	e Assess			Owner.	
e Features:		Sit	e Asses	Sment Deliverabili	ty Assassi	mont	
which appear to be in atively flat, some of b engthening as part of	oundaries appe	ear to be thin and wo		No known availability constrait to act on their behalf.	ints. Owner	has appointed an	agent
ad frontage onto Fan ditional Comments: en gritstone landsca	mside Lane. : pe. Ecological,		/ays	Suitability: Potentially suitable for resider area, good access, potential fiddy up the site, limited impact area - screening needed as la	or a small or t on characte	r larger scheme a er of this suburbar	nd to
ad frontage onto Fanditional Comments: en gritstone landscaprveys & site plan suppengths/ Opportunit estainable location, suential to link with adja	mside Lane. : pe. Ecological, plied by agent. ies:	Landscape & Highw	ent,	Potentially suitable for resider area, good access, potential ftidy up the site, limited impactarea - screening needed as la	for a small or t on characte andscape ope	r larger scheme a er of this suburbar en. Flood mitigation	ntial nd to n n n n n n n n n n n n n n n n n n
ad frontage onto Fanditional Comments: Den gritstone landscaperveys & site plan supportengths/ Opportunitestainable location, supportengthal to link with adjustential to lin	mside Lane. pe. Ecological, plied by agent. ies: iburban style re acent site and t	Landscape & Highw	ent,	Potentially suitable for resider area, good access, potential ftidy up the site, limited impact area - screening needed as la Achievability: Development would be econo	for a small or t on characte andscape ope mically viable gations associ	r larger scheme a er of this suburbar en. Flood mitigation	ntial nd to n on 1
ditional Comments: en gritstone landscaprveys & site plan sup rengths/ Opportunit stainable location, suppendid to link with adjagne, good access. eakneses/ Constrain een field, green belt, ttlement in L & S Cha	mside Lane. : pe. Ecological, plied by agent. ies: iburban style reacent site and the site and the site and the site are the site a	Landscape & Highw sidential dev adjace idy up frontage to Fa ing important to sett nent.FRA needed. S	ent, armside ting of	Potentially suitable for resider area, good access, potential ftidy up the site, limited impact area - screening needed as la Achievability: Development would be econo likely costs and planning oblig	for a small or t on characte andscape ope mically viabl gations assoc	r larger scheme a er of this suburbar en. Flood mitigation en. Flood mitigation en et taking into accordated with the site en	ntial and to a son
ditional Comments: en gritstone landscaprveys & site plan supprendit location, supprendit loc	mside Lane. : pe. Ecological, plied by agent. ies: iburban style reacent site and the site and the site and the site are the site a	Landscape & Highw sidential dev adjace idy up frontage to Fa ing important to sett nent.FRA needed. S	ent, armside ting of SW	Potentially suitable for resider area, good access, potential ftidy up the site, limited impact area - screening needed as la Achievability: Development would be econo likely costs and planning oblig	for a small or t on characte andscape ope mically viabl gations assoc	r larger scheme a er of this suburbar en. Flood mitigation en. Flood mitigation en et taking into accordated with the site en	ntial and to a control on the contro
ailabile Access: ad frontage onto Fan ditional Comments: ben gritstone landscap rveys & site plan sup rengths/ Opportunit stainable location, su tential to link with adja ne, good access. eakneses/ Constrair een field, green belt, ttlement in L & S Cha odplain on site. Cons Planning Applicati	mside Lane. : pe. Ecological, plied by agent. ies: aburban style reacent site and the site and sit	Landscape & Highw sidential dev adjace idy up frontage to Fa ing important to sett nent.FRA needed. S	ent, armside ting of SW	Potentially suitable for resider area, good access, potential fidy up the site, limited impact area - screening needed as la Achievability: Development would be econo likely costs and planning oblig Classification: B	for a small or t on characte andscape ope mically viabl gations assoc	r larger scheme a er of this suburbar en. Flood mitigation of the taking into accordated with the site of the taking into accordate of the taking into accordat	ntial and to a control on the contro

PA Ref. No.: LDF Ref. No.: Description Comments:	Field in green to	pelt	Site Det	lph Moor		24-4	
Area: Grid Ref.:		gross 1.000 h N 357860	ia. net	Policy: 2,3 Commitment:	7	Status:	NC
Type:	G	Hierarchy:	LV	Conversion:	NB	Use: Location	8 : R
Greenbelt:	Υ	Flooding:	N	Replacement Dwg:		Owner:	3
		Sit	te Asses				
e Features:		0	.0710000	Deliverabil	ity Assess	ment	
elatively flat field with e west and potential heme (if required). I	to link with adjac	cent site to north for	larger	Availability: No known availability constra	ints. Land n	ot registered.	2
ailabile Access: ad frontage onto Le tential to link with ne ne. Iditional Comments t particularly well co st - this would need	eighbouring area	for access onto Fai	rmside es to	Suitability: Potentially suitable for reside development required but on not in isolation) - adjacent to access available, screening Achievability:	ly linked with surburban st	neighbouring Bl	M031
ailabile Access: ad frontage onto Le tential to link with ne ne. ditional Comments t particularly well co st - this would need tstone landscape. rengths/ Opportuni jacent to a residenti. h adjacent site.In sv	ntained though, to be addressed ties: al area and has of floodplain. Con	no strong boundaried through landscaping	es to ng. Open	Potentially suitable for reside development required but on not in isolation) - adjacent to access available, screening	ly linked with surburban st needed.	neighbouring Bl tyle development	cale M031
ailabile Access: ad frontage onto Le tential to link with ne ne. ditional Comments t particularly well co st - this would need tstone landscape. rengths/ Opportuni facent to a residentia h adjacent site.In sy ndscape & Highway	ntained though, to be addressed ties: al area and has y floodplain. Cons Surveys & site	no strong boundaried through landscaping	es to ng. Open	Potentially suitable for reside development required but on not in isolation) - adjacent to access available, screening Achievability: Development would be economic access.	ly linked with surburban st needed.	neighbouring Bl tyle development	cale M031
ne to the south. railabile Access: and frontage onto Le tential to link with ne ne. Iditional Comments of particularly well co st - this would need tstone landscape. rengths/ Opportuni jacent to a residentia h adjacent site.In sy ndscape & Highway eakneses/ Constrai een field, green belt ttlement in L & S Ch velopment as a star itable if needed to lin	ighbouring area ities: al area and has a floodplain. Con s Surveys & site ints: identified as be aracter Assessind alone site as s	no strong boundaried through landscaping road frontage, potential through landscaping road frontage, potential to SCC. Ecological plan supplied by again sup	es to ng. Open Initial to link al, gent.	Potentially suitable for reside development required but on not in isolation) - adjacent to access available, screening Achievability: Development would be econolikely costs and planning obli	ly linked with surburban st needed.	le taking into accided with the si	ale M031

Site Ref. No.: SMDC Ref. No NLUD Ref. No PA Ref. No.: LDF Ref. No.:	SM	Land south of Trentley Drive Biddulph Moor Site Details
Comments:	Field in greenbelt.	
Area: Grid Ref.: Type: Greenbelt:	2.4 ha. gross 2.400 h E 390579 N 357734 G Hierarchy: Y Flooding:	ra. net Policy: 2,3 Commitment: 7 Use: 8 LV Conversion: NB Replacement Dwg: N Owner: 3
	Sit	e Assessment
ite Features:	C	Deliverability Assessment
OW along northern a om Trentley Dr imme	dered by modern housing estate to t ind eastern boundaries. On entering diately beyond ROW is stream acros ite. Significant drop in land level at t	site ss No known availability constraints.
erve a large developn	rentley Drive but this is unlikely to be nent. Would have to consider linking nother access off New Street (which	g with
ntained field. Land	of ROW. Beyond this is a not partice drops down relatively steeply at this	(impact on character of settlement/visibility of dev from surrounding area), stream, change in land levels at access point a constraint, access inadequate to serve large dev,risk of sprawl. FRA
ovv and stream on nettlement.	orth boundary create strong edge to	Achievability:
	development.FRA needed. Ordinary ite with associated SW flooding. Cor	Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
eakneses/ Constra	ints:	Classification: C Full Capacity 70
ettlement in L & S Ch nange in level at site	identified as being important to setti laracter Assessment, stream and co access, elevated land so visibility fro ng edge to settlement established.	ing of nsequent 5 Year Capacity 0
	Plan	ning Application Details
	Flair	
Planning Applica	tion: SM	Application Type: Approval Date:

Site Ref. No.: SMDC Ref. No.: NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:			330 New St	djacent to reet ph Moor			
			Site Deta	ails			
• •	Field in gree						
Area:	0.6 ha. g	gross 0.600 h	na. net	Policy: 2	,3	Status:	NC
Grid Ref.:		N 357837		Commitment		7 Use:	8
Type:	G	Hierarchy:	LV	Conversion:	N	NB Location	n: R
Greenbelt:	Υ	Flooding:	N	Replacement	Dwg:	N Owner:	3
		Sit	e Assess	ment			
e Features:				Deliv	erability As	ssessment	
ently sloping field cont	ained by hedge	erow boundary with		Availability:			2
sidential development ds to south and east.				No known availability	constraints.		
estern part of site fron th Chapel Lane so hig velopment. Iditional Comments: atercourse along bour	hways issues r	may arise for a large		Suitability: Not considered suitable value, potential impact gfield, gbelt. Achievability:			ies,
rengths/ Opportuniti	es:			Development would b	e economical	lly viable taking into a	1 account all
esidential developmen	t adjacent and	has an access poin	t.	likely costs and plann			
eakneses/ Constrain	ts:			Classification:	С	Full Capacity	18
eenfield, greenbelt, id						5 Year Capacity	0
ficulties for a larger so s part of the village. F	heme and pote					Density	30.00
District A. III. III.		Plar	•	olication Details		proval Date:	
Planning Application			Application T				
Building Control Re	श ।		Other Applic	ation:	Ар	proval Life:	

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments: Area: Grid Ref.:	Field in greent 1.23 ha.		Site Deta	ph Moor ails	2,3	Status:	NC 8
Type:	G	Hierarchy:	LV	Conversion:	NB	Locatio	
Greenbelt:	Υ	Flooding:	N	Replacement	Dwg: N	Owner:	3
		Sit	te Asses	sment			
te Features:				Deliv	verability Asse	ssment	
arm complex on n par larger scale develop evelopment to N and vailabile Access: nto Chapel Lane and	ment. Surburb	an style residential	e smaller	No known availability search reveal that the owners. 3 owners of owner of other title.	ere are 2 different	titles and a total	of 4
aditional Comments agmented edge to se quired to contain dev sible from the surrour	ettlement - furth elopment and e			Suitability: Potentially suitable for access available, adjust landscaping and bour stronger edge to settle	oins residential ar ndaries require co	ea, sustainable lo nsideration to giv	cation,
rengths/ Opportuni				Achievability: Development would be			
educed site area to a wn Council & Trees				likely costs and plann	ling obligations as	sociated with the	site.
eakneses/ Constrai	nts:			Classification:	В	Full Capacity	35
een field, greenbelt, ttlement in L & S Chaough these would or	aracter Assessi	ment, 2 ROW across	s site		5	Year Capacity Density	28.46
		Plar	nning Ap	plication Details	s		

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.	: BM036	nd off				
PA Ref. No.:		oodhouse Lane				
LDF Ref. No.:		ulph Moor				
EDF Rei. No						
	Site	Details				
Description	Elevated field in green belt					
Comments:	Elevated field in green belt.					
Area:	0.8 ha. gross 0.800 ha. net	Policy: 2,3 Status: NC				
Grid Ref.:	E 390304 N 358300	Commitment: 7 Use: 8				
Type:	G Hierarchy: L'	Conversion: NB Location: R				
Greenbelt:	Y Flooding: N	Replacement Dwg: N Owner: 3				
	Site Ass	sessment				
Site Features:		Deliverability Assessment				
	sing up from Woodhouse Lane which is quit					
vell contained but pron area which is rural in ch	ninent. On the edge of the settlement in an naracter.	No known availability constraints.				
Availabile Access:						
	lhouse Lane though located on a sharp ben					
vhich is very likely to ra	nices care though located on a shalp ben hise highway safety issues at the very least dwellings which could be accommodated on					
he site.	wellings which could be accommodated on	Not considered to be suitable for residential development - gfield,				
Additional Comments	:	gbelt, important to setting of settlement, highway safety issues due to location on a sharp bend, elevated site which is visually				
		prominent, in an area with rural character.				
Strengths/ Opportuni	ioo.	Achievability:				
	ues.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site.				
lo obvious strengths.						
Weakneses/ Constrai	nts:	Classification: C Full Capacity 24				
	as being important to setting of settlement is sment, highway safety issues, visually	in 5 Year Capacity 0				
	hich has rural character.	Density 30.00				
	Planning	Application Details				
Planning Applicat	ion: SM Applica	ation Type: Approval Date:				
Building Control F) - f	Application: Approval Life:				
Date Last Upd	ated 24-Apr-15	Date Form Printed 26-Jun-15				

Date Form Printed

NLUD Ref. No.: PA Ref. No.: SM Bide	d east of V Street dulph Moor Details Biddulph & Biddulph Moor
Area: 1.62 ha. gross 1.620 ha. net Grid Ref.: E 389945 N 356912 Type: G Hierarchy: OC Greenbelt: Y Flooding: N	Policy: 2,3 Status: NC Commitment: 7 Use: 8 Conversion: NB Location: R Replacement Dwg: N Owner: 3
Site Assette Features: reen field, most recently used for agriculture.	Deliverability Assessment Availability: 1
vailabile Access: xisting vehicular access exists. dditional Comments: vailability of utilities and services is unknown according to SHLAA orm.	Suitability: Suitability: Site does not relate well to Biddulph or Biddulph Moor. Undermines 1 of purposes of GB (within an area of green belt which separates the 2), unsustainable location - large site which could accommodate a minimum of 50 houses not suitable here.
rengths/ Opportunities:	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
reen Belt between Biddulph and Biddulph Moor, open countryside cation, does not relate well to Biddulph or Biddulph Moor, nsustainable.	Classification: C Full Capacity 50 5 Year Capacity 0 Density 30.86
Planning Application: SM Applicat	Application Details tion Type: Approval Date: Approval Life:

SMDC Ref. No.: BY006 The F Bour Bour LDF Ref. No.:	nd adjacent to e Red Lion undary Road undary					
Site De Description Agricultural field	etails					
Comments: Agricultural field						
Area: 0.29 ha. gross 0.290 ha. net	Policy: 2/3 Status: NC					
Grid Ref.: E 398114 N 342607	Commitment: 7 Use: 8					
Type: G Hierarchy: SV	Conversion: NB Location: R					
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 3					
Site Asse	ssment					
te Features:	Deliverability Assessment					
gricultural field (appears to be used for grazing) slightly sloping. Doundary along the road edge is hedgerows and mature trees and not is at a higher level than road (if hedgerow remained would act is screening). Wire fence separates this and larger ag a vailabile Access: urrently a gate into farm from the southern end of farm. Access ould be most appropriate from here or from Little Road (this boundary is currently fenced)	Availability: No known availability constraints. Suitability: 3					
Idditional Comments: Id which is steeply sloping. Mature trees to the Northern edge of e.	Not considered suitable for development unless a site of this size is required for 100% affordable housing however there is another site which relates better to existing development. Would have a significant negative visual & landscape impact.					
	Achievability:					
a greenfield site of significant size was required for affordable busing this may have some limited potential however there is a maller site which relates better to the settlement(BY001).	Development would be economically viable taking into account all likely costs and planning obligations associated with the site					
eakneses/ Constraints:	Classification: C Full Capacity 9					
reen belt. Unlikely that a site of this size will be required.	5 Year Capacity 0					
	Density 31.03					
Planning Application: Application	pplication Details n Type: Approval Date:					

Description Comments: Area: Grid Ref.:	Overgrown pasture that both CD002+0 development).	oss 0.840 ha. net	retails ail from agent 06/09/12 in response to SHLAA consultation; expended and capable of being developed as single unit (ie could be phase). Policy: 2/3 Status: Commitment: 7 Use:	
Type: Greenbelt:		Hierarchy: LV Flooding: N	Conversion: NB Locatio	n: R
Greenbeit:		Flooding: N	Replacement Dwg: N Owner:	4
		Site Asse	ssment	
e Features:			Deliverability Assessment	
ing to Folly Lane ho		site visit, and from east	SHLAA rep received. Email correspondence from agent	
railabile Access: isting off Folly Lane. th CD002+003 could d Drive option to we ditional Comments ould be amalgamated 'comprehensive utili	Or as agent correspend be developed as or lest (as part of phased states). d with CD003? Agen ty studies' show all u	spondence argues that one, presumably Rock ed development) Int correspondence refers utilities available; and site does not contain	2011/Sept 2012 relating to both CD002 and CD003, which promote both sites separately/combined for housing. Suitability: Good resi development potential. Perhaps better to ama with CD0003, as this would enable better access options Rockend Dr (and also would better enable commercial development options as appropriate). But greenbelt site	2 Igamate
vailabile Access: disting off Folly Lane. The CD002+003 could be a point to we could be amalgamated to comprehensive utility in the could be a portant minerals or we could be a portant mineral or we co	Or as agent correspond to be developed as or lest (as part of phased sections). d with CD003? Agenty studies' show all use completed to show swildlife. [Oct.11 reports)	nt correspondence refers utilities available; and site does not contain	2011/Sept 2012 relating to both CD002 and CD003, which promote both sites separately/combined for housing. Suitability: Good resi development potential. Perhaps better to ama with CD0003, as this would enable better access options Rockend Dr (and also would better enable commercial	2 Igamate
railabile Access: disting off Folly Lane, th CD002+003 could be a point to we diditional Comments or with the could be amalgamated to the comprehensive utility in the comprehensive utility i	Or as agent correspond be developed as or est (as part of phased set). d with CD003? Agenty studies' show all use completed to show swildlife. [Oct.11 report ities: a. Because of screen if to 'open views' at ties.	nt correspondence refers utilities available; and site does not contain	2011/Sept 2012 relating to both CD002 and CD003, which promote both sites separately/combined for housing. Suitability: Good resi development potential. Perhaps better to ama with CD0003, as this would enable better access options Rockend Dr (and also would better enable commercial development options as appropriate). But greenbelt site	2 Igamate s eg onto

	890	La	d south of					
SMDC Ref. No	.: CD003							
NLUD Ref. No.	.:		skand Driva/ Millstone Edge					
PA Ref. No.:			kend Drive/ Millstone Edge ddleton					
LDF Ref. No.:		Cr						
	·	Site	Details					
Description	Undulating meadow.	. Foliaged fiel	boundaries					
Comments:		6/09/12 in respor	field boundaries, possible to subdivide this entry for lower-yield e to SHLAA consultation explains both CD002+003 are in same					
Area:	2.32 ha. gross 2	2.320 ha. ne	Policy: 2/3 Status:	NC				
Grid Ref.:	E 396817 N 350	0157	Commitment: 7 Use:	8				
Type:	G Hierar	rchy:	Conversion: NB Location:	R				
Greenbelt:	Y Flood	ing:	Replacement Dwg: N Owner:	4				
		Sito Ac	sessment					
ite Features:		Site As	Deliverability Assessment					
			_					
Indulating meadows (i eld boundaries.	in use). Slight slope down	to west. Attractiv		1				
			SHLAA rep received. Email correspondence from agent March 2011/Sept 2012 relating to both CD002 and CD003, which	1				
vailabile Access:			promote both sites separately/combined for housing.					
ccess 'heads' from re	esidential estate roads at R	ockend Dr and						
	esidential estate roads at R	ockend Dr and	Suitability:	2				
	esidential estate roads at R	ockend Dr and		2				
Aillstone Edge.		ockend Dr and	Notwithstanding large scale, good resi potential. Choice of access points (or more than one). Light industrial use might be					
Additional Comments			Notwithstanding large scale, good resi potential. Choice of					
dillstone Edge. Additional Comments Gee also assessment on site. Also, as site.	s: of CD002. Site could be an nas internal field boundarie	nalgamated with s, a smaller part	Notwithstanding large scale, good resi potential. Choice of access points (or more than one). Light industrial use might be feasible, subject to access considerations eg access onto Rockend Dr or Leek Road.					
Additional Comments Gee also assessment on site. Also, as site his site (with lower yie	s: of CD002. Site could be an	nalgamated with s, a smaller part ped. See also	Notwithstanding large scale, good resi potential. Choice of access points (or more than one). Light industrial use might be feasible, subject to access considerations eg access onto Rockend Dr or Leek Road.					
Additional Comments See also assessment of his site. Also, as site his site (with lower yie	of CD002. Site could be an nas internal field boundarie ld) could initially be develo c CD002 which also apply	nalgamated with s, a smaller part ped. See also	Notwithstanding large scale, good resi potential. Choice of access points (or more than one). Light industrial use might be feasible, subject to access considerations eg access onto Rockend Dr or Leek Road. Achievability: Development would be economically viable taking into accoun	1				
dditional Comments dee also assessment on site. Also, as site his site (with lower yie dditional comments to trengths/ Opportunity arge developable plot ettlement. Not particuite visit. Good access	of CD002. Site could be an nas internal field boundarie ld) could initially be develo c CD002 which also apply	nalgamated with s, a smaller part ped. See also here.	Notwithstanding large scale, good resi potential. Choice of access points (or more than one). Light industrial use might be feasible, subject to access considerations eg access onto Rockend Dr or Leek Road. Achievability:	1				
dillstone Edge. dditional Comments dee also assessment of a site. Also, as site in a site with lower yie dditional comments to trengths/ Opportunitarge developable plot ettlement. Not particulate visit. Good access dge.	of CD002. Site could be an as internal field boundarie id) could initially be develo o CD002 which also apply ities: I next to resi area. Logical of lalry 'open' views at this log points already at Rockend	nalgamated with s, a smaller part ped. See also here.	Notwithstanding large scale, good resi potential. Choice of access points (or more than one). Light industrial use might be feasible, subject to access considerations eg access onto Rockend Dr or Leek Road. Achievability: Development would be economically viable taking into accoun	1 1 t all				
Additional Comments Gee also assessment on this site. Also, as site in this site (with lower yie additional comments to the strengths/ Opportunity arge developable plot ettlement. Not particulate visit. Good accessinge. Veakneses/ Constrainarge greenfield area i	of CD002. Site could be an as internal field boundarie id) could initially be develo o CD002 which also apply ities: I next to resi area. Logical of lalry 'open' views at this log points already at Rockend	nalgamated with s, a smaller part ped. See also here. extension to cation at time of I Drive/Millstone	Notwithstanding large scale, good resi potential. Choice of access points (or more than one). Light industrial use might be feasible, subject to access considerations eg access onto Rockend Dr or Leek Road. Achievability: Development would be economically viable taking into accoun likely costs and planning obligations associated with the site	1 t all				
dillstone Edge. Additional Comments Gee also assessment on the site. Also, as site in its site (with lower yie ditional comments to its site of the	of CD002. Site could be annas internal field boundarie ld) could initially be develous CD002 which also apply lities: I next to resi area. Logical elalry 'open' views at this log points already at Rockend lints:	nalgamated with s, a smaller part ped. See also here. extension to cation at time of I Drive/Millstone	Notwithstanding large scale, good resi potential. Choice of access points (or more than one). Light industrial use might be feasible, subject to access considerations eg access onto Rockend Dr or Leek Road. Achievability: Development would be economically viable taking into accoun likely costs and planning obligations associated with the site Classification: B Full Capacity 76	1 t all				
Additional Comments Gee also assessment on site. Also, as site has site (with lower yie additional comments to strengths/ Opportunity arge developable plot ettlement. Not particuite visit. Good accessidge. Veakneses/ Constrainarge greenfield area i	of CD002. Site could be annas internal field boundarie ld) could initially be develous CD002 which also apply lities: I next to resi area. Logical elalry 'open' views at this log points already at Rockend lints:	nalgamated with s, a smaller part ped. See also here. extension to cation at time of I Drive/Millstone	Notwithstanding large scale, good resi potential. Choice of access points (or more than one). Light industrial use might be feasible, subject to access considerations eg access onto Rockend Dr or Leek Road. Achievability: Development would be economically viable taking into accoun likely costs and planning obligations associated with the site Classification: B Full Capacity 70	1 t all				
dditional Comments ee also assessment on a site. Also, as site in a site (with lower yie dditional comments to trengths/ Opportunity arge developable plot ettlement. Not particute visit. Good access dge. Veakneses/ Constrainarge greenfield area i	of CD002. Site could be annas internal field boundarie ld) could initially be develous CD002 which also apply lities: I next to resi area. Logical elalry 'open' views at this log points already at Rockend lints:	nalgamated with s, a smaller part ped. See also here. extension to cation at time of I Drive/Millstone	Notwithstanding large scale, good resi potential. Choice of access points (or more than one). Light industrial use might be feasible, subject to access considerations eg access onto Rockend Dr or Leek Road. Achievability: Development would be economically viable taking into accoun likely costs and planning obligations associated with the site Classification: B Full Capacity 70	1 t all				
Additional Comments See also assessment of his site. Also, as site his site (with lower yie additional comments to strengths/ Opportunitarge developable plot ettlement. Not particulate visit. Good access Edge. Weakneses/ Constrain	of CD002. Site could be annas internal field boundarie ld) could initially be develous CD002 which also apply lities: I next to resi area. Logical clalry 'open' views at this logical points already at Rockend lints: In greenbelt. Pleasant land	nalgamated with s, a smaller part ped. See also here. extension to cation at time of I Drive/Millstone scape (field	Notwithstanding large scale, good resi potential. Choice of access points (or more than one). Light industrial use might be feasible, subject to access considerations eg access onto Rockend Dr or Leek Road. Achievability: Development would be economically viable taking into accoun likely costs and planning obligations associated with the site Classification: B Full Capacity 5 Year Capacity Density 30.	1 t all				
Additional Comments Gee also assessment on this site. Also, as site in this site (with lower yie additional comments to the strengths/ Opportunity arge developable plot ettlement. Not particulate visit. Good access adge. Veakneses/ Constrainarge greenfield area in the poundaries).	of CD002. Site could be an as internal field boundarie id) could initially be develous CD002 which also apply ities: I next to resi area. Logical elalry 'open' views at this logical points already at Rockend ints: In greenbelt. Pleasant land	nalgamated with s, a smaller part ped. See also here. extension to cation at time of I Drive/Millstone Planning Applie	Notwithstanding large scale, good resi potential. Choice of access points (or more than one). Light industrial use might be feasible, subject to access considerations eg access onto Rockend Dr or Leek Road. Achievability: Development would be economically viable taking into accoun likely costs and planning obligations associated with the site Classification: B Full Capacity 5 Year Capacity Density 30.	1 t all				

Description Comments: Area: Grid Ref.:	Not resi curt to these fields. excludes tail. 0.71 ha. E 396903	separated from both Not known if in use. gross 0.660 h 3 N 350327	adj dwellings Refusal 07/0 a. net		to rear but not f d owing to 2007	fenced off - ope	
Type: Greenbelt:	G	Hierarchy: Flooding:	LV N	Conversion:	NB	Location	
				Replacement Dw	g: N	Owner:	3
		Sit	e Assess	sment			
e Features:				Deliveral	bility Assessr	ment	
	lat field surrour	e. Separated from a		Although 2007 SHLAA rep promote site, availability a as of Feb 2015.			
s existing gated acc cess land to rear, bu ditional Comments ar land included owi utting no 37 Folly La	it not known. S: ng to SHLAA rene now exclude	ep. Small part of acced from gross/net are ownership.	ess tail	Suitability: Excellent residential poten merits (despite weaknesse			
es existing gated acc cess land to rear, bu ditional Comments ear land included owi utting no 37 Folly La cause understood to	ng to SHLAA rene now exclude be in separate	ep. Small part of acced from gross/net are	ess tail	Excellent residential poten merits (despite weaknesse Achievability:	es), as it abuts s	settlement.	ne 1
es existing gated acc cess land to rear, but ditional Comments ear land included owing utting no 37 Folly La cause understood to rengths/ Opportuni gical infill plot. Flat. It titlement boundary. Content of site visit.	ng to SHLAA rene now exclude be in separate ties: nfill developme only partially vis	ep. Small part of acced from gross/net are	ess tail ea	Excellent residential poten merits (despite weaknesse	es), as it abuts s	ettlement.	1 account all
s existing gated access land to rear, but ditional Comments ar land included owing the cause understood to rengths/ Opportunity gical infill plot. Flat. It thement boundary. Comments of site visit.	ng to SHLAA rene now exclude be in separate ties: nfill developme only partially vis	ep. Small part of accord from gross/net are ownership. nt. Wider field abuts ible from Felthouse	ess tail aa	Excellent residential poten merits (despite weaknesse Achievability: Development would be eco	onomically viable bligations associ	e taking into acciated with the s	1 count all site
es existing gated acc cess land to rear, bu ditional Comments ear land included owi utting no 37 Folly La cause understood to rengths/ Opportuni gical infill plot. Flat. I ttlement boundary. Cone of site visit.	ng to SHLAA rene now exclude be in separate ties: nfill developme only partially vis	ep. Small part of accord from gross/net are ownership.	ess tail aa	Excellent residential poten merits (despite weaknessed) Achievability: Development would be ecollikely costs and planning of	onomically viable bligations associ	e taking into acciated with the s	1 count all site

Site Ref. No.: SMDC Ref. No NLUD Ref. No. PA Ref. No.: LDF Ref. No.:			386	outh of le Road leton				
Description Comments:		le field, abutting		ails active perimeter sto			trees	
Area: Grid Ref.: Type: Greenbelt:	0.44 ha. g E 396675 G Y	N 350226 Hierarchy: Flooding:	LV	Policy: 2 Commitment Conversion: Replacement		7 NB N	Status: Use: Location Owner:	NC 8 8 R 4
		Site	Assess	sment				
rable field. Slopes do headle Rd. Foliaged foint - elevates to Nort vailabile Access: wo: first via commercie: South end dditional Comments ite to north appears to arden	ield boundaries. h and South al premises to N b be commercial	Road dips down at the	nis	Availability: Assumed 2 Suitability: Good residential/com Achievability:		otential	ent	2 2
rengths/ Opportuninge, regular shape. Lecause of site levels were at time of site	ogical extension			Development would be likely costs and plann				
deakneses/ Constrainut still some loss of o SCA 2008 identifies the etting to settlement'.	pen views to wes			Classification:	В	5 Year	Capacity Capacity Density	14 0 31.82
Planning Applicat Building Control F	Ref	,	Application T			Approval Da Approval Lif		

/366 adle Road ddleton
Details B. Attractive stone/foliage boundaries. identifies this area as part of 'important landscape setting to settlement'.
Policy: 2/3 Status: NC
Commitment: 7 Use: 8
Conversion: NB Location: R
Replacement Dwg: N Owner: 4
essment
Deliverability Assessment
Availability: 2 Assumed 2
Suitability: Despite weaknesses good residential or commercial potential
Achievability: 1
Development would be economically viable taking into account all likely costs and planning obligations associated with the site
Classification: B Full Capacity 23
5 Year Capacity 0 Density 31.94
Application Details ion Type: Approval Date: Approval Life:

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description		Staffor Cheadl Cheddl	nils	-	ge Yard/Long	glands
Comments: Area: Grid Ref.: Type: Greenbelt:	0.98 ha. gross 0.980 ha E 396721 N 350862 G Hierarchy: Y Flooding:	. net LV N	Policy: 2 Commitment Conversion: Replacement		Statu 7 Use: NB Locat N Owne	8 ion: R
	Site	Assess	sment			
	end		Availability: Assumed 2 Suitability: Good residential/com		Assessment	2
	ties: evelopable for residential or commerci ntial/commercial/agricultural area]. Op		Development would be likely costs and plann			account all
art of 'important lands	nts: eld. SMD LSCA 2008 identifies this are scape setting to settlement'. Loss of so say road. Does not abut development		Classification:	В	Full Capacity 5 Year Capacity Density	30 0 30.61
Planning Applicat Building Control F	Ref (ning App		Д	pproval Date:	

Comments: Area: Grid Ref.:	Note site ration explaining the slightly smaller	onalised/amalgamated fiely co-own new site area er - excl SW access . gross 1.250 ha	from previou a CD017 as	vergrown field; & two other us entries CD017/24/117-followin shown. This includes entire 403 Policy: 1/2/3 Commitment:	g lettr from c	co-owner 16/11/14	ļ.
Type:	B/G	Hierarchy:	LV	Conversion:	NB	Location:	U/R
Greenbelt:	Y	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Site	Asses	sment			
e Features:				Deliverabili	ty Assessı	ment	
		le Rd dwellings. Perimet		1 - 44 - 15 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	4		4.
ailabile Access: -owner letter advise nership; there is alseveloped no. 403 additional Comment te site area to entry	es that no.403 Cso access strip and/or SW access:	sible from South at time nded). Cheadle Rd in same to SW. So access could	d be via	Letter from co-owner 16/11/1 entry as shown, is in commo housing devt in next plan peri Suitability: Good resi (re-)development p 'strengths/opportunities'. Rea but good potential when comi discussed.	n ownership od. otential owin r fields canno	and available for	2
railabile Access: o-owner letter advise raership; there is als developed no. 403 and additional Comment	es that no.403 Cso access strip fand/or SW access: / CD117 to north a accordingly.	cheadle Rd in same to SW. So access could ess.	d be via	entry as shown, is in commo housing devt in next plan period by the strength of the strengths of the strengt	otential owin	and available for	2 one 1
ailabile Access: -owner letter advise nership; there is also developed no. 403 and ditional Comment the site area to entry we entry CD017 area area for engths/ Opportunity of the site area to entry o	es that no.403 Cso access strip and/or SW accests: // CD117 to north a accordingly. sities: tiguous land in services with redeved acres with redeved acres with redeved acres with redeved acres well screener.	cheadle Rd in same to SW. So access could ess. th has been reduced to essentiate to switch the same o/ship.Good opp. access point at no 403). Fed at time by perimeter for the same of th	e of site d be via exclude	entry as shown, is in commo housing devt in next plan period by the state of the st	otential owin r fields canno bined with tw	and available for	2 one 1
ailabile Access: owner letter advise repressip; there is also developed no. 403 and ditional Commentate site area to entry we entry CD017 area area for a site of the control of the co	es that no.403 Ces that no.403 Ces access strip and/or SW accests: // CD117 to north a accordingly. ities: tiguous land in ses with redevd acres well screener ane devt. Logic	cheadle Rd in same to SW. So access could ess. th has been reduced to essentiate to switch the same o/ship.Good opp. access point at no 403). Fed at time by perimeter for the same of th	e of site d be via exclude	entry as shown, is in commo housing devt in next plan period by the state of the st	otential owin r fields canno bined with tw	and available for	2 one 1

SMDC Ref. No.: NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:			Leek F					
• [to include adjacent fi		three attractive fiel ownership as two northe				
Area:	1.62 ha.	gross 1.620 ha	a. net	Policy: 2	2/3		Status:	NC
Grid Ref.:	E 39685	8 N 351000		Commitment	:	7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:		NB	Locatio	n: R
Greenbelt:	Y	Flooding:	N	Replacement	Dwg:	N	Owner:	3
		Site	e Asses	sment				
e Features:				Deliv	verabili	ity Assessr	nent	
elds same level/slightl sture. Attractive low h ews across site at time ncealed . Low hedge/ railabile Access:	edge boundar e of visit, esp s farm divides th	ries. Not particularly 'c southern field which is ne 3 CD019 fields.	ppen' s better	Availability: Assumed 1 - corresponding his clients both northern fields. (same ownership.	' interest	t in residentia	l development	across
a Holly House farm co 3 Cheadle Rd into far		point which runs nor	th of no.	Suitability:				2
Iditional Comments: was noted that some of iginal CD019 extende	of the adjacent			Greenfield. Not most some residential ribbon nos	ential and	d would link u	ıp with built up	
rrespondence confirmer confirmed that third		s in same ownership.	Council	Achievability:				1
rengths/ Opportuniti gical extension to SDI authern field especially using/foliage. Fields c	B, given housi	aled by roadside		Development would be likely costs and plann				
eakneses/ Constrain	ts:			Classification:	В	Ful	I Capacity	39
hough housing oppos	site, this is spo	ws; rural feel at north gradic. Perhaps acces field would 'ribbon' this	s onto			5 Yea	ar Capacity	0 24.07
		Plan	ning Ap	plication Details	S			
	on:		Application :	Гуре:		Approval [Date:	
Planning Application								

Site Ref. No.:	922	Land a	nd buildings at	t		
SMDC Ref. No		Lilac G	rove Farm			
NLUD Ref. No.	:	Folly L	ane			
PA Ref. No.:		Chedd				
LDF Ref. No.:		Onoud				
		Site Deta	ails			
Description	Derelict farmyard/part of farm	1				
Comments:	Part of site appears derelict and tota has been identified here (including N				still be in use, but the v	hole site
Area:	0.29 ha. gross 0.290 ha	a. net	Policy: 1		Status:	NC NC
Grid Ref.:	E 396974 N 350051		Commitment	:	7 Use:	8
Туре:	G Hierarchy:	LV	Conversion:		NB Location	on: U
Greenbelt:	N Flooding:	N	Replacement	: Dwg:	N Owner:	4
	Site	Assess	sment			
ite Features:			Deliv	verability .	Assessment	
	disused overgrown yard area. Not al	II farm	Availability:			2
omplex may be dereli	ct or disused.		Assumed 2			
Availabile Access:						
Existing onto Folly Land						
existing office i only carr	5		Suitability:			2
			_	nent potentia	al for residential. Folly I	
Additional Comments	: :				ommercial developmen	
	'juts out' to include both eastern farm					
packland component.	ingle, therefore redevelopment would	i ilave a				
Strengths/ Opportuni	ties.		Achievability:			1
		CDD			cally viable taking into a ons associated with the	
Sizable site. Would red	tial infill along residential frontage in S levelop what is a visually detracting si					
telatively flat land.						
Veakneses/ Constrai	nts:		Classification:	В	Full Capacity	8
Greenfield.					5 Year Capacity	0
					Density	27.59
	Planr	nıng Apı	olication Details	S		
Planning Applicat	ion:	Application 7	Гуре:	A	Approval Date:	
Building Control F	Ref	Other Applic	eation:		Approval Life:	
Date Last Upd	lated 29-May-15		D-4- F 5	Orinte d	00 lui 45	
= a.c =acc opa	,		Date Form P	mileu	26-Jun-15	

Site Ref. No.:	923					
SMDC Ref. No.		Staffor	rdshire Farmers' Ha	aulage Ya	ırd	
NLUD Ref. No.:	343800227		le Road	adiago i d	·- -	
PA Ref. No.:		Chedd				
LDF Ref. No.:		Crieda				
		Site Det	ails			
Description	Run-down haulage yard a	nd buildings	within wider farmyard (pa	artially in cor	nmercial use	e)
	Only part of site has consent for 2012. Note site being cleared as reversion to nature					
Area:	0.63 ha. gross 0.630	ha. net	Policy: 2/3		Status:	NC
Grid Ref.:	E 396717 N 350755		Commitment:	2	Use:	8
Type:	G Hierarchy:	LV	Conversion:	NB	Location	ı: R
Greenbelt:	Y Flooding:	N	Replacement Dwg	g: N	Owner:	4
	S	ite Asses	sment			
e Features:			Deliverab	oility Assessi	ment	
used brick and mode	ern construction farm/commercia	l bldas.	Availability:			2
ually detracting site.	Surrounded by housing and cour or housing or commercial use.		Revised Submission Core	Strategy repres	sentation from J	
			Estates dated February 20 ownership, but this not clear		otes this site, in	iplies
ailabile Access:			ownership, but this not clea		otes this site, in	ipiles
	Rd.				otes triis site, iri	iplies
	Rd.				otes this site, in	3
isting onto Cheadle F			ownership, but this not clea	ar. ·	f legal agreeme	3
isting onto Cheadle F ditional Comments: te demolition of existi	: ing structures and reversion to a		Suitability: Reversion of this site is recuider 08/01715 consent, the	ar. ·	f legal agreeme	3
ditional Comments: te demolition of existive quired under legal a			Suitability: Reversion of this site is recuider 08/01715 consent, the	ar. ·	f legal agreeme	3
ditional Comments: te demolition of existive equired under legal acteriore 'C' site	ing structures and reversion to a agreement to wider 08/01715 app		Suitability: Reversion of this site is recuider 08/01715 consent, the classification = C. Achievability:	ar. Juired as part o	f legal agreeme tly '3' and wider	nt to
required under legal a erefore 'C' site rengths/ Opportuniti	ing structures and reversion to a agreement to wider 08/01715 app	oroval -	Suitability: Reversion of this site is recuider 08/01715 consent, the classification = C.	quired as part o lerefore current	f legal agreeme tly '3' and wider	3 nt to 1 count all
ditional Comments: te demolition of existive description of the comments of the demolition of existive description of the comments of the com	ing structures and reversion to agreement to wider 08/01715 applies: e. Close to SDB, edge of built up to South. Well screened. Although ature already. Main A520 presum	area.	Suitability: Reversion of this site is recuider 08/01715 consent, the classification = C. Achievability: Development would be eccession.	quired as part o lerefore current	f legal agreeme tly '3' and wider	3 nt to 1 count all
ditional Comments: te demolition of existive demolition of existive equired under legal astrefore 'C' site rengths/ Opportunitive equive endevelopable site using opposite and to see semi-commercial national interpretable in the properties of the end to see in th	ing structures and reversion to agreement to wider 08/01715 applies: e. Close to SDB, edge of built up to South. Well screened. Although ature already. Main A520 presumer traffic.	area.	Suitability: Reversion of this site is recuider 08/01715 consent, the classification = C. Achievability: Development would be eccession.	quired as part o erefore current	f legal agreeme tly '3' and wider	3 nt to 1 count all
ditional Comments: te demolition of existive quired under legal actrefore 'C' site rengths/ Opportunition of existive existing	ing structures and reversion to agreement to wider 08/01715 applies: e. Close to SDB, edge of built up to South. Well screened. Although ature already. Main A520 presumer traffic.	area. n 'greenfield' nably has	Suitability: Reversion of this site is rec wider 08/01715 consent, the classification = C. Achievability: Development would be ecc likely costs and planning of	quired as part of the part of	f legal agreeme tly '3' and wider le taking into acciated with the s	3 nt to 1 count all site
ditional Comments: te demolition of existive quired under legal actrefore 'C' site rengths/ Opportunition of existive quired under legal actrefore 'C' site rengths/ Opportunition of existive quired under legal actrefore 'C' site rengths/ Opportunition of existive quired under legal actrefore in active to absorb further eakneses/ Constrain	ing structures and reversion to agreement to wider 08/01715 applies: e. Close to SDB, edge of built up o South. Well screened. Although ature already. Main A520 presumer traffic.	area. n 'greenfield' nably has	Suitability: Reversion of this site is rec wider 08/01715 consent, the classification = C. Achievability: Development would be ecc likely costs and planning of	quired as part of the part of	f legal agreeme tly '3' and wider le taking into acciated with the s	ant to 1 count all site
ditional Comments: te demolition of existive quired under legal actrefore 'C' site rengths/ Opportunition of existive quired under legal actrefore 'C' site rengths/ Opportunition of existive quired under legal actrefore 'C' site rengths/ Opportunition of existive quired under legal actrefore in active to absorb further eakneses/ Constrain	ing structures and reversion to agreement to wider 08/01715 applies: e. Close to SDB, edge of built up o South. Well screened. Although ature already. Main A520 presumer traffic.	area. n 'greenfield' nably has	Suitability: Reversion of this site is rec wider 08/01715 consent, the classification = C. Achievability: Development would be ecc likely costs and planning of	quired as part of the part of	f legal agreeme tly '3' and wider le taking into acciated with the s Il Capacity ar Capacity	ant to 1 count all site 19 0
ditional Comments: te demolition of existic equired under legal acrefore 'C' site rengths/ Opportunition of existic equired under legal acrefore 'C' site rengths/ Opportunition of existic equired under legal acrefore 'C' site rengths/ Opportunition of existic existing opposite and to be semi-commercial nation of existing	ing structures and reversion to agreement to wider 08/01715 applies: e. Close to SDB, edge of built up o South. Well screened. Although ature already. Main A520 presumer traffic. hts: road. Technically all 'greenfield'	area. a 'greenfield' hably has . GB.	Suitability: Reversion of this site is rec wider 08/01715 consent, the classification = C. Achievability: Development would be ecc likely costs and planning of	quired as part of the part of	f legal agreeme tly '3' and wider le taking into acciated with the s Il Capacity ar Capacity	ant to 1 count all site 19 0
isting onto Cheadle Relational Comments: Iditional	ing structures and reversion to agreement to wider 08/01715 applies: e. Close to SDB, edge of built up o South. Well screened. Although ature already. Main A520 presumer traffic. hts: road. Technically all 'greenfield'	area. a 'greenfield' hably has . GB.	Suitability: Reversion of this site is rec wider 08/01715 consent, the classification = C. Achievability: Development would be ecc likely costs and planning of the cost of	quired as part of the part of	f legal agreeme tly '3' and wider le taking into acciated with the s Il Capacity ar Capacity Density	ant to 1 count all site 19 0
ditional Comments: te demolition of existive quired under legal attrefore 'C' site rengths/ Opportunitive ge redevelopable site using opposite and to a semi-commercial nationacity to absorb further eakneses/ Constrain	ing structures and reversion to agreement to wider 08/01715 applies: e. Close to SDB, edge of built up to South. Well screened. Although ature already. Main A520 presumer traffic. Ints: Toad. Technically all 'greenfield' Place on:	area. n 'greenfield' nably has . GB.	Suitability: Reversion of this site is rec wider 08/01715 consent, tr classification= C. Achievability: Development would be ecc likely costs and planning of the cost of t	quired as part of the part of	f legal agreeme tly '3' and wider le taking into accided with the solution and continuous ar Capacity Density Date:	ant to 1 count all site 19 0

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Ashcombe Park Cricket Ground/100-112 Basford Off Basford Bridge Lane Cheddleton Site Details					
Description	Undulating pasture backed by	-					
Comments:	Site area excludes walled APCC to v Basford Bridge Lane but excludes B from no.112 BBL. P.Ro.W						
Area:	7.16 ha. gross 7.160 ha	a. net	Policy: 2	2/3		Status:	NC
Grid Ref.:	E 397678 N 351667		Commitment	:	7	Use:	8
Type:	G Hierarchy:	LV	Conversion:		NB	Location	ı: R
Greenbelt:	Y Flooding:	N	Replacement	Dwg:	N	Owner:	4
	Site	Asses:		vorabilit	y Assessm	nont	
e Features:				verability	y Assessii	ient	
odland area. Slopes rtractive open views railabile Access:	asture. Rises up to south where it me down to valley to east. Overgrown in to S and E in places.	places.	Availability: Revised Submission February 2012 which this not clear.				
	access onto Basford Bridge Lane. Al 112+114 BBL which is also P.Ro.W	lso	Suitability:				2
sford Bridge Farm) a	a was expanded southwards (parallel and also eastwards to include land rea	ar of	Excellent developme however loss of view However smaller 'pha needed, eg field by fi	s is consid ases' could	deration. Thi	s site is in gree	enbelt.
	r BBL 'frontage' considered separately rox 14/ha based on surrounding dens		Achievability:				2
ckland' housing beh	ties: uburban area already. Could develop ind 100-112 BBL. B/B Lane should be ating additional development in highw	е	Since this is 'major' s eg affordable housing could be made econd obligations.Clearly sit frontage	g, renewat omically vi	oles etc.The able through	refore develop reduced plan	ment ning
eakneses/ Constrai	nts:		Classification:	В	Full	Capacity	100
en long views to cou using there may be	nd development. Loss of some attract intryside. Site rises up slightly to SE s more visible from north. SMD Landsc maps this as "remnant historic lands	so any ape			5 Yea	Capacity Density	0 13.97
	Planr	ning Ap	plication Details	s			
	ion:	Application	Tyne:		Approval D	ate:	

issues/flood risk is commitment in 4.79 ha. g Grid Ref.: E 397449	les northern 'strip' running E-W to the major n 98SMLP ross 0.260 ha. net N 352289	nder of modern residential ender of modern residential enderween CD069 and CD100 (excludity of the 'leftover' land following the Policy: Commitment:	uded due to slope/Cons Area	а
Type: G Greenbelt: N	Hierarchy: LV Flooding: N	Conversion:	NB Location	
	.	Replacement Dwg:	N Owner:	3
	Site Asses		y Assessment	
et) area is land to immediate West of dulates, sloping up to south- quite her pears too undulating to develop. Larg ditional comments.	avily in places. Most of site	Availability: Recent refusal 05/0390/OUT s and more recent corresponder		1 Rep
ditional Comments: te refusal 05/0390/OUT. Most of CDC oresentation (20/05/08). Now 04/0149 veloped-now excluded from area. Commission with site, to enlarge? Note single-presentation (20/05/08).	CD099 (as was proposed in 069 has HLAA 0 consent has been and CDs 098/099 be	Suitability: Site extent approximates to HL potential owing to size, urban I all areas may be developable of because greenfield. Achievability: Development would be economiliately costs and planning obligations.	ocation and centrality (although topography grounds). Given topography grounds and control of the control of th	ugh not ven '2' 1 count all
a turning head to Cheddleton Park Avnvoluted alternatives ie 'through' site (rusal 05/390). Iditional Comments: Iditional Comments:	CD099 (as was proposed in D69 has HLAA D consent has been uld CDs 098/099 be noe "Babylon Bank" built, no	Site extent approximates to HL potential owing to size, urban lall areas may be developable obecause greenfield. Achievability:	ocation and centrality (although topography grounds). Given topography grounds and control of the control of th	Good ugh not yen '2'

SMDC Ref. No.: CD074 NLUD Ref. No.: Ho	and west of Edward's Church Cemetery ollow Lane neddleton
	me peripheral foliage (conservation area) hurchyard open space
	t Policy: 2/3/5 Status: NC Commitment: 7 Use: 5/8 Conversion: NB Location: R Replacement Dwg: N Owner: 4
Site As	ssessment
e Features:	Deliverability Assessment
oping attractive overgrown pasture; regular field shape. Rural fo dging/fencing around perimeter.	Availability: 2 Assumed 2
pears to be vehicular access off Hollow Lane in between mmunity centre and Lymetree Cottage, however this is narrow h poor visibility. Only other alternative would appear to be mation of new access off Park Lane, however this is also very ditional Comments: pacity has been limited to 6 dwellings because of existing adopted access arrangements. Could in theory link with sites 1075 and CD076 althoug these are presumed to be in separate nership.	
rengths/ Opportunities: rge, developable, abuts SDB. Arguably a logical 'extension' to the lt up area.	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constraints: ractive, greenfield, GB, conservation area and open space. Ma quire new access onto 'Park Lane' to west. Park Lane is narrow al lane. Amenity/noise issues if Hollow Lane access used?	
Planning	g Application Details
Duilleline Countral Dof	cation Type: Approval Date: r Application: Approval Life:

	See also CD08 Note despite fa conservation a	wooded steep pa 31.Net area excludes alling within B/W/Way	perimeter wo	ails e oodland.Parts of remaind n area, not within a flood				
Grid Ref.:	E 397230	N 352522		Commitment	:	7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:		NB	Location	
Greenbelt:	Υ	Flooding:	N	Replacement	Dwg:	N	Owner:	4
		Site	e Assess	•				
te Features:		Oit	C ASSUS		/erability	/ Assessm	ent	
oping overgrown hill. ay be developable. Vol heddleton on Cheadle vailabile Access: eld access south of 1 dditional Comments his is a highly promine sual consequences of	Cheadle Roa	d. tering Cheddleton. T	Therefore	Availability: Assumed 2 Suitability: Unlikely owing to con	straints.			3
rengths/ Opportunitose to village centre.				Development would be likely costs and plann				
eakneses/ Constrain pography. Visual impreenfield/GB. Conser	acts. Also acce	ess - main road is bu	sy.	Classification:	С		Capacity Capacity Density	5 0 20.00
Planning Applicati		Plan	ning Application Tother Applic		S	Approval D		

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:		Beech A Cheddle Site Deta	eton	cnange Pre	emises			
Area: Grid Ref.: Type: Greenbelt:	0.23 ha. gross 0.230 ha E 397297 N 351998 B/G Hierarchy: N Flooding:	LV N	Policy: 1 Commitment Conversion: Replacement	NB	Status: Use: Location Owner:	6		
	Site	Assessi	ment					
Disused modern buildin appears derelict for sor reen areas - mixed brownial billion by the control of the contr	isused modern building premises. Fenced off with 2m fence. ppears derelict for some time. Tarmaced parking surrounded by een areas - mixed brownfield and greenfield. vailabile Access: xisting onto Beech Ave			Availability: Assumed 2 Suitability: Great redevelopment potential , especially residential infill.				
trengths/ Opportunit	ies: in central (residential) area.		Achievability: Development would b likely costs and plann					
Veakneses/ Constrain	nts: enfield [but status uncertain].		Classification:		Full Capacity Year Capacity Density	7 0 30.43		
Planning Applicati Building Control R Date Last Upda	on: ef	ning App Application Ty Other Applica		Approv Approv	al Date: al Life: Jun-15			

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	Che	eddleton Details slope. (Area TPO)
Area: Grid Ref.: Type: Greenbelt:	1.48 ha. gross 1.480 ha. net E 397468 N 353061 G Hierarchy: L\ Y Flooding: N	Conversion: NB Location: R
	Ope up to North but very flat. Surrounded by fields. Rural feel. Attractive hedge	Deliverability Assessment Availability: Owing to letter, 1.
ar of Wall Lane prope		Suitability: Suitability: Not a priority site due to location. The blanket TPO would only rule out parts of the site ie the areas close to trees. There would appear to be many other greenfield sites less remote from the settlement which would warrant further consideration first
rengths/ Opportuni		Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constrai PO extending across eenfield, rural feel; G	entire site. Site is remote from Cheddleton,	Classification: C Full Capacity 44 5 Year Capacity 0 Density 29.73
Planning Applicat Building Control F	ion: Applica	Application Details ation Type: Approval Date: Approval Life: Approval Life:

Description Comments:	REPRESENTA	meadow land (he	· · · · · · · · · · · · · · · · · · ·	ails Used for grazing		04-4	NC
Area: Grid Ref.:	1.67 ha. (gross 1.670 h 3 N 353832	ia. riet	Policy: 3 Commitment:	7	Status: Use:	NC 8/0
Type:	G	Hierarchy:	LV	Conversion:	NB	Location:	8/9 R
Greenbelt:	N	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Sit	e Asses				
e Features:				Deliverabilit	y Assessn	nent	
en meadow/heath.		sford Lane. Appears d perimeter esp to S		Availability: HLAA Rep indicating immedia	te availability	/	1
amou vennundi düüt	200 00 200.0.0						
	s:			Suitability: Unlikely owing to greenfield stainterests, topography etc	atus, adjacer	nt conservation	3
Iditional Comments	-	096 which is SBI/Wo	podland	Unlikely owing to greenfield sta interests, topography etc	atus, adjacer	nt conservation	3
AA Representation.	Adjacent to CD	096 which is SBI/Wo	podland	Unlikely owing to greenfield sta	nically viable	e taking into acco	1 unt all
AA Representation. O rengths/ Opportuni	Adjacent to CD	096 which is SBI/Wo	podland	Unlikely owing to greenfield state interests, topography etc Achievability: Development would be econor	nically viable ations associ	e taking into acco	1 unt all
AA Representation. O rengths/ Opportuni uts Leekbrook SDB eakneses/ Constrai	Adjacent to CDi	t to industrial area th	nerefore	Unlikely owing to greenfield stainterests, topography etc Achievability: Development would be econor likely costs and planning obligations.	nically viable ations associ	e taking into accordiated with the site	1 unt all
AA Representation. O rengths/ Opportuni uts Leekbrook SDB eakneses/ Constrai	Adjacent to CDi	t to industrial area th	nerefore dland	Unlikely owing to greenfield stainterests, topography etc Achievability: Development would be econor likely costs and planning obligations.	nically viable ations associ	e taking into accordiated with the site	1 unt all 3 50 0
Iditional Comments AA Representation. AA Representation. Prengths/ Opportunion of the comments of the comment	Adjacent to CDG ities: ints: tryside. Adjacent s. Abuts (Site CD	t to industrial area th	nerefore dland	Unlikely owing to greenfield stainterests, topography etc Achievability: Development would be econor likely costs and planning obligation: Classification: C	nically viable ations associ	e taking into accordiated with the site Capacity r Capacity Density	1 unt all ==================================

Site Ref. No.:	1106		Land S	South of/Southwest o	of		
SMDC Ref. No			Leekbi	rook Industrial Estat	e/ Site C	D095	
NLUD Ref. No	.:		Basfor	d Lane			
PA Ref. No.:			Chedd				
LDF Ref. No.:			Officad				
			Site Deta				
Description				ite heavily wooded			
Comments:		TION SITE*. Appea parts of it woodland ☐		dland and meadowland; Whole s	site appears t	o be Cheddleto	1 Heath
Area:	14.71 ha. g	gross 5.860 ha	a. net	Policy: 3/6/10		Status:	NC
Grid Ref.:	E 398678	3 N 353531		Commitment:	7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:	NB	Location	: R
Greenbelt:	N	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Site	e Assess	sment			
ite Features:				Deliverabili	ty Assessn	nent	
opography varies sig	nificantly - elevat	tes above and below	Basford	Availability:			1
ane. Large swathes of the lithough all site is Che	of TPO woodland	d; smaller open areas		SHLAA Rep inidicating imme	diate availabi	lity.	
vailabile Access:							
ingle gated access of asily available off Che			ccess				
				Suitability:			3
dditional Comments	s:			Unlikely owing to greenfield s	tatus, conser	vation interests	etc
ILAA representation.	Could link wit CE	0095 (same represen	ntorl.				
		, oco [came roprocon					
				Achievability:			1
trengths/ Opportuni	ties:			Development would be econo			
Site contiguous with Le	ekbrook develor	pment boundary. Exis	sting	likely costs and planning oblig	gations assoc	iated with the s	_i te
ccess							
Veakneses/ Constrai	ints:			Classification: C	Ful	I Capacity	176
lature Conservation/S		PO designations. Gr	reenfield.	Giassilication: C		r Capacity	176 0
mmense area. Adjace Iso be visible from Ch	ent to industrial a	area - amenity issues				Density	30.03
						20.10.13	30.03
		Plan	nina Anı	plication Details			
		ı idili	ייייא עאן	pilodion botano		Г	
Planning Applica	tion:		Application	Гуре:	Approval [Date:	
Building Control I	Ref		Other Applic	eation:	Approval L	ife:	
.		45					
Date Last Upo	iated 09-J	Jun-15		Date Form Printed	26-Jun	-15	

Site Ref. No.: SMDC Ref. No	2213 .: CD098		Land e	ast/west			
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	SM		4-47 C Chedd	headle Road / CD069 leton	9		
Description	Sloping elev	vated site. Part of	Site Deta	ails			
Comments:	Central part of	adopted VOS site. In	icluded beca	use of HLAA rep dated 20/05/08	which includ	les CD069.	
Area: Grid Ref.: Type: Greenbelt:		gross 1.580 have no 352378 Hierarchy: Flooding:	a. net	Policy: 1 Commitment: Conversion: Replacement Dwg:	5 NB N	Status: Use: Location: Owner:	5 U
		Site	e Asses			Owner.	
ite Features:		Oitt	C ASSUS	Deliverabil	ity Assess	ment	
	ove Cheadle Rd	to west; slopes steep	olv along	Availability:	-		3
Availabile Access: Vould appear reliant of the comments of th	: :			Owing to not having own road isolation. Suitability: Owing to above constraints of			3
				Achievability:			2
Strengths/ Opportuni Vithin development bo		. Could link with adjac	cent	Assumed 2			
Veakneses/ Constrai				Classification: C	Fu	II Capacity	47
OS site; greenfield; e eliant on external poin		sible from eg north). I	May be		5 Ye.	Density	0 29.75
		Plan	ning Ap	olication Details			
Planning Applica Building Control I			Application Other Applic		Approval Approval		
Date Last Upo	lated 26-N	May-15		Date Form Printed	26-Ju	n-15	

Date Form Printed

26-Jun-15

SMDC Ref. No.: CD099 99 - Babylon Bank / Grange Farm Cheadle Road Cheddleton	Site Ref. No.: 2214	Land E	ast/North					
Cheadle Road Cheddleton Site Details Description Comments: Part of VOS designation. Central part of this designation, which lies to the N of CD089, is subject of rep (see CD089). Area: 0.62 ha. gross 0.620 ha. net Grid Ref.: E 397308 N 352260 Commitment: 5 Use: 5 Conversion: NB Location: U Replacement Dwg: N Owner: 4 Site Assessment Ite Features: Belatively flat open field; wooded to west edge. Elevated above headle Rd. Site Assessment Araliability: 2 Assumed 2 Achievability: 3 Achievability: 1 Achievability: 1 Assumed viable Classification: C Full Capacity 1 Syear Capacity 0 Density 30.65 Planning Application Details Planning Application: SM Approval Date:		99 - Ba	Babylon Bank / Grange Farm					
Site Details Description Southern part of VOS designation Comments: Part of VOS designation. Central part of this designation, which lies to the N of CD099, is subject of rep (see CD098). Area:	NLUD Ref. No.:	Cheadl	e Road	_				
Site Details	PA Ref. No.: SM							
Description Comments:	LDF Ref. No.:	Ciledui	eton					
Comments: Part of VOS designation. Central part of this designation, which lies to the N of CD099, is subject of rep (see CD098). Area: 0.62 ha. gross 0.620 ha. net Policy: 1 Status: ALP Grid Ref.: E 397308 N 352260 Commitment: 5 Use: 5 Conversion: NB Location: U Replacement Dwg: N Owner: 4 Site Assessment Type: G Hierarchy: LV Conversion: NB Location: U Replacement Dwg: N Owner: 4 Site Assessment The Features: Deliverability Assessment Availability: 2 and additional Comments: Suitability: 2 and additional Comments: Suitability: 3 and access, unsuitable. Achievability: 1 assumed 2 Achievability: 1 assumed viable Trengths/ Opportunities: Achievability: 1 assumed viable Classification: C Full Capacity 19 5 Year Capacity 0 evation, visible from certain aspects. Appears to abut listed ritiage to Grange Farm. Planning Application Details Planning Application Type: Approval Date: Policy: 1 Approval Date: Planning Application: SM Application Type: Approval Date: Policy: 1 Area (Double) and Conversion: Approval Date: Planning Application: SM Application Type: Approval Date: Policy: 1 Area (Double) and Conversion: Approval Date: Planning Application: SM Application Type: Approval Date: Policy: 1 Approval Date: Planning Application: SM Application Type: Approval Date: Policy: 1 Area (Double) and Conversion: Approval Date: Planning Application: SM Application Type: Approval Date: Policy: 1 Area (Double) and Conversion: Area (Double) and Conversion: Approval Date: Policy: 1 Area (Double) and Conversion: Area (Double) and Conversion: Approval Date: Policy: 1 Area (Double) and Conversion: Approval Date: Policy: 1 Approva		Site Deta	ils					
Area: 0.62 ha. gross 0.620 ha. net Grid Ref.: E 397308 N 352260 Commitment: 5 Use: 5 Type: G Hierarchy: LV Conversion: NB Location: U Greenbelt: N Flooding: N Replacement Dwg: N Owner: 4 Site Assessment Site Assessment Deliverability Assessment Availability: 2 Assumed 2 Suitability: 3 Owing to VOS designation, and access, unsuitable. Achievability: 1 Achievability: 1 Assumed viable Classification: C Full Capacity 19 Syear Capacity 0 Density 30.65 Planning Application Details Planning Application: SM Application Type: Approval Date: Planning Application: SM Application Type: Approval Date: Planning Application: SM Application Type: Approval Date: Planning Application: SM Application: SM Application Type: Approval Date: Planning Application: Approval Date: Approval Date: Planning Application: Planning Application: Application: Planning Application: Application: Planning Application: Application: Application: Planning Application: A	Description Southern part of VOS	designation						
Grid Ref.: E 397308 N 352260	Comments: Part of VOS designation. C	Central part of this desig	gnation, which lies to th	e N of CD0	99, is subj	ect of rep (see	CD098).	
Type: G Hierarchy: LV Conversion: NB Location: U Greenbelt: N Flooding: N Replacement Dwg: N Owner: 4 Site Assessment te Features: Deliverability Assessment Availability: 2 Assumed 2 Assumed 2 Achievability: 3 diditional Comments: Owing to VOS designation, and access, unsuitable. Achievability: 1 Achievability: 1 Achievability: 1 Achievability: 1 Achievability: 1 Assumed viable Classification: C Full Capacity 19 5 Year Capacity 0 Density 30.65 Planning Application: SM Approval Date: Planning Application: SM Applicatio	Area: 0.62 ha. gross 0.	.620 ha. net	Policy: 1			Status:	ALP	
Greenbelt: N Flooding: N Replacement Dwg: N Owner: 4 Site Assessment Ite Features: Deliverability Assessment Availability: 2 Assumed 2 Valiabile Access: Ite unadopted Grange Farm access off Cheadle Rd. Suitability: 3 Owing to VOS designation, and access, unsuitable. Achievability: 1 Achievability: 3 Achievability: 4 Achieva	Grid Ref. : E 397308 N 3522	260	Commitment	:	5	Use:	5	
Site Assessment Site Assessment Site Features: Deliverability Assessment	Type: G Hierard	chy: LV	Conversion:		NB	Location	: U	
Deliverability Assessment Availability: Assumed 2	Greenbelt: N Flooding	ng: N	Replacement	t Dwg:	N	Owner:	4	
Deliverability Assessment Availability: 2 Assumed 2 Vailabile Access: It unadopted Grange Farm access off Cheadle Rd. Suitability: 3 Owing to VOS designation, and access, unsuitable. Achievability: 1 Assumed viable Achievability: 1 Assumed viable Classification: C Full Capacity 5 Year Capacity Density 30.65		Site Assess	ment					
Assumed 2 Assumed 2 Suitability: a unadopted Grange Farm access off Cheadle Rd. Suitability: Owing to VOS designation, and access, unsuitable. Achievability: 1 Achievability: 1 Achievability: 1 Assumed viable Classification: C Full Capacity 19 5 Year Capacity 0 Density 19 19 19 19 19 19 19 19 19 1	ite Features:			verability	Assessn	nent		
Assumed 2 Assumed 2	elatively flat open field: wooded to west edge. Fla	evated above	Availability:				2	
Suitability: dditional Comments: Achievability: at, central, within urban area, partially screened. Could link with D098 (which in turn could link with CD069). Achievability: Achievability: Assumed viable Classification: C Full Capacity 5 Year Capacity 5 Year Capacity 0 Density Density Planning Application Details Planning Application: SM Application Type: Approval Date:		Evaled above	Assumed 2					
Suitability: additional Comments: trengths/ Opportunities: lat, central, within urban area, partially screened. Could link with D098 (which in turn could link with CD069). Veakneses/ Constraints: Okakneses/ Constraints: Classification: C Full Capacity 5 Year Capacity 5 Year Capacity 0 Density 30.65 Planning Application Details Planning Application: SM Application Type: Achievability: 1 Achievability: Classification: C Full Capacity 5 Year Capacity 0 Density 30.65								
Suitability: Owing to VOS designation, and access, unsuitable.								
Owing to VOS designation, and access, unsuitable. Achievability: Internegths/ Opportunities: Achievability: Assumed viable Classification: C Full Capacity 5 Year Capacity Density Density The provided from the provided of the pro	ia unadopted Grange Farm access off Cheadle F	₹d.						
Achievability: Itrengths/ Opportunities: Iat, central, within urban area, partially screened. Could link with D098 (which in turn could link with CD069). Ideakneses/ Constraints: OS (greenfield); traffic implications onto Cheadle Rd? Owing to levation, visible from certain aspects. Appears to abut listed urtilage to Grange Farm. Classification: C Full Capacity 5 Year Capacity 0 Density 30.65							3	
trengths/ Opportunities: Assumed viable Assumed viable Assumed viable Assumed viable Classification: C Full Capacity 19 5 Year Capacity 0 levation, visible from certain aspects. Appears to abut listed urtilage to Grange Farm. Planning Application: Planning Application: SM Application Type: Assumed viable Assumed viable Approval Date: Assumed viable Approval Date:	dditional Comments:		Owing to VOS design	nation, and a	access, ur	isuitable.		
trengths/ Opportunities: at, central, within urban area, partially screened. Could link with D098 (which in turn could link with CD069). //eakneses/ Constraints: OS (greenfield); traffic implications onto Cheadle Rd? Owing to levation, visible from certain aspects. Appears to abut listed urtilage to Grange Farm. Planning Application Details Planning Application: SM Application Type: Assumed viable Classification: C Full Capacity 19 5 Year Capacity 0 Density 30.65								
trengths/ Opportunities: at, central, within urban area, partially screened. Could link with D098 (which in turn could link with CD069). //eakneses/ Constraints: OS (greenfield); traffic implications onto Cheadle Rd? Owing to levation, visible from certain aspects. Appears to abut listed urtilage to Grange Farm. Planning Application Details Planning Application: SM Application Type: Assumed viable Classification: C Full Capacity 19 5 Year Capacity 0 Density 30.65								
at, central, within urban area, partially screened. Could link with D098 (which in turn could link with CD069). //eakneses/ Constraints: OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation, visible from certain aspects. Appears to abut listed urtilage to Grange Farm. Planning Application: OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation, visible from certain aspects. Appears to abut listed urtilage to Grange Farm. Planning Application: OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation, visible from certain aspects. Appears to abut listed urtilage to Grange Farm. Planning Application: OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation, visible from certain aspects. Appears to abut listed urtilage to Grange Farm. Approval Date: OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation, visible from certain aspects. Appears to abut listed urtilage to Grange Farm. OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation. OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation. OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation. OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation. OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation. OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation. OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation. OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation. OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation. OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation. OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation. OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation. OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation. OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation. OS (greenfield); traffic i	trongtha/ Onnortunities		Achievability:				1	
D098 (which in turn could link with CD069). //eakneses/ Constraints: OS (greenfield); traffic implications onto Cheadle Rd? Owing to levation, visible from certain aspects. Appears to abut listed urtilage to Grange Farm. Planning Application Details Planning Application: SM Application Type: Approval Date:			Assumed viable					
Classification: C Full Capacity 19 OS (greenfield); traffic implications onto Cheadle Rd? Owing to levation, visible from certain aspects. Appears to abut listed urtilage to Grange Farm. Planning Application Details Planning Application: SM Application Type: Approval Date:		Could link with						
OS (greenfield); traffic implications onto Cheadle Rd? Owing to evation, visible from certain aspects. Appears to abut listed artilage to Grange Farm. Planning Application Details Planning Application: SM Approval Date: Approval Date:								
Planning Application: SM Approval Date: Approval Date:	/eakneses/ Constraints:		Classification:	С	Full	I Capacity	19	
Planning Application Details Planning Application Type: Approval Date:					5 Yea	r Capacity	0	
Planning Application: SM Approval Date: Approval Date:		abat noted				Density	30.65	
Planning Application: SM Approval Date: Approval Date:								
Publisher Control Def		Planning App	lication Details	s				
Duilding Control Duf	Planning Application: SM	Application T	ype:	,	Approval D	Date:		
Outer Application.					Approval L	ife:		

Site Ref. No.: SMDC Ref. No NLUD Ref. No PA Ref. No.: LDF Ref. No.:		Land E The Vic	_		
	•	Site Deta	ils		
Description	Flat tidy fields with perimeter			dle Road). Visual (Open Space
Comments:	Site put forward by Fisher German o	on behalf of ov	wner. Allocated as Visual Ope	n Space.	
Area:	1.39 ha. gross 1.390 ha	a. net	Policy: 1	Sta	tus: ALP
Grid Ref.:	E 397173 N 352213		Commitment:	5 Use	
Type:	G Hierarchy:	LV	Conversion:		ation: U
Greenbelt:	N Flooding:	N	Replacement Dwg		
	0:4-	A			
	Site	Assess		lite Annanaut	
te Features:			Deliverabl	lity Assessment	
	ternal and external hedges. Maintaine slope down to Cheadle Road at easte		Availability:		1
	around 80 to Greenways Cheadle Ro row Hollow Lane serving the Vicarage ay be unadopted).		Suitability: Given constraints, 3.		3
Iditional Comments	s:		Civeri conductino, c.		
nis VOS recommend andscape Character	ed for retention in VOS Assessment of Assessment.	of			
rengths/ Opportuni	ties:		Achievability:	ominally viels telder	1
	lat. Foliage could be avoided or integr	rated	Development would be ecor likely costs and planning ob		
eakneses/ Constrai	ints:		Classification: C	Full Capacit	у 30
	or retention). Greenfield. Access wou ?) Hollow Lane or new over private (sl			5 Year Capaci Density	
	Planr	ning App	lication Details		
Planning Applica Building Control I	D-4	Application T		Approval Date: Approval Life:	
Date Last Upo	dated 18-Jun-15		Date Form Printed	26- lun-15	

PA Ref. No.: LDF Ref. No.: Description Comments:		oes not inclu	ith perime					188
Area:		a. gross		a. net	Policy: 2/3		Status:	NC
Grid Ref.: Type:	E 397	000 N 3	archy:	LV	Commitment:	7	Use:	8
Greenbelt:	Υ		ding:	N	Conversion:	NB	Location:	
			·····9·		Replacement Dwg:	N	Owner:	3
			Site	e Asses	sment			
te Features:					Deliverabil	ity Assessr	ment	
at open field. Periphe ne of site visit (apart uth, owing to periphe headle Road). vailabile Access:	from access eral trees. Br	s point onto 0 reaks in folia	Ostlers Lane ge on easte); and rn side	Availability: No known availability constra	aints.		2
orthwest corner, gate venue is cul de sac mrip of residential curti esumably this could diditional Comments could extend further so is in much more oper	eeting north age (few me be acquired ::	n centre of fid etres) betwe in future.	eld, but there en road and	e is thin field.	Suitability: Notwithstanding that this is a could be considered a '2' site		ving to its streng	2 ths it
is is much more oper	1.				Achievability:			1
trengths/ Opportuni buts housing estate. (highway capacities?) a headle Road to east (bliage screened most	Could in theo and/or Ostle but slight el	rs Lane. Alte evation). Exi	ernatively on sting periph	to	Development would be econ- likely costs and planning obli			ount all
eakneses/ Constrai	nts:				Classification: B	Ful	II Capacity	104
reenfield, greenbelt. (heddleton North' into palescence be avoide	the souther	n settlement				5 Yea	Density	0 22.22
			Plan	ning Ap	plication Details			
			Plan 	ning Ap Application	-	Approval I	Date:	

Date Form Printed

26-Jun-15

Site Ref. No.: SMDC Ref. No	2236 :: CD116	Land	west of		
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		102-12 Chedo	21 Ostlers Lane dleton		
		Site Det	tails		
Description	Slightly undulating attract	tive fields to ir	mmediate west of Ostlers Lan	e, as far as the public F	RoW
Comments:			otional - ie the public RoW and south oundaries of 58-104 Ostlers Lane?	nern field boundary. Smaller a	area
Area:	1.61 ha. gross 1.610) ha. net	Policy: 2/3	Status:	NC
Grid Ref.:	E 396845 N 351733		Commitment:	7 Use:	8
Type:	G Hierarchy	: LV	Conversion:	NB Location:	R
Greenbelt:	Y Flooding:	N	Replacement Dwg:	N Owner:	4
	:	Site Asses	sment		
e Features:			Deliverability	Assessment	
	S Ostlers Lane, but slope slightly	down to	Availability:		2
elds at same level as est. Attractive dwarf s	Ostlers Lane, but slope slightly stone walls and sporadic foliage.				2
elds at same level as est. Attractive dwarf s	stone walls and sporadic foliage.		Availability:	Ε	2
elds at same level as est. Attractive dwarf s ractive open views o	stone walls and sporadic foliage.		Availability:	Ε	2
elds at same level as est. Attractive dwarf s ractive open views o	stone walls and sporadic foliage.		Availability: Assumed 2		2
elds at same level as est. Attractive dwarf s ractive open views o	stone walls and sporadic foliage.		Availability: Assumed 2 Suitability:		3
elds at same level as est. Attractive dwarf stractive open views of railabile Access:	stone walls and sporadic foliage. If countryside to west.		Availability: Assumed 2 Suitability: Not desirable as significant exterarea. Attractiveness of long view	s may mean other greenfield	3 d
elds at same level as est. Attractive dwarf stractive open views of ailabile Access: one noted.	stone walls and sporadic foliage. If countryside to west.	. Very	Availability: Assumed 2 Suitability: Not desirable as significant exter	s may mean other greenfield	3 d
elds at same level as st. Attractive dwarf stractive open views of ailabile Access: one noted. Iditional Comments e boundary notional guably developing he	stone walls and sporadic foliage. If countryside to west.	ooundary.	Availability: Assumed 2 Suitability: Not desirable as significant exterarea. Attractiveness of long view	s may mean other greenfield	3 d
elds at same level as est. Attractive dwarf stractive open views of railabile Access: In noted. Iditional Comments the boundary notional guably developing he the road further soule accould be consider	estone walls and sporadic foliage. If countryside to west. - ie P/RoW and southern field bere is preferable to the fields furth is more elevated (better views ed, ie following 58-104 Ostlers L	ooundary. ther south - s).Smaller	Availability: Assumed 2 Suitability: Not desirable as significant exterarea. Attractiveness of long view	s may mean other greenfield	3 d
elds at same level as est. Attractive dwarf stractive open views of a ractive open views open views of a ractive open views open v	estone walls and sporadic foliage. If countryside to west. - ie P/RoW and southern field bere is preferable to the fields furth is more elevated (better views ed, ie following 58-104 Ostlers L	ooundary. ther south - s).Smaller	Availability: Assumed 2 Suitability: Not desirable as significant exter area. Attractiveness of long view sites preferential. No easily define the Achievability: Development would be economic	s may mean other greenfield ned boundaries to site.	3 d d d d d
elds at same level as set. Attractive dwarf sets. Attractive dwarf sets. Attractive open views of ractive open views of railabile Access: one noted. Iditional Comments the boundary notional guably developing he the road further sout the road further souther s	estone walls and sporadic foliage. If countryside to west. - ie P/RoW and southern field bere is preferable to the fields furth is more elevated (better views ed, ie following 58-104 Ostlers L	ooundary. ther south - s).Smaller -?	Availability: Assumed 2 Suitability: Not desirable as significant exter area. Attractiveness of long view sites preferential. No easily defined the control of the contr	s may mean other greenfield ned boundaries to site.	3 d d d d
elds at same level as est. Attractive dwarf stractive open views of a ractive open open open open open open open ope	estone walls and sporadic foliage. If countryside to west. - ie P/RoW and southern field bere is preferable to the fields furt the is more elevated (better views ed, ie following 58-104 Ostlers Length of the state of the stat	ooundary. ther south - s).Smaller -?	Availability: Assumed 2 Suitability: Not desirable as significant exter area. Attractiveness of long view sites preferential. No easily define the Achievability: Development would be economic	cally viable taking into accou	3 d d d d
elds at same level as est. Attractive dwarf stractive open views of ractive open views of railabile Access: In a noted. Iditional Comments the boundary notional guably developing he the road further sout the road further south the road furt	estone walls and sporadic foliage. If countryside to west. - ie P/RoW and southern field bere is preferable to the fields furt th is more elevated (better views ed, ie following 58-104 Ostlers Lates: - ie P/RoW and southern field bere is preferable to the fields furt the is more elevated (better views ed, ie following 58-104 Ostlers Lates: - ie Arguably, very attractive open, 'I	ooundary. ther south - s).Smaller -?	Availability: Assumed 2 Suitability: Not desirable as significant exter area. Attractiveness of long view sites preferential. No easily define the suitable and suitable as significant exter area. Attractiveness of long view sites preferential. No easily define the suitable and suitable a	cally viable taking into accou	3 dd di 1 nt all
elds at same level as est. Attractive dwarf stractive open views of ractive open views of railabile Access: In a noted. Iditional Comments the boundary notional guably developing he the road further sou ea could be consider rengths/ Opportunity a suburban fringe. Rede enough; presume the density surroundir eakneses/ Constraine eenfield, greenbelt. The straight mean this is the so new access would	estone walls and sporadic foliage. If countryside to west. - ie P/RoW and southern field bere is preferable to the fields furt th is more elevated (better views ed, ie following 58-104 Ostlers Lates: Lelatively developable. Ostlers Lad sufficient capacity. Abuts SDB ags, so density options.	ooundary. ther south - s).Smaller -? one appears 3. In medium-	Availability: Assumed 2 Suitability: Not desirable as significant exter area. Attractiveness of long view sites preferential. No easily define the suitable and suitable as significant exter area. Attractiveness of long view sites preferential. No easily define the suitable and suitable a	cally viable taking into account one associated with the site. Full Capacity 5 Year Capacity	3 d d i
elds at same level as est. Attractive dwarf stractive open views of ractive open views of railabile Access: Iditional Comments the boundary notional guably developing he the road further soule acould be consider rengths/ Opportunion suburban fringe. Rede enough; presume the conditional fringe and the road further soule acould be consider rengths/ Opportunion suburban fringe. Rede enough; presume the en	estone walls and sporadic foliage. If countryside to west. - ie P/RoW and southern field bere is preferable to the fields furth is more elevated (better viewsed, ie following 58-104 Ostlers Lates: - ie P/RoW and southern field bere is preferable to the fields furth is more elevated (better viewsed, ie following 58-104 Ostlers Lates: - ie Brown and southern field bere is preferable to the fields further than the southern field bere is preferable to the field between the fields for the field between the fields for the field between the fields for the fi	ooundary. ther south - s).Smaller -? one appears 3. In medium-	Availability: Assumed 2 Suitability: Not desirable as significant exter area. Attractiveness of long view sites preferential. No easily define the suitable and suitable as significant exter area. Attractiveness of long view sites preferential. No easily define the suitable and suitable a	cally viable taking into account one associated with the site. Full Capacity 5 Year Capacity	3 d d d d d d d d d
elds at same level as est. Attractive dwarf stractive open views of ractive open views of railabile Access: In a noted. Iditional Comments the boundary notional guably developing he the road further sou ea could be consider rengths/ Opportunity a suburban fringe. Rede enough; presume the density surroundir eakneses/ Constraine eenfield, greenbelt. The straight mean this is the so new access would	estone walls and sporadic foliage. If countryside to west. - ie P/RoW and southern field bere is preferable to the fields furt the is more elevated (better viewsed, ie following 58-104 Ostlers Lates: - ie P/RoW and southern field bere is preferable to the fields furt the is more elevated (better viewsed, ie following 58-104 Ostlers Lates: - ie P/RoW and southern field bere is preferable to the fields further the service of the field between the field between the service of the field between the fields for the f	ooundary. ther south - s).Smaller -? ane appears B. In medium- ong' views to field sites. unction at	Availability: Assumed 2 Suitability: Not desirable as significant exter area. Attractiveness of long view sites preferential. No easily define the suitable and suitable as significant exter area. Attractiveness of long view sites preferential. No easily define the suitable and suitable a	cally viable taking into account one associated with the site. Full Capacity 5 Year Capacity	3 d d d d d d d d d
elds at same level as est. Attractive dwarf stractive open views of railabile Access: one noted. Iditional Comments the boundary notional guably developing he the road further soule acould be consider rengths/ Opportunion suburban fringe. Rede enough; presume the conditional comments of the road further soule acould be consider rengths/ Opportunion suburban fringe. Rede enough; presume the enough; presume the conditional comments are enfield, greenbelt. The set might mean this is the set of the condition of the conditional conditions are set of the conditional conditions.	estone walls and sporadic foliage. If countryside to west. - ie P/RoW and southern field bere is preferable to the fields furt the is more elevated (better views red, ie following 58-104 Ostlers Lates: - leatively developable. Ostlers Late d sufficient capacity. Abuts SDB rigs, so density options. - Arguably, very attractive open, "Is not preferred over other green in have to avoid being opposite justices." - Pl	ooundary. ther south - s).Smaller -? ane appears B. In medium- ong' views to field sites. unction at	Availability: Assumed 2 Suitability: Not desirable as significant exter area. Attractiveness of long view sites preferential. No easily define the suitable as significant exter area. Attractiveness of long view sites preferential. No easily define the suitable preferential and planning obligation to the suitable preference that the suitable preference the suitable preference the suitable preference that the suitable preference the suitable preference that the suitable preference the suitable preference that the suitable preferenc	cally viable taking into account one associated with the site. Full Capacity 5 Year Capacity	3 d d d d d d d d d

Date Form Printed

26-Jun-15

	Land west/east of								
SMDC Ref. No	D: CD11	8		00 Ra	Basford Bridge Lane/Ashcombe Park Cricket				
NLUD Ref. No	.:				_	aric/A	311001111	be I alk Ol	ionot
PA Ref. No.:	SM				d Bridge Lane				
LDF Ref. No.:				chedd	leton				
			Sit	e Deta	ails				
Description	Open lan	d 'frontage' be	etween la	st hous	e on Basford Bridge	e Lane,	and crick	ket ground to	west
Comments:	See also C Revised Su of the site is	bmission Version	the roadsion Core Strat	de 'frontag tegy repre	ge' of that site. The area esentation from JCM Es	a covering tates Feb	CD060+C ruary 2012	D118 was sugg , although the o	ested in wnership
Area:	0.94 h	a. gross 0.9	40 ha. n	et	Policy: 2	2/3		Status:	NC
Grid Ref.:	E 397	502 N 35172	24		Commitment	::	7	Use:	8
Type:	G	Hierarch	ıy:	LV	Conversion:		NB	Location	ı: R
Greenbelt:	Υ	Flooding	g:	N	Replacement	t Dwg:	N	Owner:	3
			Site A	ssess	sment				
ite Features:					Deli	verabilit	y Assess	ment	
reenfield frontage, re					Availability:				2
his is the undevelope ricket ground. The de	pth of this no	ominal site reflects		of	Revised Submission				
ouses 100-112 BBL [ie not otherw	ise delineated].			Estates dated Februa		vhich prom	iotes this site, in	iplies
					ownership, but this n	ot clear.			
vailabile Access:					ownership, but this n	ot clear.			
	way/track op	posite 'The Aven	ue'.			ot clear.			
vailabile Access:	way/track op	posite 'The Aven	ue'.		ownership, but this n Suitability:	ot clear.			1
xisting public right of		posite 'The Aven	ue'.			enbelt/gree			
existing public right of	s:				Suitability: Notwithstanding gree	enbelt/gred od highwa ontage 'd	y access/c epth' from	capacity. Logical 100 BBL, and as	very
xisting public right of dditional Comments D118 area is notional ecause, given frontage	s: Il - no rear sit ge nature, an	e boundary at all.	. Separated	ore	Suitability: Notwithstanding gree developable, with go extension following fr	enbelt/gred od highwa ontage 'd	y access/c epth' from	capacity. Logical 100 BBL, and as	very
xisting public right of dditional Comments D118 area is notional ecause, given frontageliverable than CD06	s: Il - no rear sit ge nature, an 0 when cons	e boundary at all. d scale of this site idered separately	. Separated e, this is mo	ore	Suitability: Notwithstanding gree developable, with go extension following fr scale would not be in	enbelt/gred od highwa ontage 'd	y access/c epth' from	capacity. Logical 100 BBL, and as	very
existing public right of	s: Il - no rear sit ge nature, an 0 when cons sh between th	e boundary at all. d scale of this site idered separately	. Separated e, this is mo	ore	Suitability: Notwithstanding gree developable, with go extension following fr scale would not be in	enbelt/gree od highwa ontage 'd appropria	ny access/c epth' from te in scale	capacity. Logical 100 BBL, and as terms	very s small-
Additional Comments CD118 area is notional ecause, given frontage eliverable than CD06 epn. did not distinguis	s: Il - no rear sit ge nature, an 0 when cons sh between th	e boundary at all. d scale of this site idered separately ne two SHLAA en	. Separated e, this is mo r. JCM Esta tries.	ore tes	Suitability: Notwithstanding gree developable, with go extension following fr scale would not be in	enbelt/gree od highwa rontage 'd appropria	ny access/c epth' from te in scale	capacity. Logical 100 BBL, and as terms	very s small-
dditional Comments D118 area is notional ecause, given frontageliverable than CD06 ppn. did not distinguistrengths/ Opportunity byious undeveloped ast, and walled cricke	s: II - no rear sit ge nature, an 0 when cons sh between th ities: frontage betweet ground to we	e boundary at all. d scale of this site idered separately ne two SHLAA en ween 'regular' BBI west (and housing	Separated e, this is mo . JCM Esta tries. L housing t	ore ites	Suitability: Notwithstanding gree developable, with go extension following fr scale would not be in Achievability: Development would be	enbelt/gree od highwa rontage 'd appropria	ny access/c epth' from te in scale	capacity. Logical 100 BBL, and as terms	very s small-
dditional Comments D118 area is notional ecause, given frontageliverable than CD06 epn. did not distinguis trengths/ Opportunity byious undeveloped east, and walled cricker asy access; and BBL	s: II - no rear sit ge nature, an 0 when cons sh between th ities: frontage betweet ground to w assumed su	e boundary at all. d scale of this site idered separately ne two SHLAA en ween 'regular' BBI vest (and housing	Separated e, this is mo . JCM Esta tries. L housing to g opposite to y capacity	ore ites	Suitability: Notwithstanding gree developable, with go extension following fr scale would not be in Achievability: Development would be	enbelt/gree od highwa rontage 'd appropria	ny access/c epth' from te in scale	capacity. Logical 100 BBL, and as terms	very s small-
xisting public right of dditional Comments D118 area is notional ecause, given frontageliverable than CD06 epn. did not distinguis trengths/ Opportunity of the comments of	s: II - no rear sit ge nature, an 0 when cons sh between th ities: frontage between to we assumed su to south mear	e boundary at all. d scale of this site idered separately ne two SHLAA en ween 'regular' BBI vest (and housing	Separated e, this is mo . JCM Esta tries. L housing to g opposite to y capacity	ore ites	Suitability: Notwithstanding gree developable, with go extension following fr scale would not be in Achievability: Development would be	enbelt/gree od highwa rontage 'd appropria	ny access/cepth' from te in scale	capacity. Logical 100 BBL, and as terms	very s small-
xisting public right of dditional Comments D118 area is notional ecause, given frontageliverable than CD06 epn. did not distinguis trengths/ Opportunity of the comments of	s: II - no rear sit ge nature, an 0 when cons sh between the sities: frontage between ground to we assumed such assumed such so south mear ints: May partially	e boundary at all. d scale of this site idered separately the two SHLAA en ween 'regular' BBI weest (and housing ufficient in highwa as rear woodland	Separated e, this is more JCM Estatries. L housing to gopposite to be gopposi	o o oo).	Suitability: Notwithstanding gree developable, with go extension following fr scale would not be in Achievability: Development would blikely costs and plann	enbelt/gree od highwa ontage 'd appropria	ny access/cepth' from te in scale	capacity. Logical 100 BBL, and as terms	very s small- 1 count all iite
xisting public right of additional Comments of the course, given frontage eliverable than CD06 epn. did not distinguis trengths/ Opportunity by the course, and walled cricked asy, access; and BBL erms. Rising aspect to be constrained by the course of the	s: Il - no rear sit ge nature, an 0 when cons sh between th ities: frontage between ground to we assumed such assumed such consument such assumed such mean ints:	e boundary at all. d scale of this site idered separately the two SHLAA en ween 'regular' BBI west (and housing ufficient in highwa as rear woodland obscure open vie ic landscape" acc	Separated e, this is more JCM Estatries. L housing to gopposite to be gopposi	o o oo).	Suitability: Notwithstanding gree developable, with go extension following fr scale would not be in Achievability: Development would blikely costs and plann	enbelt/gree od highwa ontage 'd appropria	ny access/cepth' from te in scale	capacity. Logical 100 BBL, and asterms ble taking into accided with the state of t	very s small- count all site 13
Additional Comments CD118 area is notional ecause, given frontage eliverable than CD06 epn. did not distinguis	s: Il - no rear sit ge nature, an 0 when cons sh between th ities: frontage between ground to we assumed such assumed such consument such assumed such mean ints:	e boundary at all. d scale of this site idered separately the two SHLAA en ween 'regular' BBI west (and housing ufficient in highwa as rear woodland obscure open vie ic landscape" acc	Separated e, this is more JCM Estatries. L housing to gopposite to be gopposi	o o oo).	Suitability: Notwithstanding gree developable, with go extension following fr scale would not be in Achievability: Development would blikely costs and plann	enbelt/gree od highwa ontage 'd appropria	ny access/cepth' from te in scale	capacity. Logical 100 BBL, and asterms ble taking into accided with the state with the state with the state capacity.	very s small- 1 count all site
dditional Comments D118 area is notional ecause, given frontage eliverable than CD06 epn. did not distinguis trengths/ Opportunity by the comments and walled cricked ast, and walled cricked ast, and walled cricked ast, and serms. Rising aspect to deakneses/ Constrain treenbelt/greenfield. It artially falls within "reended as the constrain treenbelt/greenfield. It artially falls within "reended as the constrain treenbelt/greenfield. It artially falls within "reended as the constraint treenbelt/greenfield. It artially falls within "reended as the constraint treenbelt/greenfield. It artially falls within "reended as the constraint treenbelt/greenfield. It artially falls within "reended as the constraint treenbelt/greenfield. It artially falls within "reended as the constraint tree tree trees are tree trees as the constraint trees are trees are trees are trees as the constraint trees are trees are trees as the constraint trees are	s: Il - no rear sit ge nature, an 0 when cons sh between th ities: frontage between ground to we assumed such assumed such consument such assumed such mean ints:	e boundary at all. d scale of this site idered separately the two SHLAA en eveen 'regular' BB evest (and housing ufficient in highwa as rear woodland obscure open vie ic landscape" acc 2008.	Separated e, this is more than tries. L housing to gopposite the gopposite the gopposite still visible.	o o o o o o o o o o o o o o o o o o o	Suitability: Notwithstanding gree developable, with gore extension following fr scale would not be in Achievability: Development would be likely costs and plant Classification:	enbelt/gree od highwa contage 'd appropria oe econor ning obliga	ny access/cepth' from te in scale	capacity. Logical 100 BBL, and asterms ble taking into accided with the state with the state with the state capacity.	very s small- count all site 13
dditional Comments D118 area is notional ecause, given frontageliverable than CD06 ppn. did not distinguis trengths/ Opportunity by the dist, and walled cricker asy access; and BBL rms. Rising aspect to deather the deather than the distribution of the distribution	s: Il - no rear sit ge nature, an 0 when cons sh between th ities: frontage between ground to we assumed such assumed such consument such assumed such mean ints:	e boundary at all. d scale of this site idered separately the two SHLAA en eveen 'regular' BB evest (and housing ufficient in highwa as rear woodland obscure open vie ic landscape" acc 2008.	Separated e, this is more than tries. L housing to gopposite the gopposite the gopposite still visible.	o o o o o o o o o o o o o o o o o o o	Suitability: Notwithstanding gree developable, with go extension following fr scale would not be in Achievability: Development would blikely costs and plann	enbelt/gree od highwa contage 'd appropria oe econor ning obliga	ny access/cepth' from te in scale	capacity. Logical 100 BBL, and asterms ble taking into accided with the state with the state with the state capacity.	very s small- count all site 13
xisting public right of additional Comments of the course, given frontage eliverable than CD06 epn. did not distinguis trengths/ Opportunity by the course, and walled cricked asy, access; and BBL erms. Rising aspect to be constrained by the course of the	s: Il - no rear sit ge nature, an 0 when consish between the sities: frontage between to very assumed sure	e boundary at all. d scale of this site idered separately the two SHLAA en eveen 'regular' BB evest (and housing ufficient in highwa as rear woodland obscure open vie ic landscape" acc 2008.	Separated e, this is more JCM Estatries. L housing to gopposite to go	o o o o o o o o o o o o o o o o o o o	Suitability: Notwithstanding gree developable, with go extension following fr scale would not be in Achievability: Development would blikely costs and plant Classification:	enbelt/gree od highwa contage 'd appropria oe econor ning obliga	ny access/cepth' from te in scale	capacity. Logical 100 BBL, and asterms ole taking into accided with the sociated wi	very s small- count all site 13

Site Ref. No.:	313	Land s	Site Ref. No.: 313 SMDC Ref. No.: CK001					
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Church Checkl	ırch Lane eckley					
		Site Deta	ils					
Description	Agricultural land							
Comments:	Open grassed field on edge of settle	ement						
Area:	0.55 ha. gross 0.550 ha	a. net	Policy: 3	3/5	Status	NC		
Grid Ref.:	E 402720 N 337832		Commitment	: 7	Use:	8		
Type:	G Hierarchy:	SV	Conversion:		Locatio	n: R		
Greenbelt:	N Flooding:	N	Replacement	Dwg: N	Owner:	3		
	Site	Assess	ment					
ite Features:			Deliv	verability Ass	essment			
	ld with no features within the site.		Availability:			2		
	around north and eastern boundary of undaries to west and south.	site	No known availability	constraints.				
vailabile Access: irect access off Churc dditional Comments			Suitability: Although would providevelopment, the curto the character of the	rent greenfield n	ature of the site is	3 Ising important		
han a seth of One a serious	At a		Achievability:			1		
trengths/ Opportuni			Development would be likely costs and plann					
/eakneses/ Constrai	nts:		Classification:	С	Full Capacity	10		
	rea. Greenfield site - contributes to c	haracter		į.	5 Year Capacity	0		
f area around Church					Density	18.18		
	Plani	ning App	lication Details	s				
Planning Applicat	tion:	Application T	ype:	Appro	oval Date:			
Building Control F	7.6	Other Applica		Appro	oval Life:			
Date Last Upd	lated 30-Dec-10		Date Form P	Printed 20	6-Jun-15			

Site Ref. No.: SMDC Ref. No	317 • CK005	Land s	outh of			
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Uttoxe Checkl	ter Road ley			
		Site Deta	ails			
Description	Agricultural land	-				
Comments:	Large open agricultural field on edg	e of settleme	nt.			
Area:	1.9 ha. gross 1.900 h	a. net	Policy: 3)	Status:	NC
Grid Ref.:	E 403037 N 337795		Commitment	:	7 Use:	8
Type:	G Hierarchy:	SV	Conversion:		Locatio	n: R
Greenbelt:	N Flooding:	N	Replacement	Dwg:	N Owner:	3
	Site	e Assess	sment			
ite Features:			Deliv	verability A	ssessment	
	eatures within site and hedgerow alc	ong	Availability:			2
rontage.			No known availability	constraints		
Availabile Access: Direct access available Additional Comments			Suitability: The scale of developr site would have a sign			3 ed on this
Strengths/ Opportuni	ties:		Achievability:			1
	settlement pattern and adjoins exist	ing	Development would be likely costs and plann			
Weakneses/ Constrai	nts:		Classification:	С	Full Capacity	50
	nfield land which would substantially f developed. Limited facilities to sup				5 Year Capacity	0
such a large amount of		F 2.,			Density	26.32
	Plan	ning App	olication Details	S		
Planning Applicat	tion:	Application T	Гуре:	Ap	pproval Date:	
Building Control F	Ref	Other Applic	ation:	Ap	pproval Life:	
Date Last Upd	lated 30-Dec-10		Date Form P	rinted	26-Jun-15	

Date Last Updated 30-Dec-10 Date Form Printed

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Hawthorne House Uttoxeter Road Checkley Site Details				
Description	Agricultural land	Site Details				
Description Comments:	Parcel of agricultural/grazing land be	tween existing houses				
Area:	0.28 ha. gross 0.280 ha					
Grid Ref.: Type:	E 402765 N 338056 G Hierarchy:	Commitment: 7 Use: 8				
Greenbelt:	N Flooding:	Conversion: Location: R				
Orcembert.	i looding.	Replacement Dwg: N Owner: 3				
	Site	Assessment				
te Features:		Deliverability Assessment				
	features within site and partial hedge	row Availability: 2				
ong frontage.		No known availability constraints				
irect access available		Suitability: 2 May be suitable for limited infill development only.				
trengths/ Opportuni	ties.	Achievability: 1				
	ent pattern and close to village facilitie	Development would be economically viable taking into account all likely costs and planning obligations associated with the site				
/eakneses/ Constrai	nts:	Classification: B Full Capacity 6				
pen frontage greenfi	eld site. No firm northern boundary.	5 Year Capacity 0				
		Density 21.43				
		ning Application Details Application Type: Approval Date:				
Planning Applica	tion:	Application Type.				

Site Ref. No.: 320 SMDC Ref. No.: CK008 NLUD Ref. No.: Uttoxeter Road Checkley Site Details Agricultural land						
Comments:	Parcel of agricultural/grazing land	l between existi	na houses			
Comments.	aroor or agricultural grazing land					
Area: Grid Ref.: Type: Greenbelt:	0.3 ha. gross 0.300 E 402662 N 338102 G Hierarchy: N Flooding:	ha. net	Policy: Commitment Conversion: Replacement	: 7	Status: Use: Locatio Owner:	8
	Si	ite Assess	sment			
ite Features:			Deli	verability Assessr	nent	
ndulating site with no	features within site and wall along	ı frontage	Availability:			2
v	Š		No known availability	constraints		
vailabile Access: irect access available dditional Comments			Suitability: May be suitable for li	mited infill developme	ent only.	2
			Achievability:			1
trengths/ Opportuni			Development would to likely costs and plann			
/eakneses/ Constrai	ints:		Classification:	B Ful	II Capacity	7
pen frontage greenfie	eld site. No firm northern boundary	y.			ar Capacity	0
					Density	23.33
Planning Applica Building Control I	tion:	Application T		S Approval I Approval I		
Date Last Upo	dated 30-Dec-10		Date Form F	Printed 26-Jur	15	

Date Form Printed

26-Jun-15

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	Agricultural	land and dwelling		nill			
Area: Grid Ref.:	1 ha. (gross 0.800 h N 343027	a. net	Policy: 2	7	Status:	NC
Type:	G G	Hierarchy:	SV	Commitment: Conversion:	7	Use: Location:	1/8 R
Greenbelt:		Flooding:		Replacement Dwg:	N	Owner:	3
		Sit	e Assess				
te Features:				Deliverabili	ty Assess	ment	
vailabile Access: pssible access from Suproving for any large	School Lane via scale developm	drive to 97. Would rent.		Availability: No known availability constrain Suitability: Limited potential for extension limitations and slope and poor form. Would be prominent who potential for limited backland and limited backland.	n of settleme r relationshi nen viewed	p to current village from west. May b	
rengths/ Opportuni	ties:			Achievability:			1
n edge of settlement		s and facilities.		Development would be econo likely costs and planning oblig			
eakneses/ Constrai	nts:			Classification: C	Fı	ull Capacity	15
een belt site. Acces od zone 3. Open sit ell to current village fo	e when viewed f				5 Ye	Density	0 18.75
		Plan	ning App	olication Details			
Planning Applicat Building Control F			Application T		Approval Approval		

Date Last Updated 11-Jun-15 Date Form Printed 26-Jun-15

SMDC Ref. No.: CL002 NLUD Ref. No.: Screen	Ref. No.: CL002 Ref. No.: School Lane Cookshill				
Site Description Gardens and grazing land	Details				
Comments: Grazing/agricultural land and gardens					
Area: 0.8 ha. gross 0.700 ha. ne	t Policy: 2 Status: NC				
Grid Ref.: E 394525 N 343178	Commitment: 7 Use: 1/8				
Type: G Hierarchy: S	Conversion: Location: R				
Greenbelt: Flooding:	Replacement Dwg: N Owner: 3				
Site As	ssessment				
e Features:	Deliverability Assessment				
edominantly grassed area in agricultural/grazing use sloping	Availability: 2				
wn to river. Includes gardens to dwellings to south with some es and hedges along western and southern boundary	No known availability constraints.				
railabile Access: resible access from School Lane via drive to 97 or from drive to carage Farm. Would need improving for any large scale velopment. Iditional Comments: et area reduced due to exclude flood risk area.	Limited potential for extension of settlement due to access limitations and slope and poor relationship to current village form. Would be prominent when viewed from west. May be potential for limited backland development.				
rengths/ Opportunities:	Development would be economically viable taking into account all				
n edge of settlement. Does not impact on character of settleme	likely costs and planning obligations associated with the site				
eakneses/ Constraints:	Classification: C Full Capacity 12				
een belt site. Access limitations - extreme south west is within od zone 3. Open site when viewed from west. Does not relate	, , , , , , , , , , , , , , , , , , ,				
ell to village form.	Density 17.14				
Planning Application: Applic	cation Type: Approval Date: Approval Life:				
- United	, pp. oduori.				

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	: CL004 : R	and to South West of Coughcote Lane Cookshill
	Site	e Details
Description Comments:	Agricultural land Large single field in agricultural use.	
Area: Grid Ref.: Type: Greenbelt:	2.2 ha. gross 2.200 ha. n E 394710 N 343355 G Hierarchy: Flooding:	et Policy: 2 Status: NC Commitment: 7 Use: 8 SV Conversion: Location: R Replacement Dwg: N Owner: 3
	Site A	ssessment
ite Features: redominantly grassed ther than small group	field with no significant features within si of trees. Hedges along boundaries.	Deliverability Assessment Availability: No known availability constraints.
vailabile Access: nly available access edestrian access fron		Suitability: 2 Potential for major development if needed but may impact on character of this part of the settlement. Possibility of lower density development with open space buffers.
rengths/ Opportuni elates well to exisiting cilities. Not very visit	settlement pattern and housing. Near to	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
reen belt site. Green belt site of way cross	field site, overlooked by many properties	Classification: B Full Capacity 40 5 Year Capacity 0 Density 18.18
Planning Applicat Building Control F	ion: App	ag Application Details Discation Type: Approval Date: er Application: Approval Life:
Date Last Upd	ated 11-Jun-15	Date Form Printed 26-Jun-15

Site Ref. No.: SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.:	CL007 La	carage Farm nd off verswall Road, School Lane okshill
	Site	Details
Description Comments:	Agricultural land Open greenfield site currently used for gra	zing on edge of village.
Area: Grid Ref.: Type: Greenbelt:	0.98 ha. gross 0.980 ha. net E N G Hierarchy: S Flooding:	Policy: 2 Status: NC Commitment: 7 Use: 8 Conversion: Location: R Replacement Dwg: N Owner: 3
	Site As	sessment
	Cavendish Road.	Deliverability Assessment Availability: Landowner interest in developing site for retirement homes. Suitability: 2 Whilst physically capable of development it would represent a significant incursion into the green belt needing special justification. May be suitable for limited affordable/local needs
trengths/ Opportunit dge of settlement whi urrent settlement form	ch has range of facilities. Relates well to	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
reen belt site. Green ewed from west.	its: ield site. Open site - prominetn when	Classification: B Full Capacity 30 5 Year Capacity 0 Density 30.61
Planning Applicat Building Control F	on: Applic	Application Details cation Type: Approval Date: Approval Life:

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	CS004	Consa				
Description Comments:	Outbuildings, vegetabl	Site De	tails			
Area:	0.24 ha. gross 0.2		Policy: 2/3		Status:	NC
Grid Ref.:	E 398062 N 3486		Commitment:	7	Use:	8
Type: Greenbelt:	Y Floodin		Conversion:	NB	Location:	R
Greenbeit.	Floodill	y. <u>N</u>	Replacement Dwg:	N	Owner:	4
		Site Asses	sment			
te Features:			Deliverabilit	y Assessr	ment	
	ne building is listed. Area to t ised as a vegetable patch.	he north east of	Availability: No known availability constrain	nts.		2
vailabile Access:			Suitability: Due to comments received fro	m Conserva	ation Section the	3 site
Iditional Comments eir setting, & the signi	ficance of the farmstead as	a whole.	has been reassessed as being development. The historic sign development of the site would buildings &	g unlikely to nificance of t	be suitable for he site is high ar	nd
rengths/ Opportunit	ies:		Achievability:			1
ay be scope for some	uitable for conversion however new build. Consideration works setting of the listed building	ould need to be				
eakneses/ Constrair	nts:		Classification: C	Ful	I Capacity	7
	ing in central part of site ma	pact on the		5 Yea	ar Capacity	0
reen Belt. Listed build	ng. Black and White House o	on opposite side			Density	29.17
een Belt. Listed build velopment. Conside tting of a listed buildi	ng. Black and White House of listed.		pplication Details		Density	29.17

Site Ref. No.: SMDC Ref. No NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	: CV002 : E	Church	Bridge Road wall			
Area: Grid Ref.: Type: Greenbelt:	0.51 ha. gross 0.510 ha. r E 395261 N 342729 G Hierarchy: Flooding:	sv SV	Policy: 2/ Commitment: Conversion: Replacement	7	Status Use: Location Owner:	8
	Site A	Assess	ment			
ite Features:			Deliv	erability Asse	essment	
rassed parcel of land edgerow along fronta	. No significant features within site.		Availability:			2
vailabile Access: rom Blythe Bridge Ro dditional Comments			Suitability: Potential for infill deve impact singificantly or extend built up area co	n character of vil	ver development age and its settin	3 may g and
trengths/ Opportuni	ties:		Achievability:			1
ear to village centre w	which has good range of facilities. Borde h and south and opposite.	ered	Development would be likely costs and planni			
/eakneses/ Constrai	nts:		Classification:	С	Full Capacity	15
reenfield site within C	Conservation Area - site contributes to se	etting	-		Year Capacity	0
					Density	29.41
Planning Applicat Building Control F	ion: Ap	ng App		Appro	val Date:	
Date Last Upd	ated 11-Jun-15		Date Form Pi	rinted 26	i-Jun-15	

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Land to 1/2 High S Cavers Site Deta	wall			
Comments: Area: Grid Ref.: Type: Greenbelt:	Single small agircultural field. O.36 ha. gross O.360 has E 395170 N 342981 G Hierarchy: Y Flooding:	a. net SV N	Policy: 2 Commitment Conversion: Replacement		Status: Use: Locatio Owner:	NC 8 n: R 3
	Site	e Assess	ment			
f mature trees along e vailabile Access: Possible access off The	eld, no significant features within site eastern and southern boundary e Hollow but narrow. Alternative according through site CV003.		Availability: No known ownership Suitability: Potential for small so impact on character of the control of t	ale development	l is not registered.	2
strengths/ Opportunical Close to village centre.	ties:		Development would be likely costs and plann			ccount all
Veakneses/ Constrai Open field adds to characcess limitations.	nts: racter of village and define its rural s	etting.	Classification:	B 5	Full Capacity Year Capacity Density	8 0 22.22
Planning Applicat Building Control F	ion:	ning App Application T Other Applica		Approv	/al Date: /al Life:	

Date Last Updated 11-Jun-15 Date Form Printed

Site Ref. No.: SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.:			Land to Rosevi High S Cavers	swall			
Description	Agricultural I	and	Site Deta	alis			
-	_	ld in agricultural/gra	azing use				
Area:	0.63 ha. g	gross 0.630 h	na. net	Policy: 1/5		Status:	NC
Grid Ref.:	E 395124	N 343056		Commitment:	7	Use:	8
Type:	G	Hierarchy:	SV	Conversion:		Location:	R
Greenbelt:	N	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Sit	te Assess	sment			
te Features:				Deliverability	y Assess	ment	
redominantly grassed edges and mature tree	es along eastern	ant features within and southern bour	site but ndary.	Availability:			2
edges and mature tree ome agricultural build vailabile Access:	es along easterrings within site. e High through s	and southern bour	site but ndary.		ts - land is	t on character of voriate to develop c	2 village only
redominantly grassed edges and mature tree ome agricultural build vailabile Access: ossible access off The dditional Comments	es along easterrings within site. e High through s	and southern bour	site but	Availability: No known ownership constrain Suitability: Potential for development but rand its rural setting. May be m	ts - land is	t on character of voriate to develop c	2 village only
edges and mature tree ome agricultural build vailabile Access: ossible access off The	es along easterrings within site. e High through s	ite CV007.	site but ndary.	Availability: No known ownership constrain Suitability: Potential for development but r and its rural setting. May be m part of site to north (reduced care)	ts - land is may impact ore appropapacity fror	t on character of voriate to develop on 15 to 10 reflects	2 village only s this).
rengths/ Opportunit	es along easterrings within site. e High through s ties: and within settle	ite CV007.	site but ndary.	Availability: No known ownership constrain Suitability: Potential for development but r and its rural setting. May be m part of site to north (reduced cathered and the control of site to north (reduced cathered and site states). Achievability:	may impact ore appropapacity from	t on character of voriate to develop on 15 to 10 reflects	2 village only s this).
edges and mature tree ome agricultural build vailabile Access: ossible access off The dditional Comments	es along easterrings within site. e High through s ties: and within settle	ite CV007.	ndary.	Availability: No known ownership constrain Suitability: Potential for development but rand its rural setting. May be mart of site to north (reduced case) Achievability: Development would be economically costs and planning obligations.	may impact fore appropapacity from	t on character of variate to develop on 15 to 10 reflects le taking into accordinated with the sit ar Capacity	/illage only s this).
edges and mature tree ome agricultural build vailabile Access: ossible access off The dditional Comments trengths/ Opportunit ose to village centre a	es along easterrings within site. e High through s ties: and within settle	ment boundary.	I setting.	Availability: No known ownership constrain Suitability: Potential for development but rand its rural setting. May be mart of site to north (reduced case) Achievability: Development would be economically costs and planning obligations.	may impact fore appropapacity from	t on character of variate to develop on 15 to 10 reflects le taking into accordinated with the sit ar Capacity	2 village only s this). 1 punt all e. 10
rengths/ Opportunit ose to village centre a eakneses/ Constrain oen field adds to chair	es along easterrings within site. e High through s ties: and within settle racter of village a	ment boundary.	I setting.	Availability: No known ownership constrain Suitability: Potential for development but rand its rural setting. May be mand its rural setting. Achievability: Development would be econom likely costs and planning obligation. Classification: B	may impact fore appropapacity from	t on character of voriate to develop on 15 to 10 reflects le taking into accordinated with the sit ar Capacity Density ,	2 village only s this). 1 punt all e. 10

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PA Ref. No.: LDF Ref. No.: Description Comments:	Agricultural/grazing land Large single field in agricultural/g	High S Cavers Site Deta	swall
Area: Grid Ref.: Type: Greenbelt:	0.4 ha. gross 0.400 E 395033 N 343042 G Hierarchy: Y Flooding:		Policy: 2/5 Status: NC Commitment: 7 Use: 8 Conversion: Location: R Replacement Dwg: N Owner: 3
	s	ite Asses	sment
pen flat site with woo thin the site.	dland area to west. No significant	features	Deliverability Assessment Availability: No known ownership constraints.
		ens	Suitability: 2 Potential for development but may impact on character of village and its rural setting.
trengths/ Opportuni	ties: and within settlement boundary.		Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
reakneses/ Constrain pen field adds to chaccess limitations.	nts: racter of village and define its rura	Il setting.	Classification: B Full Capacity 8 5 Year Capacity 0 Density 20.00
Planning Applica Building Control	tion: SM	Application Other Applic	plication Details Type: Approval Date:

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Site Ref. No.:	1171	Land e	ast of				
SMDC Ref. No NLUD Ref. No. PA Ref. No.: LDF Ref. No.:		Blythe Cavers	he Bridge Road erswall				
	5	Site Deta	nils				
Description	Agricultural land						
Comments:	Agricultural land put forward as SHL/	AA suggestic	on by landowner				
Area:	1.9 ha. gross 1.900 ha	ı. net	Policy: 2	2	Status:	NC	
Grid Ref.:	E 395408 N 342483		Commitment	: 7	Use:	8	
Type:	G Hierarchy:	SV	Conversion:		Locatio	n: R	
Greenbelt:	Flooding:		Replacement	Dwg: N	Owner:	3	
	Site	Assess	ment				
ite Features:			Deli	verability Asses	ssment		
	and. Hedges and hedgerow tress aro	ound	Availability:			1	
oundary. No significa	ant features within the site.		Landowner has expre	essed interest in de	evelopment.		
vailabile Access: irectly from Blythe Bri dditional Comments			Suitability: Remote location, scawith village makes it			3 ionship	
tuonatha/Onnautuni	41		Achievability:			1	
strengths/ Opportuni			Development would to likely costs and plann				
/eakneses/ Constrai	nts:		Classification:	С	Full Capacity	40	
	e location some distance from village			5 <i>`</i>	Year Capacity	0	
nape of site and scale ountryside.	e would result in significant impact on	ореп			Density	21.05	
Planning Applicat		ning App	plication Details	S Approv	al Date:		
Building Control F	2-4	Other Applica		Approv	al Life:		
Date Last Upd	lated 11-Jun-15		Date Form F	Printed 26-	Jun-15		

Site Ref. No.: SMDC Ref. No NLUD Ref. No. PA Ref. No.: LDF Ref. No.:	-		ncote Lane and Caverswall Road
		Site Deta	ails
Description	Agricultural Field		
Comments:	Large single field in agricultural use	on edge of s	settlement
Area:	2.75 ha. gross 2.750 h	a. net	Policy: 2 Status: NC
Grid Ref.:	E 395999 N 345921		Commitment: 7 Use: 8
Type:	G Hierarchy:	Т	Conversion: Location: R
Greenbelt:	Y Flooding:	N	Replacement Dwg: N Owner: 3
	Site	e Assess	sment
te Features:			Deliverability Assessment
arge single level field	in agricultural use. No significant fe	atures	Availability: 2
	ws around periphery of site.		No known availability constraints
vailabile Access:			
otential access direct	y from Roughcote Lane and Cavers	wall Road	
			Suitability: 3
dditional Comments	:		Significant loss of green belt contrary to purpose of green belt. Scale of development excessive for needs of settlement and would impact significantly on character of this part of Caverswall.
			Achiovability
trengths/ Opportuni	ties:	<u>—</u>	Achievability: 1 Development would be economically viable taking into account all
n edge of settlement nd Cookshill	near to facilities and services in Cav	erswall	likely costs and planning obligations associated with the site
/eakneses/ Constrai	nts:		Classification: C Full Capacity 75
gnificant impact on op narcater of this part of	belt. Large site - development wou benness and purpose of green belt a f the settlement. LCA identifies edge ough further landscaping.	and on	5 Year Capacity 0 Density 27.27
	Plan	nina Apı	plication Details
			Annabad Data
Planning Applicat		Application 7	
Building Control F	Ref	Other Applic	cation: Approval Life:
Date Last Upd	ated 11-Jun-15		Date Form Printed 26-Jun-15

	598		Indust	rial Estate rear of			
SMDC Ref. No.:	DC001		215				
NLUD Ref. No.:				ton Dood			
PA Ref. No.:				ter Road			
LDF Ref. No.:			Drayco	ott			
	1		Site Deta	ails			
Description In	ndustrial Es	state					
a				f any/all of this authorised. Site wes an approved farmworker's dwe			
Area:	0.53 ha. ç	gross 0.490 h	na. net	Policy: 2/3		Status:	NC
Grid Ref.:	E 397896	6 N 340290		Commitment:	7	Use:	2
Type:	В	Hierarchy:	SV	Conversion:	NB	Location:	R
Greenbelt:	Υ	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Sit	e Assess	sment			
e Features:				Deliverabilit	ty Assess	ment	
e comprises of several	l industrial and	d storage buildings i	n varying	Availability:			3
ndition.		0 0	, ,	Still in use as industrial estate			
ailabile Access:							
	st of 'Highfield	ls').					
	st of 'Highfield	ls').		Suitability:			3
nto Uttoxeter Road (eas	st of 'Highfield	ls').		Potential for redevelopment for use. Redevelopment for resid	lential would		ential
nto Uttoxeter Road (eas			thorised.	Potential for redevelopment fo	lential would		ential
Into Uttoxeter Road (east	dwelling, none	e of site appears aut		Potential for redevelopment for use. Redevelopment for resid	lential would		ential
Into Uttoxeter Road (east	dwelling, none	e of site appears aut		Potential for redevelopment for use. Redevelopment for resid	lential would		ential
vailabile Access: Into Uttoxeter Road (ease diditional Comments: Iside from farmworker's et area excludes an app	dwelling, none proved farmwo	e of site appears aut		Potential for redevelopment for use. Redevelopment for resid loss of employment land there Achievability: Development would be econored.	lential would store 3.	d résult in substan	ential tial 1
Iditional Comments: Ide from farmworker's et area excludes an apprenentation of the properties of the	dwelling, none proved farmwo	e of site appears aut orker's dwelling at N nent on 2 sides, and 'triangle' - rundown,	E corner.	Potential for redevelopment for use. Redevelopment for resid loss of employment land there Achievability:	lential would store 3.	d résult in substan	ential tial 1
ditional Comments: ide from farmworker's area excludes an apprengths/ Opportunities reguablly) PDL Borderectort distance from Drayopearance. Scope for in	dwelling, none proved farmwo	e of site appears aut orker's dwelling at N nent on 2 sides, and 'triangle' - rundown,	E corner.	Potential for redevelopment for use. Redevelopment for resid loss of employment land there Achievability: Development would be econored.	lential would be a second of the second of t	d résult in substan	ential tial 1
ditional Comments: ide from farmworker's it area excludes an apprendit distance from Drayo pearance. Scope for in eakneses/ Constraints	dwelling, none proved farmwork	e of site appears autorker's dwelling at Nonent on 2 sides, and 'triangle' - rundown, redevelopment?	only unsightly	Potential for redevelopment for use. Redevelopment for resid loss of employment land there Achievability: Development would be econor likely costs and planning obligations.	lential would be fore 3. mically viable ations associations.	le taking into acco	ential tial 1
Iditional Comments: Iditional	dwelling, none proved farmwork	e of site appears autorker's dwelling at Nonent on 2 sides, and 'triangle' - rundown, redevelopment?	only unsightly	Potential for redevelopment for use. Redevelopment for resid loss of employment land there Achievability: Development would be econor likely costs and planning obligations.	lential would be fore 3. mically viable ations associations.	le taking into accociated with the site	1 ount all
Iditional Comments: Iditional	dwelling, none proved farmwork	e of site appears autorker's dwelling at Nonent on 2 sides, and 'triangle' - rundown, redevelopment?	only unsightly	Potential for redevelopment for use. Redevelopment for resid loss of employment land there Achievability: Development would be econor likely costs and planning obligations.	lential would be fore 3. mically viable ations associations.	le taking into accociated with the site	1 punt all e
ditional Comments: ide from farmworker's it area excludes an apprendit distance from Drayo pearance. Scope for in eakneses/ Constraints	dwelling, none proved farmwork	e of site appears autorker's dwelling at Nonent on 2 sides, and 'triangle' - rundown, edevelopment? of site. Loss of exis May be unauthorise	only unsightly	Potential for redevelopment for use. Redevelopment for resid loss of employment land there Achievability: Development would be econor likely costs and planning obligations.	lential would be fore 3. mically viable ations associations.	le taking into accociated with the site	1 punt all e
Iditional Comments: ide from farmworker's et area excludes an app	dwelling, none proved farmwork	e of site appears autorker's dwelling at Nonent on 2 sides, and 'triangle' - rundown, edevelopment? of site. Loss of exis May be unauthorise	only unsightly	Potential for redevelopment for use. Redevelopment for resid loss of employment land there are actions of employment would be econor likely costs and planning obligation. Classification: C plication Details	lential would be fore 3. mically viable ations associations.	le taking into accociated with the site	1 punt all e

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Description Comments:	Agricultural land Part of agriculutral land adjacent to	Site Det	ails	c/o agent.		
Area:	0.18 ha. gross 0.180 h	na. net	Policy: 2/3		Status:	NC
Grid Ref.: Type:	E 398248 N 340090 G Hierarchy:	SV	Commitment:	7	Use:	8
Greenbelt:	Y Flooding:	N	Conversion:	NB	Location	
			Replacement Dwg:	N	Owner:	3
	Sit	te Asses	sment			
e Features:			Deliverabilit	y Assessm	ent	
chly visible from S. vailabile Access: om Uttoxeter Road -			Site has been put forward by of Suitability: Unsuitable for development du across to Listed church. Achievability:		on significant vi	3 ews
rengths/ Opportuni	pment, near centre of village		Development would be econor likely costs and planning obliga			
	nts:		Classification: C	Full	Capacity	5
eakneses/ Constrai				5 Year	Capacity	0
ood views across site	e to Listed church curtilage. No firm uld lead to further encroachment. G	reenfield.				
		reenfield.			Density	27.78

Area:	Agricultural land by owner c/o ago	d located behind St	Site Deta TPO along Margarets Con	eastern boundary urt and trees(Woodland TPO) all Policy: 2/3/10	Status:	: NC
Grid Ref.: Type:	G 398325	Hierarchy:	SV	Commitment:	7 Use:	8
Greenbelt:	Y	Flooding:	N	Conversion:	NB Location	
	•	. 10041119.		Replacement Dwg:	N Owner:	3
		Sit	e Assess	sment		
ite Features:				Deliverabili	ty Assessment	
loping land, predomin ees along Cheadle Rolltoxeter Road and Chom the SW. Availabile Access: Only possible access wavolve loss of trees Additional Comments	oad. Owing to eseable Road, view	etablished foliage alows into site limited,	ong both apart	Availability: Site has been put forward by a suitability: Suitability: Relates well to existing develop potential loss of TPO trees malimited.	opment but access constra	
et area reduced to ex	clude TPO area			Achievability:		
trengths/ Opportunit		and near to village	centre	Development would be econo likely costs and planning oblig		
/eakneses/ Constrai	nts:			Classification: B	Full Capacity	10
ccess problems - tree	s along Cheadle	e Road are subject t	to TPO.		5 Year Capacity	0
					Density	26.32
Planning Applicat Building Control F		Plan	Application T		Approval Date: Approval Life:	

SMDC Ref. No.: DC004 NLUD Ref. No.: Utt PA Ref. No.: Dra LDF Ref. No.: Site Description Agricultural land, individual TPOs	toxeter Road aycott Details along northern boundary site put forward by owner (alongside DC003 and DC002).
Area: 1.47 ha. gross 1.470 ha. net Grid Ref.: E 398119 N 340159 Type: G Hierarchy: C	
Site As ite Features: arge open sloping field surrounded by hedgerows and mature ees. Individual TPOs along northern boundary. At slightly higher evation than Uttoxeter Road, but only really visible from SE owin roadside hedging. vailabile Access: irect access possible from Uttoxeter Road	
dditional Comments: outs Listed church curtilage.	Suitability: Unsuitable for development due to impact on openness of this part of village and on significant views across to Listed church.
trengths/ Opportunities: djoins exisitng development, near centre of village	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
Peakneses/ Constraints: ery prominent site with good views acorss site to Listed church. evelopment would impact considerably on openess of this part of lage. Greenfield. Greenbelt.	
Planning Application: Applic	p Application Details cation Type: Approval Date: Approval Life:

PA Ref. No.: Chea	cott Manor
PA Ref. No.: Chea	
PA Ref. No.:	iule road
Draw	
LDF Ref. No.:	cott
Site De	etails
Description Listed Manor House and ancillary bui	ildings.Roadside TPOs
Comments: Large Listed manor house and ancillary buildir Conversion and/or enabling development?	ngs and grounds. Individual TPOs along eastern roadside boundary.
Area: 0.72 ha. gross 0.720 ha. net	Policy: 2/3/9/10 Status: NC
Grid Ref. : E 398308 N 340184	Commitment: 7 Use: 1
Type: G/B Hierarchy: SV	Conversion: C/NB Location: R
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 3
Site Asse	ssment
ite Features:	Deliverability Assessment
lanor house and builings are in poor state (undergoing	Availability: 2
estoration?). Grounds includes large moat and mature trees (inc POs) along eastern frontage: views into site limited.	No known ownership constraints
vailabile Access: ixisitng access onto Cheadle Road.	Suitability: Site is in a poor state at present - potential for sensitive enabling
dditional Comments:	development to assist restoration in form of conversion but Conservation Officer considers that there would be significant adverse impact on the Listed Building.
tranathe/ Opportunities:	Achievability: 2
opportunity to assist restoration of Listed building and grounds arough conversion and enabling development.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
Veakneses/ Constraints:	Classification: C Full Capacity 6
fanor House is Listed. Grounds contain TPO trees. Greenfield grounds). Greenbelt.	5 Year Capacity 0
, sandy. Groonbott.	Density 8.33
Dianning A	pplication Details
Planning Application: Applicatio	on Type: Approval Date:

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Site Ref. No.: 72	6						
SMDC Ref. No.:	8008	Draveo	tt Moor Colleg	e			
NLUD Ref. No.:		1	_	C			
PA Ref. No.:		_	tt Old Road				
LDF Ref. No.:		Drayco	•tt				
	5	Site Deta	ails				
Description Spec	cial Needs School						
	ntly in use as special school budes rear playing fields [DC009].			uncil as surp	olus to requirement	ts. Note	site
Area: 0.34	4 ha. gross 0.340 ha	a. net	Policy: 2	2/3	Stat	us:	NC
Grid Ref.:	397577 N 340435		Commitment	t:	7 Use	: [9
Type: B	Hierarchy:	SV	Conversion:	C	C/NB Loc a	ation:	R
Greenbelt: Y	Flooding:	N	Replacement	t Dwg:	N Own	er:	2
	Site	Assess	sment				
ite Features:			Deli	verability A	Assessment		
	incillary uses including hardstal	ındings.	Availability:				3
ome roadside foliage.			Identified by County requirements but cur			rplus to	
vailabile Access:			requirements but cur	rentry in use	as special scribor		
rirectly onto Draycott Old Roa							
neony onto Brayoon ola Roc			Suitability:			ſ	2
			Potential for conversi	ion or redeve	elopment for reside	ential or o	
dditional Comments:			community uses.		•		
trengths/ Opportunities:			Achievability:				2
	wall to paighbouring assistantial	Laroca	Development would be likely costs and plant				
Townheid site which relates v	well to neighbouring residential	i diedS.					
Veakneses/ Constraints:			Classification:	С	Full Capacity	/	10
oss of community facility. No	o significant facilities nearby.				5 Year Capacit	у	0
					Density	2	9.41
			. I: 4: D - 4 - : I	_			
	Planr	ning App	olication Details	3			
Planning Application:		ning App			pproval Date:		

SMDC Ref. No.: DC009 NLUD Ref. No.: Dra PA Ref. No.: Dra LDF Ref. No.:	ying Fields ycott Moor College ycott Old Road ycott
Comments: Currently in use as special school but previous Area: 1.67 ha. gross 1.670 ha. net Grid Ref.: E 397577 N 340435 Type: G Hierarchy: SV Greenbelt: Y Flooding: N	Conversion: NB Location: R
Site Ass	essment
Exisitng playing fields which form part of school grounds. Availabile Access:	Availability: Identified by County Council previously as being surplus to requirements but currently in use as special school
Directly from Draycott Old Road. Additional Comments:	Suitability: Little potential for redevelopment due to loss of playing fields. Suitable for retention.
Strengths/ Opportunities: Greenfield site with potential for continued recreational uses. Near or other residential areas.	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
Veakneses/ Constraints: Loss of recreational facility. Major incursion into green belt. No significant facilities nearby.	Classification: C Full Capacity 50 5 Year Capacity 0 Density 29.94
Planning Application: Application	Application Details tion Type: Approval Date: Approval Life:

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SMDC Ref. No NLUD Ref. No. PA Ref. No.: LDF Ref. No.:		120	ter Road				
		Site Deta	ails				
Description	Vacant land						
Comments:	Vacant/underused land, possibly gra	zing land to	rear of properties.				
Area:	0.27 ha. gross 0.270 ha	ı. net	Policy: 2	2/3	St	atus:	NC
Grid Ref.:	E 397400 N 340306		Commitment	::	7 Us	se:	6
Type:	G Hierarchy:	SV	Conversion:		NB Lo	cation:	R
Greenbelt:	Y Flooding:	N	Replacement	t Dwg:	N Ow	ner:	3
	Site	Assess	sment				
ite Features:	Oite	A33030		verability	Assessment		
			Availability:				
redominantly grassed ong boundaries	area with mature trees and hedgerov	WS	No known ownership	constraint			2
Ivailabile Access: Io direct access - wou eld to Uttoxeter Road Additional Comments Prain runs along south		djoining	Suitability: Limited potential for the boundary. Large incurrence	oackland de Irsion into g	evelopment if with green belt. No sig	nin develop Inificant fa	cilities
trengths/ Opportuni	ties:		Development would be	ne economi	ically viable taking	n into acco	1
o rear of residential pr	roperites - not very visible from highwatto south and east.	ay.	likely costs and planr				
/eakneses/ Constrai	nts:		Classification:	С	Full Capac	city	6
arge incursion into gre	een belt. No significant facilities neart	by.			5 Year Capa	icity	0
					Densi	ity	22.22
Planning Applicat Building Control F	ion:	ning App			Approval Date: Approval Life:		
Date Last Upd		Other Applic	ation:		26-Jun-15		

SMDC Ref. No.: DC011 NLUD Ref. No.: Utto:	d to rear of -116 exeter Road ycott
Site D	etails
Description Vacant land Comments: Vacant/underused land, possibly grazing land	d to rear of properties
Area: 0.33 ha. gross 0.330 ha. net	Policy: 2/3 Status: NC
Grid Ref.: E 397360 N 340346	Commitment: 7 Use: 6
Type: G Hierarchy: SV	Conversion: NB Location: R
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 3
Site Asse	essment
te Features:	Deliverability Assessment
edominantly grassed area with mature trees and hedgerows	Availability: 2
ong boundaries	No known ownership constraints
o direct access - would require access through drive to 100, ttoxeter Road dditional Comments: rain runs along southern boundary	Suitability: Limited potential if included within development boundary. Incursion into green belt. No significant facilities nearby. Unsuitable for an allocation.
rengths/ Opportunities:	Achievability: 1
o rear of residential properites - not very visible from highway. The left defined boundary to south of site.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constraints:	Classification: C Full Capacity 8
cursion into green belt. No significant facilities nearby.	5 Year Capacity 0
	Density 24.24
Planning Application: Applicati	Application Details ion Type: Approval Date: Approval Life:
Date Last Updated 17-Jun-15	Date Form Printed 26-Jun-15

Availability: premises previously vacant bu restaurant	Status: 7 Use: C/NB Location N Owner:	3
er Road t Is ously vacant, now appears to b Policy: 2/3 Commitment: Conversion: Replacement Dwg: ment Deliverabilit Availability: premises previously vacant burestaurant	Status: 7 Use: C/NB Location N Owner:	9 : R 3
ously vacant, now appears to b Policy: 2/3 Commitment: Conversion: Replacement Dwg: ment Deliverabilit Availability: premises previously vacant burestaurant	Status: 7 Use: C/NB Location N Owner:	9 : R 3
ously vacant, now appears to be Policy: 2/3 Commitment: Conversion: Replacement Dwg: ment Deliverabilit Availability: premises previously vacant burestaurant	Status: 7 Use: C/NB Location N Owner:	9 : R 3
ously vacant, now appears to be Policy: 2/3 Commitment: Conversion: Replacement Dwg: ment Deliverabilit Availability: premises previously vacant burestaurant	Status: 7 Use: C/NB Location N Owner:	9 : R 3
Policy: 2/3 Commitment: Conversion: Replacement Dwg: ment Deliverabilit Availability: premises previously vacant burestaurant	Status: 7 Use: C/NB Location N Owner:	9 : R 3
Policy: 2/3 Commitment: Conversion: Replacement Dwg: ment Deliverabilit Availability: premises previously vacant burestaurant	Status: 7 Use: C/NB Location N Owner:	9 : R 3
Commitment: Conversion: Replacement Dwg: ment Deliverabilit Availability: premises previously vacant burestaurant	7 Use: C/NB Location N Owner:	9 : R 3
Conversion: Replacement Dwg: ment Deliverabilit Availability: premises previously vacant burestaurant	C/NB Location N Owner:	R 3
Replacement Dwg: ment Deliverabilit Availability: premises previously vacant burestaurant	N Owner:	3
Deliverabilit Availability: premises previously vacant burestaurant	ty Assessment	3
Deliverabilit Availability: premises previously vacant burestaurant		
Availability: premises previously vacant bu restaurant		
premises previously vacant bu restaurant	ut now appears to be in use	
restaurant	it now appears to be in use	as a
Suitabilita.		
Suitabilitus		
Cuitabilitus		
Suitability:		2
Most suited for reuse for leisur conversion/redevelopment for		
proven to be unviable.	residential only if other uses	5
Achievability:		1
Development would be econor	mically viable taking into acc	
likely costs and planning obliga	ations associated with the s	ite
Classification: C	Full Capacity	6
	5 Year Capacity	0
	Density	30.00
ication Details		
pe:	Approval Date:	
ion:	Approval Life:	
	Achievability: Development would be econor likely costs and planning oblig Classification: C ication Details	Achievability: Development would be economically viable taking into accellikely costs and planning obligations associated with the state of the sta

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Site Ref. No.:	743					
SMDC Ref. No	.: DC017	Old Qu	arrv			
NLUD Ref. No.	.:		-			
PA Ref. No.:			ands Lane			
LDF Ref. No.:		Drayco	•tt			
	•	Site Deta	ails			
Description	Industrial/storage business					
Comments:	Former quarry now used for industria Appears to be dwelling and (greenf				presumably brownfie	ld.
Area:	0.62 ha. gross 0.620 ha	a. net	Policy: 2/	/3	Status:	NC
Grid Ref.:	E 396706 N 340595		Commitment:	-	7 Use:	2/1
Type:	B/G Hierarchy:	SV	Conversion:	N	B Locatio	n: R
Greenbelt:	Y Flooding:	N	Replacement	Dwg:	Owner:	3
	Site	Assess	ment			
ite Features:			Deliv	erability As	sessment	
ormer quarry area no	w occupied by commercial business v	with	Availability:			3
allet storage, and Qua urrounded by belt of r	arry House dwelling/curtilage at east s mature trees and open fields.	side.	Currently in use for en	nployment pu	rposes.	
vailabile Access:						
	narrow steep lane off Uttoxeter Road.					
Alsting access along i	ianow steep lane on ottoxeter road.		Suitability:			3
			Unsuitable for use oth	er than emplo	ovment due to nature	
Additional Comments	3:				,	
strengths/ Opportuni	ties:		Achievability:			1
			Development would be likely costs and planni			
ocated away from vie	w in former quarry.					
/eakneses/ Constrai	nts:		Classification:	С	Full Capacity	8
stablished employme	ent use. Poor access. Greenbelt. Dwe	elling			5 Year Capacity	0
5 5 • • • • • • • • • • • • • • • • • • •					Density	12.90
	Planı	ning Apr	olication Details	.		
Planning Applicati					proval Date:	
Planning Applicate Building Control F	D-4	Application T			proval Life:	
		Other Applica	ation:		JOYAI LIIC.	
Date Last Upd	dated 17-Jun-15		Date Form Pr	rinted	26-Jun-15	

Date Last Updated 17-Jun-15 Date Form Printed

Site Ref. No.:	Site Ref. No.: 1067 Land at Junction of SMDC Ref. No.: DC020							
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Uttoxe Drayco	toxeter Road/Creswell Lane aycott					
		Site Deta	ails					
Description	Agricultural land							
Comments:	Agricultural field							
Area:	0.75 ha. gross 0.750 ha	ı. net	Policy: 2	2/3	Statu	ıs: NC		
Grid Ref.:	E 398021 N 340061		Commitment	:	7 Use:	8		
Type:	G Hierarchy:	SV	Conversion:		NB Loca	tion: R		
Greenbelt:	Y Flooding:	N	Replacement	Dwg:	N Owne	er: 3		
	Site	Assess	sment					
ite Features:			Deliv	verability i	Assessment			
	ded on most sides by farm, leisure ce		Availability:			2		
	significant features within site. Althou ge, still visible from both roads.	gn	No known ownership	constraints				
vailabile Access: irectly from Cresswel	I Lane		Suitability:			3		
dditional Comments	5 :		Despite adjoining are would impact adverse and intensify built dev	ely on openi	ness of green belt in	this area		
trengths/ Opportuni	tios:		Achievability:			1		
djoins other adjoining			Development would be likely costs and plann					
/eakneses/ Constrai	nts:		Classification:	С	Full Capacity	20		
	. Some distance from centre of settle	ement.			5 Year Capacity	0		
ignificant loss of gree	n belt land. Greenfield.				Density	26.67		
	Planr	ning App	olication Details	s				
Planning Applicat	tion:	Application T	ype:	A	Approval Date:			
Building Control F	2.6	Other Applic			Approval Life:			
Date Last Upd	lated 17-Jun-15		Date Form F	Printed	26-Jun-15			

Site Ref. No.: SMDC Ref. No NLUD Ref. No PA Ref. No.: LDF Ref. No.:		_	tt Moor Colleg tt Old Road	e		
	•	Site Deta	nils			
Description	Play Area					
Comments:	Currently in use but will become surp	plus to requir	ements shortly			
Area:	0.2 ha. gross 0.200 ha	a. net	Policy: 2	2/3	Status	s: NC
Grid Ref.:	E 397577 N 340435		Commitment	:	7 Use:	5
Туре:	G Hierarchy:	SV	Conversion:	N	IB Locati	on: R
Greenbelt:	Y Flooding:	N	Replacement	Dwg:	N Owner	: 2
	Site	Assess	ment			
ite Features:			Deli	verability As	ssessment	
	ch form part of school grounds. Some		Availability:			3
padside hedging/folia	ge but still partially visible from road.		Previously identifed to requirements but cur		ncil as surplus to	
vailabile Access: Directly onto Draycott			Suitability: Little potential for red infilling of open gap.	levelopment d Suitable for re	ue to loss of play a etention.	3 rea and
			Achievability:			1
Greenfield site with portion other residential are	tential for continued recreational uses.	. Near	Development would to likely costs and plann			
/eakneses/ Constrai	ints:		Classification:	С	Full Capacity	6
oss of recreational fa	cility. Greenfield. Greenbelt.				5 Year Capacity	0
					Density	30.00
	Planr	ning App	olication Details	s		
Planning Applica	tion:	Application T	ype:	Ар	proval Date:	
Building Control I	Def	Other Applica		Ар	proval Life:	
Date Last Upo	dated 17-Jun-15		Date Form F	Printed	26-Jun-15	

SMDC Ref. No.: DC024 NLUD Ref. No.:	d adjacent to Bank Cottage xeter Road /cott
Site D Description Agricultural land	etails
Comments: Agricultural land	
Area: 0.2 ha. gross 0.200 ha. net	Policy: 2/3 Status: NC
Grid Ref.: E 398508 N 339955	Commitment: 7 Use: 8
Type: G Hierarchy: SV	Conversion: NB Location: R
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 3
Site Asse	essment
e Features:	Deliverability Assessment
ms part of larger area of agiricultural land, predominantly ssed with hedgerow and mature trees along frontage (but still ble). Slightly higher elevation than road.	Availability: 2 No known ownership constraints
m Uttoxeter Road - becomes narrow at this point.	Suitability: Unsuitable due to impact on openness of green belt in this locality. Would extend frontage development undesirably.
engths/ Opportunities:	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
ar to village centre - logical extension of settlement pattern	
eenfield site. No strong boundary along southern edge of site -	Classification: C Full Capacity 5
ild lead to further development to south. Greenbelt.	5 Year Capacity 0 Density 25.00
Planning A	Application Details
Planning Application: Building Control Ref Other An	on Type: Approval Date: Approval Life:

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description	Agricultural land	Drayco	ott Old Road ott			
Comments: Area: Grid Ref.: Type: Greenbelt:	Landowner has expressed interest 2.7 ha. gross 2.700 h E 397173 N 340746 G Hierarchy: Y Flooding:		Policy: 2/3 Commitment: Conversion: Replacement Do	7 NB Ng: N	Status: Use: Location Owner:	NC 8 R 3
	Sit	te Assess	sment			
availabile Access: potential means of acadditional Comments			Availability: Landowner has expressed Suitability: Unsuitable due to impact locality. Would extend de	on openness of	green belt in thi	3 3 srea.
trengths/ Opportuni			Development would be e likely costs and planning			
Veakneses/ Constrai arge greenfield site. elt. Only limited facili	Would be significant incursion into g	green	Classification: (ear Capacity Density	80 0 29.63
Planning Applica Building Control I	Ref	Application T		Approval Approval	Life:	

Description Comments:	Undevelope	ed field in the gree			776/OUT) which was not	
Area: Grid Ref.: Type: Greenbelt:		gross 0.250 ha 6 N 343954 Hierarchy:	sv	Policy: 2 Commitment: Conversion: Replacement Dwg:	Status: 7 Use: NB Location N Owner:	NC 8 n: R 3
		Site A form) with residential / hedgerow boundaries			y Assessment	1
rough neighbouring ossibility of access ntrance. dditional Commen reviously allocated to roposals document	Mill Birch (in sar difficulties due to ts: or affordable hou July 2003 - has t also a more rec	nird party ownership) or me ownership as this la TPOs at Godley Lane using in Revised Policie a a previous planning co cent planning refusal vidence for aff hou)	es and	Suitability: Not considered suitable for residevelopment would extend into refusal and potential access displayed access displayed. Achievability:	o open countryside, recent	3 planning
rengths/ Opportu	iities:			Development would be econor likely costs and planning obligation		count all
ose to school.				<u> </u>	Full Capacity	

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Policy: 2/ Commitment: Conversion: Replacement Poliv vailability: b known availability uitability: uitability: usuitable for resident een belt use due to	Dwg:	y Assessme its.	other kind of	2 3
Commitment: Conversion: Replacement Poliv vailability: co known availability uitability: consuitable for resident	Dwg:	NB N y Assessme	Use: Location: Owner: nt	9 R 4
Conversion: Replacement Poliv vailability: b known availability uitability: nsuitable for residen	Dwg:	NB N y Assessme	Location: Owner: nt	2 3
Replacement Deliving a series of the series	verability constrain	y Assessme	Owner: nt	2 3
Delive vailability: be known availability: uitability: nsuitable for residen	verability constrain	y Assessme tts.	nt v other kind of	3
Deliving vailability: Do known availability Luitability: Insuitable for residen	constrain	its.	other kind of	3
vailability: b known availability uitability: nsuitable for residen	constrain	its.	other kind of	3
b known availability uitability: nsuitable for residen	ntial devel	lopment or any		3
uitability: nsuitable for residen	ntial devel	lopment or any		
nsuitable for residen				
nsuitable for residen				
nsuitable for residen				
			Α.	
chievability:				1
evelopment would be ely costs and planni				
Classification:	С	Full C	apacity	70
•		5 Year C	Capacity	0
		D	ensity	21.41
	6	Approval Dat	e:	
	\neg			
		eation Details	5 Year Control of the	5 Year Capacity Density Page 2 Approval Date:

PA Ref. No.:	and adjacent to ay House Farm arver Lane Ihorne
Site Description Field adjacent to farm	Details
Comments:	
Area: 1.13 ha. gross 1.130 ha. ne	t Policy: 2 Status: NC
Grid Ref.: E 397584 N 343753	Commitment: 7 Use: 8
Type: G Hierarchy: S	Conversion: NB Location: R
Greenbelt: Y Flooding:	N Replacement Dwg: N Owner: 3
Site As	sessment
re Features:	Deliverability Assessment
estly open field, 2 agricultural structures in south west corner, a	Availability: 2
v trees in centre of site and on boundary with Sarver Lane.	No known availability constraints.
vailabile Access: oblematic - road frontage on to Sarver Lane which is a very rrow 'dead end' leading on to High Street. Site has previously en explored as a possible affordable housing allocation but the	Suitability: 2
ditional Comments:	Suitable for further investigation as a potential housing site. Capacity figure is a maximum. Could be a smaller development of just the western part of the site. Suitable access is crucial. FRA. Achievability:
ditional Comments: vestigate potential for direct access on to High Street. rengths/ Opportunities:	Capacity figure is a maximum. Could be a smaller development of just the western part of the site. Suitable access is crucial. FRA. Achievability:
Iditional Comments: /estigate potential for direct access on to High Street.	Capacity figure is a maximum. Could be a smaller development of just the western part of the site. Suitable access is crucial. FRA.
Iditional Comments: vestigate potential for direct access on to High Street. rengths/ Opportunities: close to the heart of the village, would have less visual impact an some of the other options.	Capacity figure is a maximum. Could be a smaller development of just the western part of the site. Suitable access is crucial. FRA. Achievability: 1 Development would be economically viable taking into account all
Iditional Comments: vestigate potential for direct access on to High Street. rengths/ Opportunities: close to the heart of the village, would have less visual impact an some of the other options. reakneses/ Constraints: reen field, Green Belt, highway issues, TPOS along southern ar	Capacity figure is a maximum. Could be a smaller development of just the western part of the site. Suitable access is crucial. FRA. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0
Iditional Comments: /estigate potential for direct access on to High Street. rengths/ Opportunities: close to the heart of the village, would have less visual impact an some of the other options.	Capacity figure is a maximum. Could be a smaller development of just the western part of the site. Suitable access is crucial. FRA. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0
Iditional Comments: //estigate potential for direct access on to High Street. //erengths/ Opportunities: close to the heart of the village, would have less visual impact an some of the other options. //eeakneses/ Constraints: //eeen field, Green Belt, highway issues, TPOS along southern are the eastern boundary & 2 TPOs within site to north.FRA needed CC has no significant flooding concerns. Planning	Capacity figure is a maximum. Could be a smaller development of just the western part of the site. Suitable access is crucial. FRA. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0

SMDC Ref. No.: DH006 NLUD Ref. No.: G	and north of ome Farm odley Lane
Description Field relatively close to village ce Comments:	e Details ntre
Area: 1.18 ha. gross 1.180 ha. ne Grid Ref.: E 397515 N 343865 N 343865 N 343865 Type: G Hierarchy: Flooding: G Hierarchy: Hierar	Commitment: 7 Use: 8 Conversion: NB Location: R Replacement Dwg: N Owner: 3
Site As	ssessment
ite Features: arge field with hedgerow boundaries, slightly sloping. Open field n 2 sides. Considered to be part of open countryside. availabile Access:	Deliverability Assessment Availability: No known availability constraints. Suitability: Not considered suitable for residential development as this site would be visually prominent and appear to be an intrusion into the open countryside as it is not an infill plot. FRA.
trengths/ Opportunities: pad frontage.	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
reen field, Green Belt, visually prominent, not an infill site so evelopment here would represent intrusion into the open buntryside.FRA needed. No significant concerns.	Classification: C Full Capacity 20 5 Year Capacity 0 Density 16.95
Planning Application: Appli	g Application Details cation Type: Approval Date: Approval Life:

PA Ref. No.: LDF Ref. No.: Description Comments:	Field in Green			ails site			
Area: Grid Ref.:		gross 0.700 h 5 N 343865	na. net	Policy: 2 Commitment:	7	Status:	NC
Type:	G	Hierarchy:	SV	Conversion:	NB	Use: Location:	8 R
Greenbelt:	Υ	Flooding:	N	Replacement Dwg		Owner:	3
		Sit	te Asses				
e Features:				Deliverabil	ity Assessr	ment	
and to rear of propert 3 sides though one ordable housing, he	has previous u	ane, bounded by oth inimplemented perm undaries.	ner fields hission for	Availability: No known availability constra	aints.		2
ould have to be thro cess at present. Th ming forward for dev	is would rely on relopment.	se or Godley Lane - site DH001 and/or I	no DH002	Suitability: Unsuitable for residential development into the open of			3 dematic.
ould have to be throocess at present. The ming forward for device ditional Comments of the com	is would rely on velopment. s: t flooding conce ities: adjoining sites In integrated sch	site DH001 and/or I	DH002 So . Would	Unsuitable for residential dev	ountryside an	e taking into acco	lematic.
could have to be throcess at present. The ming forward for deviational Comments of the comment	is would rely on velopment. is: It flooding conce ities: adjoining sites In integrated sch t than some of the limits: integrated sch than some integrated sch than	orns. DH001 and DH002 sheme near to school the other fields in the sign of the orner in the sign of the other fields in the sign of the s	DH002 SO Would evillage if	Unsuitable for residential development into the open control of the control of th	ountryside an omically viabl gations assoc	e taking into acco	lematic.
ditional Comments CC has no significant rengths/ Opportunit same ownership as portunity to create a veless visual impact veloped. eakneses/ Constraiteen Field, Green Belblic Footpath runs til	is would rely on velopment. s: t flooding conce ities: adjoining sites I in integrated sch t than some of t ints:	orns. DH001 and DH002 sheme near to school the other fields in the	DH002 SO Would evillage if	Unsuitable for residential ded development into the open contact the development into the open contact the development would be econtact the development would be expected the d	ountryside an omically viabl gations assoc	le taking into accordiated with the sit	1 Dunt all e.
could have to be throcess at present. The ming forward for deviational Comments of the comment	is would rely on velopment. s: t flooding conce ities: adjoining sites I in integrated sch t than some of t ints:	orns. DH001 and DH002 sheme near to school the other fields in the liant on neighbouring f site so would need NW boundary and S	DH002 SO Would evillage if sites. re- SW	Unsuitable for residential ded development into the open contact the development into the open contact the development would be econtact the development would be expected the d	ountryside an omically viabl gations assoc	le taking into accordiated with the sit	1 Dount all e. 18
could have to be throcess at present. The ming forward for deviational Comments of the comment	is would rely on velopment. s: t flooding conce ities: adjoining sites I in integrated sch t than some of t ints: lt, access is relinrough centre of stern boundary,	orns. DH001 and DH002 sheme near to school the other fields in the liant on neighbouring f site so would need NW boundary and S	DH002 SO Would evillage if sites. re- SW	Unsuitable for residential development into the open content of th	ountryside an omically viabl gations assoc	e taking into accordated with the sit	1 Dunt all e. 18

LDF Ref. No.:	Policy: 2,3 Status: NC
Grid Ref.: E 397660 N 343294	Commitment: 7 Use: 8
Type: G Hierarchy: O	
Greenbelt: Y Flooding: N	
Site Ass	sessment
te Features:	Deliverability Assessment
eld with hedgerow boundary to all sides.	Availability: 1
	SHLAA form received (248).
vailabile Access:	
pad frontage onto The Common.	
	Suitability: 3
dditional Comments:	Dilhorne Common is in quite an extensive area of Green Belt and is not in a defined settlement in the Core Strategy.
ient is willing to consider either open market housing or local	Consequently - site would not be suitable as a housing allocation and would need to demonstrate essential local needs.
eds housing.	
	Achievability:
trengths/ Opportunities:	Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
eakneses/ Constraints:	Classification: C Full Capacity 6
ithin extensive Green Belt, limited potential for development cording to Core Strategy.	5 Year Capacity 0 Density 30 00
	Density 30.00
Planning	Application Details

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Site Ref. No.:	969		Land a	at			
SMDC Ref. No.							
NLUD Ref. No.:	:		Sarver	r Lane/ High Stree	et Junctio	n	
PA Ref. No.:			Dilhor	_			
LDF Ref. No.:			D 111101				
			Site Det	ails			
Description	Large field w	vith narrow road	frontage ir	n village centre			
Comments:	Field with road t	frontage in village c	entre.				
Area:	0.18 ha. g	gross 0.180 h	a. net	Policy: 2		Status:	NC
Grid Ref.:	E 397426	N 343625		Commitment:	7	Use:	8
Type:	G	Hierarchy:	SV	Conversion:	NB	Location:	R
Greenbelt:	Υ	Flooding:	N	Replacement D	wg: N	Owner:	3
		Sit	e Asses	sment			
e Features:				Delive	rability Asses	sment	
				Belive	lability Asses		
ld - grass with hedge	row boundary, r	rises fairly steeply n	orth to	Availability:	rability Asses		2
	erow boundary, r	rises fairly steeply n	orth to				
eld - grass with hedge uth.	erow boundary, r	rises fairly steeply n	orth to	Availability: No known availability cofarm track across part of	onstraints, thoug f land which wa	h recent application s refused. Land Re	for
uth.	erow boundary, ı	rises fairly steeply n	north to	Availability: No known availability co	onstraints, thoug f land which wa	h recent application s refused. Land Re	for
ailabile Access: ad frontage at Sarve	r Lane/High Stre	eet junction but likel		Availability: No known availability cofarm track across part of Search reveals land is in	onstraints, thoug f land which wa	h recent application s refused. Land Re	for
ailabile Access:	r Lane/High Stre	eet junction but likel		Availability: No known availability cofarm track across part of Search reveals land is in Suitability:	onstraints, thoug f land which wa n a single joint o	ih recent applicatior s refused. Land Reç wnership.	a for gistry
ailabile Access: ad frontage at Sarver	r Lane/High Stre	eet junction but likel		Availability: No known availability cofarm track across part of Search reveals land is in	onstraints, thoug f land which wa n a single joint o	nh recent application is refused. Land Region is seen that the seen that	a for gistry
railabile Access: and frontage at Sarver phways issues dependent Iditional Comments:	r Lane/High Streding on extent o	eet junction but likely of development.	y to be	Availability: No known availability cofarm track across part of Search reveals land is in Suitability: Suitability:	onstraints, thoug f land which wa n a single joint o	nh recent application is refused. Land Region is seen that the seen that	a for gistry
ailabile Access: ad frontage at Sarver phways issues dependent	r Lane/High Streding on extent o	eet junction but likely of development.	y to be	Availability: No known availability cofarm track across part of Search reveals land is in Suitability: Suitability:	onstraints, thoug f land which wa n a single joint o	nh recent application is refused. Land Region is seen that the seen that	a for gistry
ailabile Access: ad frontage at Sarver hways issues dependent ditional Comments: justed boundary sligh rver Lane which is in	r Lane/High Streding on extent on extent on extent on the street of the	eet junction but likely of development.	y to be	Availability: No known availability cofarm track across part of Search reveals land is in Suitability: Suitability:	onstraints, thoug f land which wa n a single joint o	nh recent application is refused. Land Region is seen that the seen that	a for gistry
ailabile Access: ad frontage at Sarver hways issues dependent ditional Comments: justed boundary sligh rver Lane which is in	r Lane/High Streding on extent of the street	eet junction but likely of development.	y to be	Availability: No known availability cofarm track across part of Search reveals land is in Search reveals land is in Suitability: Potential for some infill extending back slightly.	onstraints, though fland which wan a single joint of the development all worth further in the deconomically via	th recent application is refused. Land Recovered in the content of	2 nd 1
ailabile Access: ad frontage at Sarver hways issues dependent ditional Comments: justed boundary slightrer Lane which is in rengths/ Opportunit	r Lane/High Streding on extent of the street	eet junction but likely of development.	y to be	Availability: No known availability cofarm track across part of Search reveals land is in Search reveals land is in Suitability: Potential for some infill extending back slightly. Achievability: Development would be	onstraints, though fland which wan a single joint of the development all worth further in the deconomically via	th recent application is refused. Land Recovered in the content of	2 nd 1
ailabile Access: ad frontage at Sarver hways issues dependent ditional Comments: justed boundary slightrer Lane which is in rengths/ Opportunit	r Lane/High Streding on extent of the street	eet junction but likely of development.	y to be	Availability: No known availability cofarm track across part of Search reveals land is in Search reveals land is in Suitability: Potential for some infill extending back slightly. Achievability: Development would be	onstraints, though fland which wan a single joint of the development all worth further in the deconomically via	th recent application is refused. Land Recovered in the content of	2 nd 1
ailabile Access: ad frontage at Sarvei hways issues dependent ditional Comments justed boundary slighter Lane which is in rengths/ Opportunit a central part of the v	r Lane/High Stredding on extent of the control of t	eet junction but likely of development.	y to be	Availability: No known availability cofarm track across part of Search reveals land is in Search reveals land in Search reveals land is in Search reveals land in Search	development ale Worth further i	th recent application is refused. Land Recovered in the content of	2 nd 1
ailabile Access: ad frontage at Sarver hways issues dependent ditional Comments: justed boundary slight rver Lane which is in rengths/ Opportunit a central part of the vertical	r Lane/High Streding on extent of the control of th	eet junction but likely of development. mall area of land from the second seco	y to be	Availability: No known availability cofarm track across part of Search reveals land is in Search reveals land in Search reveals land is in Search reveals land in Search	development ale Worth further i	th recent applications refused. Land Repownership. Ong road frontage and envestigation.	a for gistry 2 nd 1 Dunt all e.
railabile Access: pad frontage at Sarver phways issues dependent	r Lane/High Streding on extent of the content of th	eet junction but likely of development. mall area of land from the second seco	y to be onting sual access.	Availability: No known availability cofarm track across part of Search reveals land is in Search reveals land in Search reveals land is in Search reveals land in Search	development ale Worth further i	th recent applications refused. Land Recovered and Recovered and Formation and Frontage and Investigation. The property of the second and th	a for gistry 2 nd 1 Dunt all e.
ailabile Access: ad frontage at Sarver hways issues dependent ditional Comments: justed boundary slight rver Lane which is in rengths/ Opportunit a central part of the vertical part of the vertical part of the vertical part of a large field. Fie	r Lane/High Streding on extent of the content of th	ply from road so vise is very narrow for ends a long way barent.	y to be onting sual access. ck, whole	Availability: No known availability cofarm track across part of Search reveals land is in Search reveals land in Search reveals land is in Search reveals land in Search	development ale Worth further i	th recent applications refused. Land Recovered and Recovered and Formation and Frontage and Investigation. The property of the second and th	2 and all punt all e. 6
ailabile Access: ad frontage at Sarver phways issues dependent ditional Comments: justed boundary slight river Lane which is in rengths/ Opportunit a central part of the vertical part of the vertical part could be significent of a large field. Fie	r Lane/High Streding on extent of the content of th	ply from road so vise is very narrow for ends a long way barent.	y to be onting sual access. ck, whole	Availability: No known availability cofarm track across part of Search reveals land is in Searc	development ale Worth further i	th recent applications refused. Land Repownership. Ong road frontage and expression and the state of the sta	2 and all punt all e. 6

Date Last Updated 11-Jun-15 Date Form Printed 26-Jun-15

SMDC Ref. No NLUD Ref. No PA Ref. No.: LDF Ref. No.:		Royal Oak Public House High Street Dilhorne te Details
Description	Field in centre of village	
Comments:	Field in Green Belt but also in a central	position in the village.
Area:	0.23 ha. gross 0.230 ha. ı	net Policy: 2 Status: NC
Grid Ref.:	E 397308 N 343681	Commitment: 7 Use: 8
Type:	G Hierarchy:	SV Conversion: NB Location: R
Greenbelt:	Y Flooding:	N Replacement Dwg: N Owner: 3
	Site A	Assessment
te Features:		Deliverability Assessment
	rith strong tree/hedgerow boundary to we	
	ith strong tree/hedgerow boundary to we lerow boundary to road frontage. Relativ	
vailabile Access: oad frontage to High sue.	Street but on a bend so access could be	No known availability constraints. Land Registry search reveals that owners are interested in releasing it for housing. Suitability: 2 Potentially suitable for small infill development subject to access not being a constraint.
nd pub to east. Hedgat. vailabile Access:	Street but on a bend so access could be street	No known availability constraints. Land Registry search reveals that owners are interested in releasing it for housing. Suitability: Potentially suitable for small infill development subject to access not being a constraint. Achievability: 1
vailabile Access: oad frontage to High sue. dditional Comment: CC has no significan trengths/ Opportun a central position in	Street but on a bend so access could be so access could be formally the sound of th	No known availability constraints. Land Registry search reveals that owners are interested in releasing it for housing. Suitability: Potentially suitable for small infill development subject to access not being a constraint. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
vailabile Access: pad frontage to High sue. CC has no significan crengths/ Opportun a central position in th strong boundary to	Street but on a bend so access could be flooding concerns. ties: the village next to a pub, relatively small by west.	No known availability constraints. Land Registry search reveals that owners are interested in releasing it for housing. Suitability: Potentially suitable for small infill development subject to access not being a constraint. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
nd pub to east. Hedgat. vailabile Access: oad frontage to High sue. dditional Comment: CC has no significan trengths/ Opportun a central position in ith strong boundary to	Street but on a bend so access could be flooding concerns. ties: the village next to a pub, relatively small by west.	No known availability constraints. Land Registry search reveals that owners are interested in releasing it for housing. Suitability: Potentially suitable for small infill development subject to access not being a constraint. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
nd pub to east. Hedgat. vailabile Access: oad frontage to High sue. dditional Comment: CC has no significan trengths/ Opportun a central position in ith strong boundary to	Street but on a bend so access could be street	No known availability constraints. Land Registry search reveals that owners are interested in releasing it for housing. Suitability: Potentially suitable for small infill development subject to access not being a constraint. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 7
nd pub to east. Hedgat. vailabile Access: oad frontage to High sue. dditional Comment: CC has no significan trengths/ Opportun a central position in ith strong boundary to	Street but on a bend so access could be seemed by the seem	No known availability constraints. Land Registry search reveals that owners are interested in releasing it for housing. Suitability: Potentially suitable for small infill development subject to access not being a constraint. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 7 5 Year Capacity 0

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description	SM	Royal Oak Public House High Street Dilhorne Site Details Iopment Interest
Comments: Area: Grid Ref.: Type: Greenbelt:	0.5 ha. gross 0.500 ha. E N G Hierarchy: Y Flooding:	Commitment: 7 Use: 8 SV Conversion: NB Location: R Replacement Dwg: N Owner: 3
	Site	Assessment
ite Features:	lary to N & W.	Deliverability Assessment Availability: 2 Owner's agent has sent in a SHLAA rep indicating availability (no. 238).
Availabile Access: lo road frontage but pour ame ownership. Additional Comments	otential access through adjoining land	Suitability: Potentially suitable as part of larger scheme with adjoining land in same ownership if needed.
Strengths/ Opportuni		Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
/eakneses/ Constrai		Classification: B Full Capacity 10 5 Year Capacity 0
		Density 20.00
Planning Applicat Building Control F	ion: SM A	Application Details Application Type: Approval Date: Approval Life:

SMDC Ref. No.: EN007 NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Site D Description Open overgrown field, some peripher	Details
also that they own EN012).	Policy: 2/3 Status: NC Commitment: 7 Use: 8 Conversion: NB Location: R Replacement Dwg: N Owner: 3
Site Asset ite Features: arge relatively flat overgrown pasture; slopes up to West (towards OS). Some open views to North although peripheral foliage in aces. vailabile Access:	Deliverability Assessment Availability: Given email received from site owner on 12/10/12, advising of their support for the inclusion of this site in the SHLAA, this is a '1'
a Mayfair Grove turning head dditional Comments: ould (should?) be amalgamated with EN101/EN012/EN019 (this ould double access options). Net area=gross area. Although tripheral foliage this presumably could be incorporated into ordens etc. Site owner also owns EN012.	Suitability: 2 Notwithstanding that site lies beyond 'strong edge' in L&SCA, considered excellent residential potential either on own or as part of wider development including adjacent sites.
rengths/ Opportunities: rge developable plot. Logical extension to residential built up area.	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
reenfield, greenbelt. (Some) loss of open views. Also beyond the trong edge' to this part of the settlement, according to the andscape Character Assessment.	Classification: B Full Capacity 45 5 Year Capacity 0 Density 31.47
Planning Application: Applicati	Application Details ion Type: Approval Date: Approval Life:

Date Last Updated 26-May-15 Date Form Printed 26-Jun-15

Site Ref. No.:	883		I Laliu i	lorth			
SMDC Ref. No	D.: EN012		50				
NLUD Ref. No	.:			and Drive			
PA Ref. No.:				ood Drive			
LDF Ref. No.:			Endon				
			Site Deta	ails			
Description	Parcel of fla	nt grazing land					
Comments:		oped as single unit.		ding through EN007/019/101 as nail 12/12/12 advises of support			
Area:	1.16 ha.	gross 1.160 h	na. net	Policy: 2/3		Status:	NC
Grid Ref.:	E 39225	5 N 353716		Commitment:	7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:	NB	Location:	R
Greenbelt:	Υ	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Sit	e Assess	sment			
e Features:				Deliverabili	ty Assess	ment	
t 'L'-shaped agricul	tural field (exclud	ding POS to west). S	Some	Availability:			1
oradic perimeter foli	iage. Very slight	slope up to W towar		Given email received from site	e owner on	12/10/12, advising	of
oradic perimeter foli	iage. Very slight			Given email received from sit their support for the inclusion			
	iage. Very slight						
ailabile Access:		slope up to W towar					
ailabile Access:		slope up to W towar					
ailabile Access: s turning head at er	nd Hillswood Driv	slope up to W towar		their support for the inclusion	of this site i	n the SHLAA, this	is a '1'
railabile Access: s turning head at er	nd Hillswood Driv	slope up to W towar	rds POS?	their support for the inclusion Suitability: Potential for residential developments	of this site i	n the SHLAA, this	is a '1'
ailabile Access: s turning head at er ditional Comment uld (should?) be an	nd Hillswood Driv s: nalgamated with	slope up to W towar	rds POS?	their support for the inclusion Suitability: Potential for residential developments	of this site i	n the SHLAA, this	is a '1'
ailabile Access: s turning head at er ditional Comment uld (should?) be an	nd Hillswood Driv s: nalgamated with	ve EN007/019/EN101.	rds POS?	their support for the inclusion Suitability: Potential for residential develoadjacent sites) notwithstandin	of this site i	n the SHLAA, this	is a '1'
ailabile Access: s turning head at er ditional Comment ould (should?) be an	nd Hillswood Driv s: nalgamated with ccessing options	ve EN007/019/EN101.	rds POS?	their support for the inclusion Suitability: Potential for residential develor adjacent sites) notwithstanding Achievability:	of this site i	n the SHLAA, this	2 art of
ailabile Access: s turning head at er ditional Comment uld (should?) be an uld offer different ac	nd Hillswood Driv s: nalgamated with ccessing options ities:	ve EN007/019/EN101. Same ownership a	rds POS?	their support for the inclusion Suitability: Potential for residential develoadjacent sites) notwithstandin	of this site in the property of the property (eithing constraints)	n the SHLAA, this	2 art of 1 unt all
ailabile Access: s turning head at er ditional Comment uld (should?) be an uld offer different ac	nd Hillswood Driv s: nalgamated with ccessing options ities:	ve EN007/019/EN101. Same ownership a	rds POS?	their support for the inclusion Suitability: Potential for residential develor adjacent sites) notwithstandin Achievability: Development would be econo	of this site in the property of the property (eithing constraints)	n the SHLAA, this	2 art of 1
ailabile Access: s turning head at er ditional Comment uld (should?) be an uld offer different ac rengths/ Opportun it open developable	s: nalgamated with ccessing options ities: land abutting re	ve EN007/019/EN101. Same ownership a	rds POS?	Suitability: Potential for residential develor adjacent sites) notwithstandin Achievability: Development would be econolikely costs and planning oblig	of this site in oppment (eithing constraint in oppment) with the constraint in oppment (eithi	ner on own or as pass.	2 art of 1
ailabile Access: s turning head at er ditional Comment uld (should?) be an uld offer different ac rengths/ Opportun at open developable	s: nalgamated with ccessing options ities: land abutting re ints:	ve EN007/019/EN101. Same ownership a	This as EN007.	their support for the inclusion Suitability: Potential for residential develor adjacent sites) notwithstandin Achievability: Development would be econo	of this site in open to the property of the pr	ner on own or as pass.	2 art of 1 unt all
ailabile Access: s turning head at er ditional Comment uld (should?) be an uld offer different ac rengths/ Opportun at open developable eakneses/ Constra	s: nalgamated with ccessing options ities: land abutting re ints: Some loss of vie e settlement, acc	ve EN007/019/EN101. Same ownership a sidential area. ews. Also beyond the cording to the Lands	This as EN007.	Suitability: Potential for residential develor adjacent sites) notwithstandin Achievability: Development would be econolikely costs and planning oblig	of this site in open to the property of the pr	ner on own or as pass. le taking into accociated with the site	2 art of 1
ailabile Access: s turning head at er ditional Comment uld (should?) be an uld offer different ac rengths/ Opportun at open developable eakneses/ Constra eenfield/greenbelt. ge' to this part of the paracter Assessmen	s: nalgamated with ccessing options ities: land abutting re ints: Some loss of vie e settlement, acc	ve EN007/019/EN101. Same ownership a sidential area.	This as EN007.	Suitability: Potential for residential develor adjacent sites) notwithstandin Achievability: Development would be econolikely costs and planning oblig	of this site in open to the property of the pr	ner on own or as pass. le taking into accociated with the site	2 art of 1 unt all
ailabile Access: s turning head at er ditional Comment uld (should?) be an uld offer different ac rengths/ Opportun at open developable eakneses/ Constra eenfield/greenbelt. ge' to this part of the aracter Assessmen	s: nalgamated with ccessing options ities: land abutting re ints: Some loss of vie e settlement, acc	EN007/019/EN101. Same ownership a sidential area.	This as EN007.	Suitability: Potential for residential develor adjacent sites) notwithstanding Achievability: Development would be econollikely costs and planning obliging Classification:	of this site in open to the property of the pr	ner on own or as pass. le taking into accociated with the site	2 art of 1 unt all 2 2 4 0
ailabile Access: s turning head at er ditional Comment uld (should?) be an uld offer different ac rengths/ Opportun at open developable eakneses/ Constra eenfield/greenbelt ge' to this part of the aracter Assessmen m new dwellings?	s: nalgamated with ccessing options ities: land abutting re ints: Some loss of vie e settlement, acut. Playing fields	EN007/019/EN101. Same ownership a sidential area.	This as EN007. e 'strong cape plaints nning App	Suitability: Potential for residential develor adjacent sites) notwithstandin Achievability: Development would be econollikely costs and planning oblig Classification: B	of this site in oppment (eithing constraint site) with a site in oppment (eithing constraint site). The site is site in oppment (eithing constraint site).	ner on own or as pass. le taking into accordiated with the site all Capacity ar Capacity Density 2	2 art of 1 unt all 2 2 4 0
railabile Access: es turning head at er ditional Comment ould (should?) be an ould offer different ac rengths/ Opportun at open developable eakneses/ Constra	s: nalgamated with ccessing options ities: land abutting re ints: Some loss of vie e settlement, accut. Playing fields:	EN007/019/EN101. Same ownership a sidential area.	This as EN007.	Suitability: Potential for residential develor adjacent sites) notwithstandin Achievability: Development would be econollikely costs and planning oblig Classification: B	of this site in open to the property of the pr	ner on own or as pass. le taking into accociated with the site all Capacity ar Capacity Density Date:	2 art of 1 unt all 2 2 2 2 2 2 0

Date Last Updated 26-May-15 Date Form Printed 26-Jun-15

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	Į.	16 Mayfa Endo			
Description	Slightly sloping agr	Site De	tails		
Comments:			EN101? However ownership not kno	own.	
Area:	0.25 ha. gross	0.250 ha. net	Policy: 2/3	Status:	NC
Grid Ref.:	E 392442 N 3		Commitment:	7 Use:	8
Type:		archy: LV	Conversion:	NB Location:	R
Greenbelt:	Y Floo	oding: N	Replacement Dwg:	N Owner:	4
		Site Asses	ssment		
e Features:			Deliverabilit	y Assessment	
edges to West and Ea N101+EN007 at time ly few metres from manalished	ral pasture which slopes ast separate from adjac of site visit. Technically layfair Grove access po	ent sites landlocked although int to EN007.	Availability: Assumed 2		2
ew Road for EN101).		arvoly at 10 mg/	Suitability:		2
Iditional Comments	:		Notwithstanding site's greenfie strong edge' in L&SCA, consider		
ould be amalgamated	with EN101/EN007/EN	012?			
rengths/ Opportunit			Achievability: Development would be econor likely costs and planning obligations.		
ar, developable. Logic	cal extension to resident	ilai bulit up area.			
eakneses/ Constrai	nts:		Classification: B	Full Capacity	8
ope, and partial perims]. Also beyond the 's	me open views [althoug leter screening at time of strong edge' to this part cape Character Assess	of site visit, reduce of the settlement,		5 Year Capacity Density	0 32.00
		Planning A _l	oplication Details		
Planning Applicat Building Control F		Application Other App		Approval Date: Approval Life:	

Date Form Printed

26-Jun-15

PA Ref. No.: LDF Ref. No.: Description Comments:	Open pastu Note area excl the site abuts		nd E which fal	Road			Part of
Area:	0.43 ha.	gross 0.430 h	na. net	Policy: 2/3/8/	11/10	Status:	NC
Grid Ref.:	E 39234	7 N 352787		Commitment:	7	Use:	5
Type:	G	Hierarchy:	LV	Conversion:	NB	Location	: R
Greenbelt:	Υ	Flooding:	Υ	Replacement Dwg	j: N	Owner:	3
		Sit	te Asses:	sment			(
te Features:				Deliverab	ility Assessr	ment	
at, open, overgrown obtwithstanding periphome outbuildings (statement of the control of the cont	eral foliage, att bles?) to SE co	ractive open views to	o east.	Availability: Assumed 2. Note rep from a small parcel of land is lease following which it will be available small parcel.	d on a short le	ase of approx.5	years,
Iditional Comments te site excludes FZ3 rmitted/sequentially mmercial/industrial u	urning head ap :: : land as resi is unpreferable in	not normally FZ 3. However	diagont	Suitability: Site could accommodate sign could accommodate less warmixed use, retaining housin views to east at this central	ater-sensitive of the total attention of the the set of	development (or However, loss	a
id (og og nort et eeter	ed use develop	ment (subject to ame	enity	Achievability:			1
iu (eg as part of mix	sidential 'ribbon	bject to appropriate dow Grove? Undeve	SuDS	Development would be ecor likely costs and planning ob			
rengths/ Opportuni gical extension to re- village. Outside flood orporation?). Access	s off Greenmea	to North.					
rengths/ Opportuni gical extension to re- village. Outside floor orporation?). Access ntage/open views wo	s off Greenmea ould still remain	to North.		Classification: B	Ful	I Capacity	7
rengths/ Opportuni gical extension to re- village. Outside floor corporation?). Access ntage/open views wo eakneses/ Constrai reenfield, Greenbelt.	s off Greenmea buld still remain nts:		re not	Classification: B	J	Il Capacity	7
rengths/ Opportuni gical extension to revillage. Outside floor corporation?). Access ontage/open views we eakneses/ Constrai reenfield, Greenbelt. oscured by trees.	s off Greenmea buld still remain nts:		re not	Classification: B	J	. , _	-

Site Ref. No.: SMDC Ref. No NLUD Ref. No. PA Ref. No.: LDF Ref. No.:		Field n Florence The Vil Endon	ce Terrace				
Decembration		Site Deta		to occ-	onvotion and	22	
Description Comments:	Undulating overgrown field. S Close to 'The Village' conservation a virtually abuts eastern boundary of f	area. Some ir					tent FZ2
Area:	0.69 ha. gross 0.690 ha	a. net	Policy: 2	2/3/10		Status:	NC
Grid Ref.:	E 393193 N 354098		Commitment	:	7	Use:	8
Type:	G Hierarchy:	LV	Conversion:		NB	Location	n: R
Greenbelt:	Y Flooding:	N	Replacement	Dwg:	N	Owner:	4
	Site	e Assess	sment				
ite Features:			Deli	verabilit	y Assessme	ent	
	pasture, rises up to NW. Established		Availability:				2
ees/hedges inside an	d perimeter. Attractive. Rural feel.		Assumed 2				
e limited by narrowne	onservation area. Western extent FZ		Suitability: Some residential potsurroundings (rural feed) Achievability:			ed to be info	
trengths/ Opportuni	ties:		Development would be	ne econom	nically viable t	aking into a	1 count all
relativly flat (most/all contiguous with SDB.	f site appear developable). Almost		likely costs and plann				
/eakneses/ Constrai	nts:		Classification:	В	Full C	Capacity	10
arge greenfield site. A	buts conservation area. Eastern FZ2	2 may			5 Year (Capacity	0
Again a mought over of	2 - Moorporation:				Г	Density	14.49
Planning Applicat Building Control F	ion:	Application T		s	Approval Da		
Date Last Upd		Other Application	Date Form F	Printed	26-Jun-1		

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	EN033 : Enc	e Quadrangle/ Post Lane/Post Bridge Farm don Details
Comments:	Although site falls within British Waterways	consultation zone, not in a flood risk zone.
Area: Grid Ref.: Type: Greenbelt:	0.47 ha. gross 0.470 ha. net E 392922 N 352944 G Hierarchy: LV Y Flooding: N	Conversion: NB Location: R
	Site Ass	sessment
vailabile Access: xisting feeds onto privarm. An alternative operational Comments	erimeter foliage. Attractive rural feel. m south & west at time of site visit. vate unadopted track to Post Bridge Cottage bition would be to link with site EN032.	Availability: Assumed 2 Suitability: Good residential potential, notwithstanding greenfield and greenbelt status. Achievability: 1
ogical residential extension 2 sides by housing.	nsion to existing residential area. Screened	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
	Access would be via unadopted track, 32. Therefore adoption works may be	Classification: B Full Capacity 12 5 Year Capacity 0 Density 25.53
Planning Applicat Building Control F	ion: Applica Ref Other A	Application Details ation Type: Approval Date: Approval Life:

SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.:				ge	
Description Comments:	Sloping 'meadow' area abutt	ing Woodla	and TPO. Other TPOs		
Area: Grid Ref.: Type: Greenbelt:	0.54 ha. gross 0.540 h E 392107 N 353416 G Hierarchy: Y Flooding:	a. net	Policy: 2/3/10 Commitment: Conversion: Replacement Dwg	Status 7 Use: NB Location N Owner:	8 on: R
	Site	e Assess	sment		
W (waterway?). Enclose treak from trees. Availabile Access: None noted. Also slope		eved to	Availability: Assumed 2 Suitability: Highly unlikely owing to cons	etraints.	3
Strengths/ Opportunit			Achievability: Development would be econ likely costs and planning obli		
Development might end overshading, root dama	Access. Also some TPOs on site. counter arboricultural problems eg ige, felling pressures etc. General ow' through tree breaks.		Classification: C	Full Capacity 5 Year Capacity Density	8 0 14.81
Planning Applicati Building Control R Date Last Upda	on:	ning Application T		Approval Date: Approval Life:	

SMDC Ref. No.: EN079	I SE of		
NLUD Ref. No.:	fields Road/ Leek Roa on	d	
Site De	etails		
Description Large flat parcel of land on edge of b Net area excludes FZs 2/3 areas of site. Site a FZ2). Floodrisk information correct as of May	also includes 'triangle' of land which		outside
Area: 1.36 ha. gross 0.770 ha. net	Policy: 2/3/8	Status:	: NC
Grid Ref.: E 392954 N 353481	Commitment:	7 Use:	8
Type: G Hierarchy: LV	Conversion:	NB Location	on: R
Greenbelt: Y Flooding: Y	Replacement Dwg:	N Owner:	3
Site Asse	semant		
		ty Assessment	
e Features:		ty Assessment	
rge flat parcels land(overgrown pasture) abutting housing areas ong Parkfields/298-308 Leek Rd. Attractive field boundaries edges&trees).Quite well screened.Site lower than A53,but nerwise flat.Slight slope up to A53.Not v visible at time of visit	Availability: Owner email 20/11/14 confirm development of this site.	ns interest in residential	1
railabile Access:			
es within northern 'triangle' (opposite EN0108).	Suitability:		
	Excellent potential, notwithsta	anding groonfield/CP statu	2
Iditional Comments:	particularly for residential dev		
fficult to ascertain where floodrisk area begins along SE	considered a '3'	ies. Although a large site r	
fficult to ascertain where floodrisk area begins along SE			
fficult to ascertain where floodrisk area begins along SE	Achievability: Development would be econo	es. Although a large site r	1 account all
fficult to ascertain where floodrisk area begins along SE undary - there are some trees but otherwise not well delineated.	considered a '3' Achievability:	es. Although a large site r	1 account all
fficult to ascertain where floodrisk area begins along SE undary - there are some trees but otherwise not well delineated. rengths/ Opportunities: rge flat open parcels of land abutting SDB. Development would gely be 'behind' existing housing thus not conspicuous (except angle'). Logical residential extension to village. Access onto	considered a '3' Achievability: Development would be econo	es. Although a large site r	1 account all
fficult to ascertain where floodrisk area begins along SE undary - there are some trees but otherwise not well delineated. rengths/ Opportunities: rge flat open parcels of land abutting SDB. Development would gely be 'behind' existing housing thus not conspicuous (except angle'). Logical residential extension to village. Access onto opted trunk road. eakneses/ Constraints:	Achievability: Development would be econolikely costs and planning oblig	mically viable taking into a pations associated with the	1 account all e site
fficult to ascertain where floodrisk area begins along SE undary - there are some trees but otherwise not well delineated. rengths/ Opportunities: rge flat open parcels of land abutting SDB. Development would gely be 'behind' existing housing thus not conspicuous (except angle'). Logical residential extension to village. Access onto opted trunk road. eakneses/ Constraints:	Achievability: Development would be econolikely costs and planning oblig	mically viable taking into a pations associated with the	1 account all
fficult to ascertain where floodrisk area begins along SE undary - there are some trees but otherwise not well delineated. rengths/ Opportunities: rge flat open parcels of land abutting SDB. Development would gely be 'behind' existing housing thus not conspicuous (except angle'). Logical residential extension to village. Access onto opted trunk road. eakneses/ Constraints: reenfield, Greenbelt. Flood risk issues would require investigation uDS incorporation?).	Achievability: Development would be econolikely costs and planning oblig	mically viable taking into a pations associated with the	1 account all e site
fficult to ascertain where floodrisk area begins along SE undary - there are some trees but otherwise not well delineated. rengths/ Opportunities: rge flat open parcels of land abutting SDB. Development would gely be 'behind' existing housing thus not conspicuous (except angle'). Logical residential extension to village. Access onto opted trunk road. eakneses/ Constraints: reenfield, Greenbelt. Flood risk issues would require investigation uDS incorporation?).	Achievability: Development would be econolikely costs and planning oblig Classification: B Application Details	mically viable taking into a pations associated with the Full Capacity 5 Year Capacity	1 account all e site 18

Site Ref. No.: 861 SMDC Ref. No.: EN092	in between
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Endo	Brook Lane/ Hallwater Road/Brookside Drive on
Site De	etails
	servation Area. Some individual TPOs on site I, excluding much of the higher land. In Conservation Area.
Area: 3.18 ha. gross 2.510 ha. net	Policy : 5/2/3/10 Status : NC
Grid Ref.: E 392928 N 353626	Commitment: 7 Use: 8
Type: G Hierarchy: LV	Conversion: NB Location: R
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner:
Site Asses	ssment
te Features:	Deliverability Assessment
elatively flat field, slight slope up to southwest towards Church	Availability: 2
ine. Atractive mature trees(some TPOs). Attractive rural feel.	Assumed 2.
vailabile Access:	
on Brook Lane noted; 1x on Leek Road noted.	
	Suitability: 3
dditional Comments:	Notwithstanding constraints, considered certain parts could be developed as extension to Endon, and access onto suitable 'A'
	road, without too much impact on openness/character/long views/setting etc. Only '3' to reflect projected yield is 50+
ould be considered to contribute to open views from W-E. Also W is attractive on northern approach to Endon.	
	Achievability:
trengths/ Opportunities:	Development would be economically viable taking into account all
arge. Could be considered logical site for future growth in between 'he Village' and Endon proper. NE corner could be developed ithout impacting too much on openness or long views (and this is djacent to modern housing). Could access A53 here	likely costs and planning obligations associated with the site
/eakneses/ Constraints:	Classification: C Full Capacity 50
arge greenfield site. Visual impact/setting/long views issues	5 Year Capacity 0
	Deneity
/eakneses/ Constraints: arge greenfield site. Visual impact/setting/long views issues.	5 Year Capacity
conservation Area status. TPOs.	pplication Details
Planning A	pplication Details
conservation Area status. TPOs.	pplication Details on Type: Approval Date:

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:		Endon	ails	ank Farm	
Area: Grid Ref.: Type: Greenbelt:	1.75 ha. gross 1.750 ha E 392558 N 353866 G Hierarchy: Y Flooding:	LV	Policy: 2/3/10 Commitment: Conversion: Replacement Dwg:	Status: 7	8
railabile Access: disting stub inbetween cess could be EN09	overgrown field. Attractive semi-open west eg inbetween 45-47 High View R n 45-47 High View Rd. Perhaps altern 3 or adjacent farm access? Understood east of EN098 under same ownersh	native od that			1 wner 2
Endon Bank Farm on the View Road if EN0 electively. Understood rengths/ Opportuni	7+EN012? Could this site also be acc or site EN098? Multiple access points 19+EN007+EN012 considered some sewage infrastructure may alre	eady	Excellent residential developm status, still considered '2'. Not 30dw/ha Achievability: Development would be econo likely costs and planning oblig	e neighbouring dwellings	1 account all
eakneses/ Constrai	nts: Loss of some open views.		Classification: B	Full Capacity 5 Year Capacity Density	54 0 30.86
Planning Applicat Building Control F	ion:	ning Ap		Approval Date: Approval Life:	30.86

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	::	A53 /Br Endon Site Deta	rook Lane/Hallwater Road ails northwest. Some individual TPOs/Group TPO. Conserva
Area: Grid Ref.: Type: Greenbelt:	1.25 ha. gross 1.250 ha E 393031 N 353822 G Hierarchy: Y Flooding:	LV N	Policy: 2/3/5/10 Status: NC Commitment: 7 Use: 8 Conversion: NB Location: R Replacement Dwg: N Owner: 4
	Site	Assess	sment
te Features:			Deliverability Assessment
vailabile Access: ate access onto A53			Assumed 2 Suitability: Some residential potential on some of the site. Capacity would have to make allowances for TPOs on site, topography etc. However a '3' owing to conservation area and adjacent listed buildings. Achievability:
ould be off A53. Coul	ties: spite slope. Well screened. Best acced be considered logical extension to between Church Lane/A53/Hallwater I		Development would be economically viable taking into account all likely costs and planning obligations associated with the site
reenfield. In Conserv net area may be dev	ation Area. Owing to slope/undulation	not all	Classification: C Full Capacity 15 5 Year Capacity 0 Density 12.00
Planning Applicat Building Control F	tion:	Application To	Americal Life

Date Form Printed

26-Jun-15

SMDC Ref. No.: EN125 NLUD Ref. No.: The V Endo Endo Site De	
	Willow Cottage which does not appear to form part of this dwelling.
Area: 0.68 ha. gross 0.680 ha. net Grid Ref.: E 393094 N 354102 Type: G Hierarchy: LV Greenbelt: Y Flooding: N	Policy: 2/3/5/10 Status: NC Commitment: 7 Use: 5/8 Conversion: NB Location: R Replacement Dwg: N Owner: 4
Site Asses	ssment
ite Features:	Deliverability Assessment
relatively flat but sloping slightly up to north - field of rural ppearance (possibly paddock use?). Attractive established erimeter hedges/trees (especially to northwest).	Availability: 2 Assumed 2
xisting gated access adjacent to no.2 Wesley cottages off 'The illage'. Not clear if further access points off eg, driveway running orth to Daisy Bank Bungalow? dditional Comments:	Suitability: Notwithstanding conservation area status, overall this could be considered '2'. Adjacent high-medium density neighbourhood could be replicated, in density terms.
ould in theory link with EN066, although presumably separate wherships. Parcel of land to northwest could be excluded if this is so separate ownership(?). trengths/ Opportunities:	Achievability: 2 Assumed 2
elatively flat; existing access point. Abuts or almost abuts evelopment boundary so could be considered logical extension to he Village'. Although elevated, development may still not be articularly visible from longer views (screening etc).	
deakneses/ Constraints: sireenbelt; greenfield; Conservation Area. Also 'The Village' road hay have narrowness/traffic capacity issues. Access onto Gratton ane does not appear tenable. Design would have to be informed y adjacent conservation area.	Classification: B Full Capacity 14 5 Year Capacity 0 Density 20.59
Planning A	oplication Details
Planning Application: SM Application Building Control Ref Other App	Approval Date:

Date Form Printed

26-Jun-15

PA Ref. No.: LDF Ref. No.: Description Comments: Area:	All field falls w a flood risk zon Area to SE.		ays consultationet area is low	ails			
Grid Ref.:	E 39292	4 N 352861		Commitment:	7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:	NB	Location:	R
Greenbelt:	Υ	Flooding:	Υ	Replacement Dwg:	N	Owner:	4
		Sit	e Assess	sment			
te Features:		O.C			ty Assessme	nt	
dges/trees at time of mpbridge.Physically d east, owing to esta- vailabile Access: disting access to post ditional field access	f visit.But more has rural feel, ablished trees extended trees extended trees extended to the further south documents.	& divorced from field etc along those bound etc along those bound e Farm (unadopted); own Post Lane.	s to north daries.	Availability: 1 since SHLAA reps from age housing/other uses. Suitability: Abuts SDB, but larger site, an more suitable if appropriate a not first choice of extending o	nd only partially ccess can be at	abuts it [EN03 ttained]. Rural	2 33
	ties:			Assumed 2			
rengths/ Opportuni at; abuts developmer stas, at time of site vi		ell screened from mo	ost public				
at; abuts developmer stas, at time of site vi eakneses/ Constrai artial) flood risk? Wo	nts: puld be partially pted access. R	ell screened from mo visible from south. A tural feel - does not re the Quadrangle. Abut	As a larger eally link	Classification: B	5 Year (. , _	12 0 14.46

Site Ref. No.: SMDC Ref. No.:	2448 EN128	Open I	land at corner o	of			
NLUD Ref. No.:					_		
PA Ref. No.:	SM		field Avenue / S	toney	Lane		
LDF Ref. No.:		Endon	n 				
	S	Site Deta	ails				
Description	Land designated as Visual Op	en Space	e in Local Plan. Tree	e TPO d	on site		
(Agent argues SMLP VOS designation Character Assessment 2008 as not w Avenue; or (private) Stoney Lane?	n has much worthy of ret	less weight owing to sultention as VOS. Access	bsequent could be	assessment via (demolish	in SM Landsoned) No.14 Bro	ape ookfield
Area:	0.74 ha. gross 0.710 ha.	. net	Policy: 1	/10		Status:	NC
Grid Ref.:	E 392327 N 353095		Commitment	::	5	Use:	5
Type:	G Hierarchy:	LV	Conversion:		NB	Location	ı: U
Greenbelt:	N Flooding:	N	Replacement	t Dwg:	N	Owner:	4
	Site	Assess	sment				
					_	4	
te Features:			Deliv	verabilit	y Assessm	ient	
	d open space.Attractive low level peri	imeter	Delive Availability:	verabilit	y Assessm	ient	2
at regular, tidy grassed edging/dwarf walls alon om view from Brookfiel	d open space.Attractive low level pering Stoney Lane & school boundary.Hd Avenue at time of site visit but very s/school.Wooded/foliaged area to NE	lidden y		nt 02/04/1	12 is not expl	licit about who	
edging/dwarf walls alon om view from Brookfiel	ig Stoney Lane & school boundary.H d Avenue at time of site visit but very	lidden y	Availability: SHLAA rep from agei	nt 02/04/1	12 is not expl	licit about who	
lat regular, tidy grassed edging/dwarf walls alon om view from Brookfiel sible from Stoney Lane vailabile Access: xisting gateway south o	ng Stoney Lane & school boundary.H d Avenue at time of site visit but very e/school.Wooded/foliaged area to NE	didden y =. also	Availability: SHLAA rep from agei	nt 02/04/1	12 is not expl	licit about who	
at regular, tidy grassed edging/dwarf walls alon om view from Brookfiel sible from Stoney Lane vailabile Access: xisting gateway south ouggests that 14 Brookfiel	ng Stoney Lane & school boundary.H d Avenue at time of site visit but very e/school.Wooded/foliaged area to NE	didden y E.	Availability: SHLAA rep from agei	nt 02/04/1	12 is not expl	licit about who	
lat regular, tidy grassed edging/dwarf walls alon om view from Brookfiel sible from Stoney Lane vailabile Access: xisting gateway south ouggests that 14 Brookfilternative access, if required	ng Stoney Lane & school boundary.H d Avenue at time of site visit but very e/school.Wooded/foliaged area to NE of Dollisfield on Stoney Lane. Agent a eld Avenue could be demolished as	didden y E.	Availability: SHLAA rep from ager site or when it could be suitability: Suitability: Although greenfield, i	nt 02/04/² be develo	12 is not expl ped. Assume	iicit about who ed '2'.	owns 2
lat regular, tidy grassed edging/dwarf walls alon om view from Brookfiel sible from Stoney Lane vailabile Access: xisting gateway south ouggests that 14 Brookfiel ternative access, if required dditional Comments:	ng Stoney Lane & school boundary.H d Avenue at time of site visit but very e/school.Wooded/foliaged area to NE of Dollisfield on Stoney Lane. Agent a eld Avenue could be demolished as uired. NB Stoney Lane appears unac	didden y E.	Availability: SHLAA rep from ager site or when it could be suitability:	nt 02/04/² be develo	12 is not expl ped. Assume	iicit about who ed '2'.	owns 2
lat regular, tidy grassed edging/dwarf walls alon om view from Brookfiel sible from Stoney Lane vailabile Access: xisting gateway south ouggests that 14 Brookfiel ternative access, if required dditional Comments: ould incorporate EN042 buthern perimeter. Note	ng Stoney Lane & school boundary.H d Avenue at time of site visit but very e/school.Wooded/foliaged area to NE of Dollisfield on Stoney Lane. Agent a eld Avenue could be demolished as	also dopted.	Availability: SHLAA rep from ager site or when it could be suitability: Suitability: Although greenfield, i	nt 02/04/² be develo	12 is not expl ped. Assume	iicit about who ed '2'.	owns 2
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lat regular, tidy grassed edging/dwarf walls alon om view from Brookfiel sible from Stoney Lane vailabile Access: xisting gateway south ouggests that 14 Brookfiel ternative access, if required additional Comments: could incorporate EN042 outhern perimeter. Note	ng Stoney Lane & school boundary.H d Avenue at time of site visit but very e/school.Wooded/foliaged area to NE of Dollisfield on Stoney Lane. Agent a eld Avenue could be demolished as uired. NB Stoney Lane appears unace	also dopted.	Availability: SHLAA rep from ager site or when it could be site or when it could be suitability: Although greenfield, in Excellent residential process.	nt 02/04// be develo in a centra potential.	12 is not expl pped. Assume	licit about who ed '2'.	owns 2 e SDB.
lat regular, tidy grassed edging/dwarf walls alon om view from Brookfiel sible from Stoney Lane vailabile Access: Existing gateway south of largests that 14 Brookfieternative access, if required dditional Comments: Ould incorporate EN042 bouthern perimeter. Note OS. Itrengths/ Opportunition at. Central to Endon ("Illustrates point. Could link along the property of the coess point. Could link along the property of the coess point. Could link along the property of the coess point. Could link	ng Stoney Lane & school boundary.H d Avenue at time of site visit but very e/school.Wooded/foliaged area to NE of Dollisfield on Stoney Lane. Agent a eld Avenue could be demolished as uired. NB Stoney Lane appears unac eld LCA study recommends not retaine es: arger' village); residential area. Existi to adjacent SHLAA sites. A high den	also dopted.	Availability: SHLAA rep from ager site or when it could be site or when it could be suitability: Although greenfield, it excellent residential process.	nt 02/04// be develo	12 is not expl pped. Assume al, residentia	icit about who ed '2'. I area in village	owns 2 e SDB. 1 count all
lat regular, tidy grassed edging/dwarf walls alon om view from Brookfiel sible from Stoney Lane vailabile Access: xisting gateway south ouggests that 14 Brookfilternative access, if requided incorporate EN042 outhern perimeter. Note OS. trengths/ Opportunition of the coess point. Could link ere would be in keeping	ng Stoney Lane & school boundary.H d Avenue at time of site visit but very e/school.Wooded/foliaged area to NE of Dollisfield on Stoney Lane. Agent a eld Avenue could be demolished as uired. NB Stoney Lane appears unac 2/EN040. Individual tree TPO along e LCA study recommends not retained es: arger' village); residential area. Existi to adjacent SHLAA sites. A high den g with surroundings.	also dopted.	Availability: SHLAA rep from ager site or when it could be site or whe	nt 02/04// be develo	12 is not exploped. Assume al, residentia	icit about who ed '2'. I area in village	owns 2 e SDB. 1 count all
lat regular, tidy grassed edging/dwarf walls alon om view from Brookfiel isible from Stoney Lane wailabile Access: xisting gateway south ouggests that 14 Brookfilternative access, if requided incorporate EN04: outhern perimeter. Note to the country of the coun	ng Stoney Lane & school boundary.H d Avenue at time of site visit but very e/school.Wooded/foliaged area to NE of Dollisfield on Stoney Lane. Agent a eld Avenue could be demolished as uired. NB Stoney Lane appears unac 2/EN040. Individual tree TPO along e LCA study recommends not retaine es: arger' village); residential area. Exist to adjacent SHLAA sites. A high den g with surroundings. ts:	also dopted. ed as ting nsity	Availability: SHLAA rep from ager site or when it could be site or whe	nt 02/04//be develo	12 is not exploped. Assume all, residential mically viable ations associ	icit about who ed '2'. I area in village taking into ac ated with the s	owns 2 e SDB. 1 count all site
lat regular, tidy grassed edging/dwarf walls alon om view from Brookfiel sible from Stoney Lane vailabile Access: Existing gateway south or largests that 14 Brookfi ternative access, if required dditional Comments: Ould incorporate EN042 buthern perimeter. Note that the perimeter of the color of the c	ng Stoney Lane & school boundary.H d Avenue at time of site visit but very e/school.Wooded/foliaged area to NE of Dollisfield on Stoney Lane. Agent a eld Avenue could be demolished as uired. NB Stoney Lane appears unac eld Avenue could be demolished as uired. NB Stoney Lane appears unac eld Avenue could be demolished as uired. NB Stoney Lane appears unac eld Avenue could be demolished as uired. NB Stoney Lane appears unac eld Avenue could be demolished as uired. NB Stoney Lane appears unac eld Avenue at Existing arger' village); residential area. Existing with surroundings. ets:	also dopted. ed as ting nsity	Availability: SHLAA rep from ager site or when it could be site or whe	nt 02/04//be develo	12 is not exploped. Assume all, residential mically viable ations associ	icit about who ed '2'. I area in village taking into acated with the second control of	owns 2 e SDB. 1 count all site
at regular, tidy grassed edging/dwarf walls alon om view from Brookfiel sible from Stoney Lane vailabile Access: visting gateway south or aggests that 14 Brookfieternative access, if required dditional Comments: ould incorporate EN042 buthern perimeter. Note that the perimeter of the coess point. Could link there would be in keeping at Ceakneses/ Constraint reenfield. Existing VOSCA Study. Core Strategitained. Also not clear value of the coess of the coe	ag Stoney Lane & school boundary. He did Avenue at time of site visit but very exchool. Wooded/foliaged area to NE of Dollisfield on Stoney Lane. Agent a eld Avenue could be demolished as uired. NB Stoney Lane appears unautived. Stoney Lane appears unautived. Stoney Lane appears unautived. Stoney Lane appears unautived. Stoney Lane appears with surroundings.	also dopted. ed as ting nsity	Availability: SHLAA rep from ager site or when it could be site or whe	in a centrapotential.	12 is not exploped. Assume all, residential mically viable ations associ	icit about who ed '2'. I area in village taking into acated with the second care area in capacity.	owns 2 e SDB. 1 count all site
lat regular, tidy grassed edging/dwarf walls alon om view from Brookfiel isible from Stoney Lane wailabile Access: xisting gateway south ouggests that 14 Brookfilternative access, if required incorporate EN042 outhern perimeter. Note that the country of the co	ng Stoney Lane & school boundary.H d Avenue at time of site visit but very e/school.Wooded/foliaged area to NE of Dollisfield on Stoney Lane. Agent a eld Avenue could be demolished as uired. NB Stoney Lane appears unac 2/EN040. Individual tree TPO along e LCA study recommends not retaine es: arger' village); residential area. Existi to adjacent SHLAA sites. A high den g with surroundings. ts: 6 designation remains notwithstanding gy directs that existing open spaces be whether Stoney Lane is adopted/whe t would be required to enable develo	also dopted. ed as ting nsity	Availability: SHLAA rep from ager site or when it could be site or whe	in a centrapotential.	12 is not exploped. Assume all, residential mically viable ations associ	Icit about who ed '2'. I area in village taking into acated with the second at the control of t	owns 2 e SDB. 1 count all site

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments: Area: Grid Ref.:	Large, flat, regular, arable fies		
Type:	G Hierarchy:	LV Conversion: NB Location: R	,
Greenbelt:	Y Flooding:	Y/N Replacement Dwg: N Owner:	3
	Site	e Assessment	
ite Features:		Deliverability Assessment	
	le fields separated by low level hedger or mature trees. Highly visible from L		
vailabile Access: It least 5x at various pewage Works private build easily be formed dditional Comments ot known if Sewage Version of the small south westerlects this. Capacity a		Suitability: Suitability: For the reasons given under weaknesses, considered unsuitable for residential use.	_
trengths/ Opportuni	ties:		4
arge, flat. Easy acces sues.	s to main road. Presumed no contan	Assumed 2 - however 'major' schemes in the countryside would have high affordable housing (etc) requirements.	
/eakneses/ Constrai	nts:	Classification: C Full Capacity 266	
ields - very large deve	Large undivided fields (2x) means lar elopment in greenbelt. Highly visible f her Endon or Longsdon.		3
	Plan	ning Application Details	_
Planning Applicat Building Control F	ion: SM	Application Type: Approval Date: Approval Life: Approval Life:	

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	SM	Endon Post L Endon	1		Caldon Car	nal
		Site Det				
Description	Flat fields with established pe	erimeter a	nd internal hedging.			
Comments:	SHLAA reps from agent on behalf o also EN126]. Site heavily affected b Almost abuts SDB.					
Area:	5.18 ha. gross 5.180 ha	a. net	Policy: 2/3	3/5/8	Status:	NC
Grid Ref.:	E 392745 N 352813		Commitment:	7	Use:	8
Type:	G Hierarchy:	LV	Conversion:	NB	Location	n: R
Greenbelt:	Y Flooding:	Υ	Replacement l	Dwg: N	Owner:	3
	Site	e Asses				
e Features:			Delive	erability Assess	ment	
	ds with internal and external establishe screen to north with marina. Some		Availability:			1
	udes farmbuildings to SE.	uwan	Agent rep implies imm	ediate availability.		
cess track to north w /09/12 implies owne ditional Comments st SHLAA rep sugge hough does not indic	ests EN131+EN126 as single entity - cate which respective areas are prefe	ILAA rep	Suitability: Given substantial cons	straints, this is cons	sidered a '3'.	3
	atter rep does not indicate how are mix of uses be laid out within EN1	131.	Achievability:			2
rengths/ Opportuni	ties:		Assumed '2' - although			
vt boundary [ie oppo	ccess onto Post Lane. Almost abuts E site 'Quadrangle']. Internal boundarie ller-yielding sites could be selected, a	es	mitigation (eg raised flo	oor levels, SuDS?)		
eakneses/ Constrai	nts:		Classification:	C F	ull Capacity	125
appropriate and mus	risk (mostly FZ3 where housing is t pass exceptions test). Caldon canal latively open aspect from Post Lane. (Class C?).			5 Ye	ear Capacity Density	0 24.13
	Plan	ning Ap	plication Details			
	tion: SM	Application	Type:	Approval	Date:	

PA Ref. No.: LDF Ref. No.:	SM	ndon	Moss Road				
		e Details					
Description	Operating Equestrian business	ncluding i	ndoor arena, an	cillary b	uildings, m	nanege, and	d landsca
Comments:	Site suggested in SHLAA Rep by owne parts of site. Stanley Conservation Area and northern manege.	s 20/09/13. abuts to ea	Site at least partially st. Net area exclude	/ brownfie es mature	ld. Floodzone wooded area	es 2 and 3 aff as in between	ect NE buildings
Area:	1.46 ha. gross 1.340 ha. r	et	Policy:	2/3/8		Status:	NC
Grid Ref.:	E 392677 N 352250		Commitmen	t:	7	Use:	2/9
Type:	B/G Hierarchy:	LV	Conversion:		NB	Locatio	n: R
Greenbelt:	Y Flooding:	Υ	Replacemen	t Dwg:	N	Owner:	3
	Site A	ssessm	ent				
ite Features:				iverabili	ty Assessn	nent	
alaticals flat site in mo	and a atting or well a green and frame was t		Availability:				
	ral setting; well screened from west.		avanability.				1
complex comprises mo	odern utilitarian indoor riding arena; stab		2UI AA ron/2014 on	nligation i	adiaataa imm	andiata availal	hility
complex comprises mondassociated dwelling	g/leisure accommodation; and fenced ric		SHLAA rep/2014 ap	plication in	ndicates imm	nediate availa	bility.
complex comprises mond associated dwelling elds/maneges (and talk)	g/leisure accommodation; and fenced ric		SHLAA rep/2014 ap	plication i	ndicates imm	nediate availal	bility.
complex comprises mond associated dwelling elds/maneges (and tale vailabile Access:	g/leisure accommodation; and fenced ric rmaced areas). Inley Moss Road at front of site. Tarmac	ng	SHLAA rep/2014 ap	plication i	ndicates imm	nediate availal	bility.
complex comprises mond associated dwelling elds/maneges (and tale vailabile Access: wo accesses onto Sta	g/leisure accommodation; and fenced ric rmaced areas). Inley Moss Road at front of site. Tarmac	ng S	SHLAA rep/2014 ap	plication in	ndicates imm	nediate availal	bility.
omplex comprises mond associated dwelling elds/maneges (and tail vailabile Access: wo accesses onto Sta	g/leisure accommodation; and fenced ric rmaced areas). Inley Moss Road at front of site. Tarmac	ng s	Suitability: Notwithstanding 'Str	engths', d	istance from	Endon (and §	3 Stanley)
complex comprises mond associated dwelling elds/maneges (and tall wailabile Access: wo accesses onto Starea to front (parking?)	g/leisure accommodation; and fenced ric rmaced areas). Inley Moss Road at front of site. Tarmac	ng S	Suitability:	engths', d	istance from arly sustainat	Endon (and Sole/not as sus	3 Stanley) tainable
omplex comprises mond associated dwelling elds/maneges (and tain vailabile Access: wo accesses onto Starea to front (parking?) dditional Comments ite is closer to Stanley	g/leisure accommodation; and fenced ricemaced areas). unley Moss Road at front of site. Tarmaces: than Endon. Also, whilst a straight line	ng S	Suitability: Notwithstanding 'Str neans this site is no	engths', d	istance from arly sustainat	Endon (and Sole/not as sus	3 Stanley) tainable
complex comprises mond associated dwelling elds/maneges (and taxvailabile Access: wo accesses onto Starea to front (parking?) additional Comments ite is closer to Stanley istance to Endon deve ehicular route to Post	g/leisure accommodation; and fenced ric rmaced areas). Inley Moss Road at front of site. Tarmac of than Endon. Also, whilst a straight line elopment boundary only about 0.5km, a Lane boundary of Endon (bridging canal	ng S	Suitability: Notwithstanding 'Str neans this site is no	engths', d	istance from arly sustainat	Endon (and Sole/not as sus	3 Stanley) tainable
complex comprises mond associated dwelling elds/maneges (and taxvailabile Access: wo accesses onto Starea to front (parking?) additional Comments ite is closer to Stanley istance to Endon deve ehicular route to Post bout 1.2km away. Yield	g/leisure accommodation; and fenced ricermaced areas). Inley Moss Road at front of site. Tarmace areas at the site and th	ng S	Suitability: Notwithstanding 'Str neans this site is no	engths', d	istance from arly sustainat	Endon (and Sole/not as sus	3 Stanley) tainable
complex comprises mond associated dwelling elds/maneges (and talkwailabile Access: wo accesses onto Starea to front (parking?) Additional Comments Site is closer to Stanley istance to Endon develence and the control of the contr	g/leisure accommodation; and fenced ricermaced areas). Inley Moss Road at front of site. Tarmace areas at the site and th	ng S	Suitability: Notwithstanding 'Strange in the strange is not as alternative sites; Achievability: Assumed '2' - SHLA	engths', dot particula and is not	istance from arly sustainat a logical ext	Endon (and Sole/not as susension to eith	3 Stanley) tainable er village.
complex comprises mond associated dwelling elds/maneges (and tall wailabile Access: wo accesses onto Starea to front (parking?) additional Comments ite is closer to Stanley istance to Endon developed site of the post bout 1.2km away. Yield itemsths/ Opportunity and developed site - pa	g/leisure accommodation; and fenced ricermaced areas). Innley Moss Road at front of site. Tarmace areas are as a straight line are also become to boundary only about 0.5km, and based on application information. Ities: Ints may be brownfield; but manege/grass.	ng Sad	Suitability: Notwithstanding 'Str neans this site is no as alternative sites; Achievability:	engths', dot particula and is not	istance from arly sustainat a logical ext	Endon (and Sole/not as susension to eith	3 Stanley) tainable er village.
complex comprises mond associated dwelling elds/maneges (and taxivallabile Access: wo accesses onto Starea to front (parking?) additional Comments ite is closer to Stanley istance to Endon develoular route to Post bout 1.2km away. Yield trengths/ Opportunity and developed site - pareas unclear? Lies in It poradic' developed and associated dweloped and associated dwelling and associated dwelling and associated dwelling and associated dweloped dweloped and associated dweloped dweloped and associated dweloped dweloped dweloped dweloped dweloped and dweloped d	g/leisure accommodation; and fenced ricommaced areas). Inney Moss Road at front of site. Tarmace and the second areas at the second at front of site. Tarmace are second at front of site.	ng Sad	Suitability: Notwithstanding 'Strange in the strange is not as alternative sites; Achievability: Assumed '2' - SHLA	engths', dot particula and is not	istance from arly sustainat a logical ext	Endon (and Sole/not as susension to eith	3 Stanley) tainable er village.
complex comprises mond associated dwelling elds/maneges (and taxvailabile Access: wo accesses onto Starea to front (parking?) additional Comments site is closer to Stanley istance to Endon develencular route to Post bout 1.2km away. Yield istrengths/ Opportunitions and the provided areas unclear? Lies in the provided areas some thick perimane. Some thick perimane.	g/leisure accommodation; and fenced ricermaced areas). Inney Moss Road at front of site. Tarmace are site at the properties of the proper	ng Sad	Suitability: Notwithstanding 'Str neans this site is no as alternative sites; Achievability: Assumed '2' - SHLA affordable housing n	engths', d ot particula and is not A rep refe	istance from arly sustainat a logical ext rs to how inte t on viability	Endon (and Sole/not as sus ension to eith egrating an el	3 Stanley) tainable er village. 2 ement of
complex comprises mond associated dwelling elds/maneges (and taxvailabile Access: wo accesses onto Starea to front (parking?) additional Comments dite is closer to Stanley istance to Endon developed are as unclear? Lies in the poradic' developed are ane. Some thick period.	g/leisure accommodation; and fenced ricermaced areas). Inney Moss Road at front of site. Tarmace are site at the property of	ruer seed so ses.	Suitability: Notwithstanding 'Strange in the strange is not as alternative sites; Achievability: Assumed '2' - SHLA	engths', dot particula and is not	istance from arly sustainal a logical ext rs to how inte t on viability	Endon (and Sole/not as sus ension to eith	3 Stanley) tainable er village. 2 ement of
omplex comprises mond associated dwelling elds/maneges (and tail vailabile Access: wo accesses onto Starea to front (parking?) dditional Comments ite is closer to Stanley istance to Endon developed site - pareas unclear? Lies in Items unclear u	g/leisure accommodation; and fenced ricermaced areas). Inney Moss Road at front of site. Tarmace and the second street of the second s	ruer seed so ses.	Suitability: Notwithstanding 'Str neans this site is no as alternative sites; Achievability: Assumed '2' - SHLA affordable housing n	engths', d ot particula and is not A rep refe	istance from arly sustainal a logical ext rs to how inte t on viability	Endon (and Sole/not as sus ension to eith egrating an el	3 Stanley) tainable er village. 2 ement of 12 0
complex comprises mond associated dwelling elds/maneges (and tarvailabile Access: wo accesses onto Starea to front (parking?) dditional Comments ite is closer to Stanley istance to Endon developed site - pareas unclear? Lies in the poradic' developed arrane. Some thick perimular in greenbelt. Not periphic, FZs affect NE. True articularly sustainable	g/leisure accommodation; and fenced ricermaced areas). Inley Moss Road at front of site. Tarmace and the site and the sit	ruer seed so ses.	Suitability: Notwithstanding 'Str neans this site is no as alternative sites; Achievability: Assumed '2' - SHLA affordable housing n	engths', d ot particula and is not A rep refe	istance from arly sustainal a logical ext rs to how inte t on viability	Endon (and Sole/not as sus ension to eith	3 Stanley) tainable er village. 2 ement of
omplex comprises mond associated dwelling elds/maneges (and tail vailabile Access: wo accesses onto Starea to front (parking?) dditional Comments ite is closer to Stanley istance to Endon developed site - pareas unclear? Lies in the poradic' developed arrane. Some thick pering feakneses/ Constrain greenbelt. Not periph; FZs affect NE. True articularly sustainable	g/leisure accommodation; and fenced ricommaced areas). Inney Moss Road at front of site. Tarmace and the second site and the	ng Sad	Suitability: Notwithstanding 'Straneans this site is not as alternative sites; Achievability: Assumed '2' - SHLA affordable housing not contact the contact of the contact	engths', dot particular and is not and is not and is not and is representations.	istance from arly sustainal a logical ext rs to how inte t on viability	Endon (and Sole/not as sus ension to eith egrating an el	3 Stanley) tainable er village. 2 ement of 12 0
omplex comprises mond associated dwelling elds/maneges (and tail vailabile Access: wo accesses onto Starea to front (parking?) dditional Comments ite is closer to Stanley estance to Endon developed stare to Endon developed and the composition of the composi	g/leisure accommodation; and fenced ricommaced areas). Inney Moss Road at front of site. Tarmace and the second site and the	ng Sad	Suitability: Notwithstanding 'Str neans this site is no as alternative sites; Achievability: Assumed '2' - SHLA affordable housing n	engths', dot particular and is not and is not and is not and is representations.	istance from arly sustainal a logical ext rs to how inte t on viability	Endon (and Sole/not as sus ension to eith egrating an el	3 Stanley) tainable er village. 2 ement of 12 0
omplex comprises mond associated dwelling elds/maneges (and tail vailabile Access: wo accesses onto Starea to front (parking?) dditional Comments ite is closer to Stanley estance to Endon developed stare to Endon developed and the composition of the composi	g/leisure accommodation; and fenced ricommaced areas). Inney Moss Road at front of site. Tarmace and the second standard of the second s	ng Sad	Suitability: Notwithstanding 'Strate is not as alternative sites; Achievability: Assumed '2' - SHLA iffordable housing not contact the contact in the contac	engths', dot particular and is not and is not and is not and is representations.	istance from arly sustainal a logical ext rs to how inte t on viability	Endon (and Sole/not as sustension to either egrating an elegrating an elegrating and elegrating	3 Stanley) tainable er village. 2 ement of 12 0

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	SM		Corn F Park L Endon Site Deta				
Description	Modern and	traditional farmb	uildings oı	n slightly raised land			
				s modern and traditional farmbui posal to redevelop/convert farml			
Area:	1.92 ha. (gross 0.410 ha	a. net	Policy: 2/3		Status:	NC
Grid Ref.:	E 394046	6 N 353043		Commitment:	7	Use:	8/2
Type:	B/G	Hierarchy:	OC	Conversion:	C/NB	Location:	R
Greenbelt:	Υ	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Site	Asses	sment			
te Features:				Deliverabil	ity Assessn	nent	
' wing complex of modilk distribution+haulaged in greenbelt. vailabile Access: ccess through existing assing roadside dwelling distributional Comments: sted buildings 140m to	g Corn Hayes Faing)	west), on elevated (bu	ut flat)	Availability: Meeting with individual (not of for residential redevelopment) Suitability: Not considered suitable in po 'Weaknesses/Constraints'. Achievability:	proposals.		3
rengths/ Opportunit	ies:			Assumed viable			2
			utside	Classification: C		Capacity	6
eakneses/ Constrain te within greenbelt. M aised/prominent site fi ndon so not considere odern agricul buildings	rom some aspe ed sustainable a	against Spatial Strate				Density 1	4.63
te within greenbelt. Maised/prominent site fradon so not considere	rom some aspe ed sustainable a	against Spatial Strateo ppropriate for convers	sion	plication Details		Density 1	4.63
te within greenbelt. Maised/prominent site fradon so not considere	rom some aspe ed sustainable a s may not be ap	against Spatial Strateg ppropriate for convers Planr	sion		Approval D		4.63

Site Ref. No.:	2687	Visual	Open Space in between	
SMDC Ref. No	.: EN137		ange / Oak House	
NLUD Ref. No.	:		_	
PA Ref. No.:	SM	Clay La		
LDF Ref. No.:		Endon		
	\$	Site Deta	ails	
Description	Open meadow within Endon	developme	ent boundary, has Local Plan V.O.S. designation	
Comments:	Site included as whilst retains VOS of suitable for retention as VOS. Site fatree TPOs.	design in 199 alls within cui	98 SMLP, the 2008 LSCA for the District recommends that site not crent SDB. Net area excludes southern stream etc. Some perimeter	t er
Area:	0.46 ha. gross 0.410 ha	a. net	Policy: 1/10 Status: N	IC
Grid Ref.:	E 392194 N 353226		Commitment: 5 Use:	5
Type:	G Hierarchy:	LV	Conversion: NB Location:	U
Greenbelt:	N Flooding:	N	Replacement Dwg: N Owner:	4
	Site	Assess	sment	
ite Features:			Deliverability Assessment	
trractive narrow slight	ly undulating meadow. Slopes down t	to S	Availability: 2)
	eter foliage including tree TPOs. Clos		Assumed 2	
vailabile Access:				
xisting gated access	off Clay Lake.			
			Suitability:	2
dditional Comments			Overall, given site's strengths, 2.	
			Achievability:	2
trengths/ Opportuni	ties:		Assumed viable	
	Il screened from south, east and wes	t.		
ccess onto B road.				
/eakneses/ Constrai	nts:		Classification: B Full Capacity 7	
reenfield. Proximity to	o ancient woodland; some perimeter	TPOs.	Classification: B Full Capacity 7 5 Year Capacity 0	
	,			
			Density 17.0) (
	Planr	ning App	olication Details	
Planning Applicati				
Planning Applicat	ion: SM	ning Application 1 Other Applic	Type: Approval Date:	

SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.:		Sunny Foxt R Foxt	oad			
Description Comments:	Land in agricultural use		1115			
Area: Grid Ref.: Type: Greenbelt:	0.7 ha. gross 0.70 E 403615 N 34865 G Hierarch N Flooding	y: SV	Policy: 3 Commitment: Conversion: Replacement Dw	7 NB Se: N	Status: Use: Location Owner:	NC 8 : R 3
		Site Assess	sment			
	ultural use - looks like there h nt. Fence to road frontage - n		Availability: Site submitted by owner and suitability: Not considered suitable be would have a significant default. Achievability:	ecause it is in a p	prominent locati	3 on and
trengths/ Opportunit			Development would be ecclikely costs and planning o			ount all
	oment in this location would number on this part of the village		Classification: C	_	I Capacity Ir Capacity Density	20 0 28.57
Planning Applicati Building Control R	on: ef	Planning App Application 1 Other Applic		Approval E Approval L	ife:	

SMDC Ref. No.: NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		and rear of arage oxt Road oxt				
Description Comments:	S Land to the rear of Auto Repa	Business				
Area: [Grid Ref.: [Type: [Greenbelt: [0.29 ha. gross 0.290 ha. E 403542 N 348706 G Hierarchy: N Flooding:	Commi		7 NB NB	Status: Use: Location Owner:	NC 8 n: R
	Site	ssessment	ement Dwg		Owner.	
vailabile Access:	d by garage repairs business. area belonging to garage.	Suitability:	nership constra			2 2 the
strengths/ Opportuniti			r: would be econ nd planning obl			
Veakneses/ Constrain	its:	Classifica	tion: B		Capacity [In Capacity [Density [8 0 27.59
Planning Application Building Control R Date Last Upda	on: SM A	g Application D	etails	Approval C		

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	SM	-
Area: Grid Ref.: Type: Greenbelt:	0.26 ha. gross 0.260 ha E 395152 N 362519 G Hierarchy: N Flooding:	a. net Policy: 3 Commitment: 7 Use: 8 SV Conversion: NB Location: R Replacement Dwg: N Owner: 4
	Site	e Assessment
te Features:		Deliverability Assessment
	vn to south from houses towards valle s in places. There is a public right of v Lane).	
kisting agricultural acottage.	cess immediately adjacent to (south o	Suitability: Assumed 2. Greenfield and sloping but developable
te area notional - no rthern part before stock Cottage garden -	boundaries to south/west. Mapped an eeper slope to south (also area still 'o doesn't extend further south than this le frontage only could be option	opposite' s).
trengths/ Opportuni n 'edge' of village, (di xisting access. Since		xpanded
eakneses/ Constrai	nts:	Classification: B Full Capacity 8
south or west. North	y. Delineation is artificial - no site bou ern aspect which 'borders' existing vil would be visible from south.	undaries 5 Year Capacity 0
	Planr	ning Application Details
Planning Applica Building Control I	tion: SM	Application Type: Approval Date: Other Application: Approval Life:

Description Comments: Area: Grid Ref.:		gross 0.340 I			7	Status: Use:	NC 8
Type:	G	Hierarchy:	SV	Conversion:	NB	Location:	R
Greenbelt:	N	Flooding:	N	Replacement Dwg:	N	Owner:	4
		Si	te Asses	sment			
te Features:				Deliverabili	ty Assessi	ment	
nclosed pasture, sligl ature. Sits adjacent t vailabile Access: elies on existing publ Community Centre	o the Communit	ty Centre/Well Cotta	age Back Lane	Availability: No known ownership constrain	nts.		2
quire adoption. Iditional Comments wnership unclear. Pu	s: iblic RoW runs ι	opted. Further hous		Suitability: Assumed 2 Achievability:			2
dditional Comments wnership unclear. Puest along northern bo	blic RoW runs upundary of site.	up access track, and	d east-	Assumed 2			1 unt all

_	Wedge-shaped part of estab	e site not fully	ails which abuts 'Top Building' delineated. Area could be extend			
Area: Grid Ref.:	0.2 ha. gross 0.200 h E 395133 N 362625	a. net	Policy: 3		Status:	NC
Type:	G Hierarchy:	SV	Commitment:	7	Use:	8
Greenbelt:	N Flooding:	N	Conversion:	NB	Location:	R
			Replacement Dwg:	N	Owner:	4
	Sit	e Assess	sment			
te Features:			Deliverabilit	y Assessme	ent	
elatively flat attractive	e field enclosed by established hedg	ging, and	Availability:			2
oratively hat, attractive						
w stone walls. Surrou	nds 'Top Building' curtilage to west. ross field to west. Housing also to s		No known ownership constrair	nts.		
w stone walls. Surrou tractive long views ac est. vailabile Access:	ross field to west. Housing also to s		No known ownership constrain Suitability: Assumed 2. Existing access p			2
w stone walls. Surrou tractive long views ac ast. vailabile Access: eld access immediate dditional Comments ap shows notional site elineated. Area could	e area, since site not fully naturally be extended to cover entire field, who behind building). Note Public RoW rundary.	nich is	Suitability: Assumed 2. Existing access p Achievability:	oint.	taking into acco	1
w stone walls. Surrou tractive long views ac list. vailabile Access: eld access immediate access immediate access immediate and shows notional site slineated. Area could list access along northern book arengths/ Opportunit	e area, since site not fully naturally be extended to cover entire field, who behind building). Note Public RoW rundary.	nich is uns east-	Suitability: Assumed 2. Existing access p	oint.		1 Dunt all
w stone walls. Surrous ractive long views actst. vailabile Access: eld access immediate ac	e area, since site not fully naturally be extended to cover entire field, who behind building). Note Public RoW rundary. ies: site housing. Logical extension as we willage around the Back Lane/Smit ended, as discussed above.	nich is uns east-	Suitability: Assumed 2. Existing access p Achievability: Development would be econor	oint. mically viable t		1 punt all
w stone walls. Surrou tractive long views ac ist. vailabile Access: eld access immediate access access immediate access imme	ely at north east corner. e area, since site not fully naturally be extended to cover entire field, who behind building). Note Public RoW rundary. eies: site housing. Logical extension as we will age around the Back Lane/Smitended, as discussed above.	nich is uns east-	Suitability: Assumed 2. Existing access p Achievability: Development would be econor likely costs and planning obligations.	oint. mically viable t ations associa	ted with the site	1 ount all e
w stone walls. Surrou tractive long views ac last. vailabile Access: eld access immediate access acces	ely at north east corner. e area, since site not fully naturally be extended to cover entire field, who behind building). Note Public RoW rundary. eies: site housing. Logical extension as we fivillage around the Back Lane/Smitended, as discussed above.	nich is uns east-	Suitability: Assumed 2. Existing access p Achievability: Development would be econor likely costs and planning obligations.	oint. mically viable tations associa Full C	Capacity	1 punt all e
w stone walls. Surrou tractive long views ac ist. vailabile Access: eld access immediate a	ely at north east corner. e area, since site not fully naturally be extended to cover entire field, who behind building). Note Public RoW rundary. eies: site housing. Logical extension as we fivillage around the Back Lane/Smitended, as discussed above. hts: why not fully delineated. Some loss of (although development of other parties a worst effect).	nich is uns east-	Suitability: Assumed 2. Existing access p Achievability: Development would be econor likely costs and planning obligation: B Dication Details	oint. mically viable tations associa Full C	Capacity Capacity Capacity Capacity	1 punt all e

SMDC Ref. No.: HO002 NLUD Ref. No.: Mai	nd Opposite Mount in Road Ilington
Site I Description Agricultural field	Details
Comments:	
Area: 0.25 ha. gross 0.250 ha. net	Policy: 3 Status: NC
Grid Ref.: E 405954 N 338897	Commitment: 7 Use: 8
Type: G Hierarchy: O	Conversion: NB Location: R
Greenbelt: N Flooding: N	Replacement Dwg: N Owner: 3
Site Ass	sessment
te Features:	Deliverability Assessment
ricultural grassland. Hedgerow boundaries. Sloping site - road	Availability: 2
undary at highest point.	No known availability constraints.
railabile Access:	
ain Road.	
	Suitability: 2
	May be suitable if a site of this size is required as relatively well
Iditional Comments:	screened and relatively well related to other residential properties.
	Ashiovahillitus
rengths/ Opportunities:	Achievability: Development would be economically viable taking into account all
jacent to a residential property on southern boundary and posite a residential property. Relatively well screened.	likely costs and planning obligations associated with the site.
eakneses/ Constraints:	Classification: B Full Capacity 7
pen countryside.	5 Year Capacity 0
	Density 28.00
Planning	Application Details
Planning Application: Applica	ation Type: Approval Date:

SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.:		The Star Main Road Hollington
	;	Site Details
Description	Agricultural land	
Comments:		
Area:	0.219 ha. gross 0.219 ha	na. net Policy: 3 Status: NO
Grid Ref.:	E 405880 N 338967	Commitment: 7 Use: 8
Type:	G Hierarchy:	SV Conversion: NB Location: R
Greenbelt:	N Flooding:	N Replacement Dwg: N Owner:
	Site	e Assessment
ite Features:		Deliverability Assessment
	tly unused/ vacant. Suggestions forn	m states Availability: 1
oundation of old buildin	ng.	Suggestions form received.
f the plot, giving good	: er, drainage and electrics in road and	Suitability: 2 May be suitable for limited residential development.
		Achievability: 1
trengths/ Opportuni	iles:	Development would be economically viable taking into account a likely costs and planning obligations associated with the site.
/eakneses/ Constrai	nts:	Classification: B Full Capacity 6
oposite the public hou	e open field beyond house. Although se not well related to the built up are	
lollington (area close t	o church).	Density 27.40
	Plan	nning Application Details
Planning Applicat		Application Type: Approval Date:
Building Control F		Other Application: Approval Life:

	nd off
SMDC Ref. No.: HU002	
NLUD Ref. No.:	Ime Road (south)
PA Ref. No.:	lme
LDF Ref. No.:	
Site	Details
Description Agricultural field and barn	
Comments: Agricultural field and barn	
Area: 0.29 ha. gross 0.290 ha. net	Policy: 2/3 Status: NC
Grid Ref.: E 393376 N 345712	Commitment: 7 Use: 8
Type: G Hierarchy: S	Conversion: Location: R
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 3
Site Ass	sessment
e Features:	Deliverability Assessment
ricultural field and barn (grassland). Relatively flat, green belt	Availability: 2
d, no settlement boundary although site would relate well to sting settlement.	No known ownership constraints.
ailabile Access:	_
cess from Hulme Road possible	
	Suitability: 2
	May be suitable for an affordable housing scheme to meet local
ditional Comments:	need.
	Achievability:
rengths/ Opportunities:	Development would be economically viable taking into account all
hough greenbelt development of the site would relate well to sting settlement. Western part of are would relate better erefore only this part is included.	likely costs and planning obligations associated with the site
eakneses/ Constraints:	Classification: B Full Capacity 5
een belt. Only facilities currently in the settlement is a public	5 Year Capacity 0
use.	Density 17.24
Planning	Application Details
Fiailling	
	Amazarial Data.
Planning Application: Applica Building Control Ref Other	Approval Date: Approval Life:

Date Last Updated 11-Jun-15 Date Fo

Date Form Printed 01-Jul-15

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	Paddock to east	of Hawes Fa	n conservation	treet es ails on area boundary and adj	acent to Listed Br	uilding. Dwelling	refused
Area: Grid Ref.: Type: Greenbelt:	E 402260 N	0.170 ha 350165 erarchy:	LV	Policy: 1/ Commitment: Conversion: Replacement	7 NB	Status: Use: Location Owner:	NC 8 n: U 4
y hedgerow to the we naracter of the Conse vailabile Access: If High Street. dditional Comments M98/00224 refused d		ss fields. Sepa st. Contributes	to the	Availability: No known ownership of Suitability: Unlikely to be a suitab Area - see previous and	le site due to loca		2 3
eakneses/ Constrai	undary and backs onto		n	Achievability: Development would be likely costs and planni Classification:	ng obligations ass		5 0
Planning Applicat Building Control F			Application Tother Applic		Approva Approva	al Date:	29.41

Site Ref. No.: SMDC Ref. No	349 o.: IP011	Land n	orth of			
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	.:	Church Ipstone	n Meadow es			
	;	Site Deta	ails			
Description	Open paddock fronting Churc	ch Lane				
Comments:	Greenfield site adjacent to village de	evelopment b	oundary.			
Area:	0.47 ha. gross 0.470 ha	a. net	Policy: 3		Status:	NC
Grid Ref.:	E 401934 N 350168		Commitment:	7	Use:	8
Type:	G Hierarchy:	LV	Conversion:	NB	Locatio	n: R
Greenbelt:	N Flooding:	N	Replacement Dw	g: N	Owner:	3
	Site	Assess	sment			
ite Features:			Delivera	bility Assessr	nent	
	on slightly higher level than the road. with hedgerow adjacent to the vicarage		Availability:			1
vailabile Access: ite fronts Church Lan	ment to the south east.		Suitability:			2
dditional Comments	s:		Site has potential for new	housing.		
lo planning history			Achievability:			
ousing development a vailable. Not conside	ities: t of the village and fills gap between n and the vicarage. Area to the north is ared to be important to the setting of th the Conservation Area.	also	Development would be eclikely costs and planning o			
/eakneses/ Constrai	ints:		Classification: B	Ful	I Capacity	15
reenfield site outside	the development boundary. Public for	ootpath		- 5 Yea	ar Capacity	0
ilis acioss site.					Density	31.91
	Planı	ning App	olication Details			
Planning Applica	tion:	Application 1	ype:	Approval [Date:	
Building Control I	Ref	Other Applic	ation:	Approval L	_ife:	
Date Last Upo	dated 11-Jun-15		Date Form Printe	d 02-Ju	l-15	

Description Comments:	Greenfield site	land adj to The outside village deve	elopment bou	nd The Mount			
Area: Grid Ref.:		gross 0.600 h 7 N 350254	na. net	Policy: 3	7	Status:	NC
Type:	G	Hierarchy:	LV	Commitment: Conversion:	7 NB	Use:	8 R
Greenbelt:	N	Flooding:	N	Replacement Dwg:	N	Location: Owner:	3
		C:	to Asses			Owner.	
		Sil	te Asses		v Assassa	nont.	
e Features:				Deliverabilit	y Assessii	ieni	
ping open field loca edge of the settlen		e Vicarage and The rail fence.	Mount on	Availability:			1
				SHLAA form submitted.			
ailabile Access:	ves The Mount.						
				Suitability:			2
Iditional Comment				Suitability: Isolated from the village at pre part of a larger site with IP011 access would have to be impre	and IP012b	old be developed if required. Exist	as
dditional Comments o planning history				Isolated from the village at pre part of a larger site with IP011	and IP012b	old be developed if required. Exist	as
				Isolated from the village at pre part of a larger site with IP011 access would have to be impre	and IP012b	old be developed if required. Exist	as ing
	s:			Isolated from the village at pre part of a larger site with IP011 access would have to be impro	and IP012b oved.	if required. Exist	as ting
rengths/ Opportunit considered to be inducape and Settlernservation area. Co	s: ities: mportant to the seement Character	Assessment. Not wi	thin the	Isolated from the village at pre part of a larger site with IP011 access would have to be impre	and IP012b oved.	if required. Exist	as ting
rengths/ Opportun of considered to be induscape and Settler inservation area. Co 012b and IP011.	s: ities: mportant to the seement Character and be develope	Assessment. Not wi	thin the	Isolated from the village at pre part of a larger site with IP011 access would have to be impro Achievability: Development would be econor	and IP012b oved. mically viable ations assoc	if required. Exist	as ting
rengths/ Opportun of considered to be in ndscape and Settler nservation area. Co 012b and IP011. eakneses/ Constra	ities: mportant to the sment Character puld be developed ints:	Assessment. Not wi	ithin the h the	Isolated from the village at prepart of a larger site with IP011 access would have to be impressed access would have to be impressed. Achievability: Development would be econor likely costs and planning obligations.	and IP012b oved. mically viable ations associ	e taking into acco	as ling 1 unt all
rengths/ Opportun It considered to be inducape and Settler Inservation area. Co D12b and IP011. Beakneses/ Constrate Beenfield site outside The the village. Design a	ities: mportant to the sment Character would be developed ints:	Assessment. Not wited in conjunction with	I related location	Isolated from the village at prepart of a larger site with IP011 access would have to be impressed access would have to be impressed. Achievability: Development would be econor likely costs and planning obligations.	and IP012b oved. mically viable ations associ	e taking into accoliated with the site	as ling 1 unt all s
rengths/ Opportun It considered to be indscape and Settler Inservation area. Co 212b and IP011. Peakneses/ Constrate eenfield site outside the village. Design a	ities: mportant to the sment Character would be developed ints:	Assessment. Not wind in conjunction with the conjunction with the conjunction with the conjunction will be conjuncted by the conjunction of the conjunction will be conjuncted by the conjunction of the co	I related location Os.	Isolated from the village at prepart of a larger site with IP011 access would have to be impressed access would have to be impressed. Achievability: Development would be econor likely costs and planning obligations.	and IP012b oved. mically viable ations associ	e taking into accoliated with the site	as as ling 1 unt all 2 20 0
planning history	ities: mportant to the sment Character and be developed ints: at the development and layout would adjacent and over the sment of the sment of the sment layout would adjacent and over the sment layout would adjacent layout would layout would adjacent layout would layout	Assessment. Not wind in conjunction with the conjunction with the conjunction with the conjunction will be conjuncted by the conjunction of the conjunction will be conjuncted by the conjunction of the co	I related location Os.	Isolated from the village at prepart of a larger site with IP011 access would have to be impressive. Achievability: Development would be econor likely costs and planning obligation. Classification: B	and IP012b oved. mically viable ations associ	e taking into accoliated with the site	as as ling 1 unt all 2 20 0

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.: PA Ref. No.:			urrounding the M	ount		
LDF Ref. No.:	SIVI	Ipston	es			
	,	Site Deta	ails			
Description	Land in agricultural use to the	e east of T	he Mount			
Comments:	Greenfield site outside village devel	opment boun	dary.			
Area:	1.26 ha. gross 1.260 ha	a. net	Policy: 3		Status:	NC
Grid Ref.:	E 402025 N 350275		Commitment:	7	Use:	8
Type:	G Hierarchy:	LV	Conversion:	NB	Location	n: R
Greenbelt:	N Flooding:	N	Replacement Dv	vg: N	Owner:	3
	Site	e Assess	sment			
te Features:			Delivera	bility Assessn	nent	
	significant footpath crossing the site		Availability:			1
all boundaries and no orth east.	hedgerows. Rises significantly towa	ards	SHLAA form submitted.			
vailabile Access:						
	ould be achieved if combined with an	othor				
te.	ould be achieved if combined with an	outei	Suitability:			3
			Isolated from the village a	and verv visible si	te but suaaest	
dditional Comments	s:		section of the site could h			
o planning history						
trengths/ Opportuni	ties:		Achievability:			1
ot considered to be in	nportant to the setting of the village in nent Character Assessment. Not wit		Development would be ed likely costs and planning of			
/eakneses/ Constrai	nts:		Classification: C	Ful	Capacity	35
the development bo	the development boundary. Not wel undary and rises significantly to the r	north		5 Yea	r Capacity	0
ast. TPOs along bour	ndary. Public footpaths cross the site				Density	27.78
	Plan	ning Apլ	olication Details			
Planning Applicat	tion: SM	Application 1	Гуре:	Approval D	Date:	
Building Control F		Other Applic		Approval L	ife:	
		rr ··				
Date Last Upd	lated 11-Jun-15		Date Form Printe	ed 02-Jul	-15	

PA Ref. No.: LDF Ref. No.: Description Comments: Area:	Land in agricultural use to t Greenfield site outside village dev 1.58 ha. gross 1.580	elopment bour	ails The Mount	Status:	NC
Grid Ref.:	E 402040 N 350414		Commitment:	7 Use:	8
Type:	G Hierarchy:	LV	Conversion:	NB Locatio	n: R
Greenbelt:	N Flooding:	N	Replacement Dwg:	N Owner:	3
	Si	te Assess	sment		
te Features:			Deliverability	y Assessment	
vailabile Access:	agricultural use to the north of The		Availability: SHLAA form submitted. Suitability:		3
Iditional Comments			Isolated location - not very well	related to the village.	
o planning history.			Achievability:		
o planning history.			Acinevability.		1
rengths/ Opportunion of considered to be in the industry of the considered to be industry. The considered to be industry of the considered to be industry. The considered to be industry of the considered to be industry. The considered to be industry of the consider	ities: mportant to the setting of the village ment Character Assessment. Not w		Development would be econom likely costs and planning obligation		count all
rengths/ Opportuni	nportant to the setting of the village nent Character Assessment. Not v		Development would be econom		count all
rengths/ Opportunion to considered to be in and scape and Settler inservation area. Deakneses/ Constrain to twell related to the velopment boundary	nportant to the setting of the village nent Character Assessment. Not v	within the	Development would be economikely costs and planning obligation	tions associated with the	ecount all site.
rengths/ Opportunion to considered to be in and scape and Settler inservation area. Deakneses/ Constrain to twell related to the velopment boundary	mportant to the setting of the villagement Character Assessment. Not wints: settlement (greenfield site outside the villagement). Public footpaths cross the site.	the TPO's to	Development would be economikely costs and planning obligation	Full Capacity 5 Year Capacity	count all site.
rengths/ Opportunion to considered to be in and scape and Settler inservation area.	mportant to the setting of the villagement Character Assessment. Not vints: settlement (greenfield site outside to vital). Public footpaths cross the site.	the TPO's to	Development would be econom likely costs and planning obligation: Classification: Classification:	Full Capacity 5 Year Capacity	count all site.

Belmont Road Ipstones Site Details Description Fields north of Belmont road adjacent to the recreation ground Comments: Area:	Site Ref. No.: SMDC Ref. No.	2166 : IP014a	Land to	o the north of			
SM	NLUD Ref. No.:	:	Belmo	nt Road			
Site Details Description Fields north of Belmont road adjacent to the recreation ground Comments: Area: 1.18 ha. gross 1.180 ha. net Policy: 3 Status: NC Grid Ref.: E 401772 N 349823 Commitment: 7 Use: 8 Type: G Hierarchy: LV Conversion: NB Location: R Greenbelt: N Flooding: N Replacement Dwg: N Owner: 3 Site Assessment Ite Features: Oping paddock with stone wall boundaries and tree. Eastern cloin wraps around dwellings on Belmont Road. Site Assessment Ite Features: Oping paddock with stone wall boundaries and tree. Eastern cloin wraps around dwellings on Belmont Road. Site Assessment Availability: 1 SHLAA form and correspondence from agent states that land is available now and can developed as a whole or in phases. Connection to mains sever available. Planning Application: SM Application Type: Approval Date: Planning Application: SM Application Type: Approval Date: Approval Date:	PA Ref. No.:	SM					
Description Fields north of Belmont road adjacent to the recreation ground	LDF Ref. No.:		ipstori				
Comments: Area:			Site Deta	ails			
Area: 1.18 ha. gross 1.180 ha. net Policy: 3 Status: NC Grid Ref.: E 401772 N 349823 Type: G Hierarchy: LV Commitment: 7 Use: 8 Greenbelt: N Flooding: N Replacement Dwg: N Owner: 3 Site Assessment Site Assessment Site Assessment Deliverability Assessment Availability: 1 SHLAA form and correspondence from agent states that land is available. Aditional Comments: Deliverability Assessment Availability: 1 SHLAA form and correspondence from agent states that land is available. Suitability: SHLAA form and correspondence from agent states that land is available. Achievability: 2 Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 35 S Year Capacity 0 Density 29.66 Planning Application Details Planning Application: SM Application Type: Approval Date: Site of the setting that the site of the setting that the setting that the setting the village. Could be combined with planning obligations associated with the site.	Description	Fields north of Belmont road	adjacent t	o the recreation grou	nd		
Grid Ref.:	Comments:						
Type: G Hierarchy: LV Conversion: NB Location: R Replacement Dwg: N Owner: 3 Site Assessment Conversion: NB Location: R Replacement Dwg: N Owner: 3	Area:	1.18 ha. gross 1.180 ha	a. net	Policy: 3		Status:	NC
Greenbelt: N Flooding: N Replacement Dwg: N Owner: 3 Site Assessment to Features: Deliverability Assessment Deliverability Assessment Deliverability Assessment Availability: 1 SHLAA form and correspondence from agent states that land is available. Suitability: 1 Although situated on the edge of the settlement boundary and make a logical extension to the Settlement. Planning Application: B Full Capacity 29.66 Planning Application Details Planning Application: SM Application Type: Approval Date: Deliverability Assessment Availability: 1 Approval Date: Site Assessment Availability Assessment Availability: 1 Approval Date: P Conversion: N B Conversio	Grid Ref.:	E 401772 N 349823		Commitment:	7	Use:	8
Site Assessment te Features: Oping paddock with stone wall boundaries and tree. Eastern ction wraps around dwellings on Belmont Road. Availabile Access: If Belmont Road Suitabile Access: If Belmont Road Suitability: Suitability: I 1 SHLAA form and correspondence from agent states that land is available. Suitability: I 2 Atthough situated on the edge of the settlement boundary and important to the setting of the village could make a logical extension to the Settlement. Achievability: I 2 Athievability: I 2 Achievability: I 2 Achievability: I 2 Achievability: I 2 Achievability: I 2 Classification: B Full Capacity O 2 Density Density Density Density Planning Application Planning Application Details Planning Application SM Application Type: Availability: I 2 Achievability: I 2 Achievability: I 2 Achievability: I 35 S Year Capacity O 2 Density Density Density Approval Date:	Type:	G Hierarchy:	LV	Conversion:	NB	Location	n: R
Deliverability Assessment Availability: Inditional Comments: In	Greenbelt:	N Flooding:	N	Replacement I	Dwg: N	Owner:	3
Availability: Initiabile Access: If Belmont Road Suitabile Access: If Belmont Road Suitabile Access: If Jeanning Application: Initiable Access: Suitability: Initiable Actess Suitability: Initiable Access: Suitability: Initiable Access: Suitability: Initiable Access: Action Accessing the village could make a logical extension to the Settlement. Initiable Access: Achievability: Initiable Accessity and planning obligations associated with the site. Achievability: Initiable Accessity and planning obligations associated with the site. Initiable Accessity and planning obligations associated with the site. Initiable Accessity and planning obligations associated with the site. Initiable Accessity and planning obligations associated with the site. Initiable Accessity and plannin		Site	Assess	sment			
SHLAA form and correspondence from agent states that land is available. SHLAA form and correspondence from agent states that land is available. SHLAA form and correspondence from agent states that land is available. Suitability: 2 Although situated on the edge of the settlement boundary and important to the setting of the village could make a logical extension to the Settlement. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity Density 2 Application Type: Approval Date:	te Features:			Delive	erability Assessi	nent	
Sultability: 2 Although situated on the edge of the settlement boundary and important to the settlement. 2 Although situated on the edge of the settlement boundary and important to the settlement. 3 Achievability: 4 Achievability: 5 Development would be economically viable taking into account all likely costs and planning obligations associated with the site. 5 Year Capacity 6 Density 7 Year Capacity 9 Density 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: 8 Full Capacity 5 Year Capacity 9 Density 1 Density 2 Approval Date: Planning Application: SM Application Type: Approval Date:			rn	Availability:			1
Suitability: 2 Although situated on the edge of the settlement boundary and important to the setting of the village could make a logical extension to the Settlement. Achievability: 2 Although situated on the edge of the settlement boundary and important to the setting of the village could make a logical extension to the Settlement. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0 Density 29.66 Planning Application: Approval Date: Planning Application: SM Approval Date:	ection wraps around d	wellings on Belmont Road.			spondence from ag	ent states that	land is
Suitability: 2 Although situated on the edge of the settlement boundary and important to the setting of the village could make a logical extension to the Settlement. 2 planning history. Agent states that land is available now and can available. 3 planning history. Agent states that land is available now and can available. 4 Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site. 6 Planning Application Details Planning Application: Suitability: 2 Although situated on the edge of the settlement boundary and important to the settling of the village could make a logical extension to the Settlement. Classification: B Full Capacity 5 Year Capacity 0 Density 29.66	vailabile Access:			available.			
Achievability: Although situated on the edge of the settlement boundary and important to the setting of the village could make a logical extension to the Settlement. Achievability:							
Although situated on the edge of the settlement boundary and important to the setting of the village could make a logical extension to the Settlement. Achievability: I Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0 Density 1 Density 29.66 Planning Application: Planning Application: Mathough situated on the edge of the settlement boundary and important to the settling of the village could make a logical extension to the Settlement. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0 Density 29.66				Suitability:			2
eakneses/ Constraints: classification:				Although situated on th	ne edge of the settle	ement boundary	/ and
e developed as a whole or in phases. Connection to mains sewer available. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity Density Planning Application Details Planning Application: M Approval Date:	dditional Comments	:				l make a logica	ıl
Achievability: Itrengths/ Opportunities: Planning Application: Achievability: I Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0 Density 29.66							
Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0 Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0 Density 29.66 Planning Application Details Planning Application: SM Application Type: Approval Date:	•	o o m. p. access		A alt lands by the se			
Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0 Density Planning Application Planning Application Approval Date: Publication Type: Approval Date:	rengths/ Opportunit	ies:			aconomically state	o tokin = it-	
Planning Application: Classification: B			ned with				
utside the development boundary. Identified in the Landscape and ettlement Character Assessment as being important to the setting the village. Could be underlain by historic landfill & could be entamination issues. TPOs on boundary. Planning Application Details Planning Application: SM Approval Date:			· · · · · · · ·				
Litside the development boundary. Identified in the Landscape and ettlement Character Assessment as being important to the setting the village. Could be underlain by historic landfill & could be untamination issues. TPOs on boundary. Planning Application Details Planning Application: SM Approval Date: Approval Life.							
Planning Application: SM Approval Date: Approval Date:				Classification:			35
Planning Application Details Planning Application Type: Approval Date:	ettlement Character A	ssessment as being important to the	esetting		5 Yea		
Planning Application: SM Application Type: Approval Date:			be			Density	29.66
Publish Control Def		Planr	ning Ap _l	olication Details			
Pullation Control Def	Planning Applicati	ion: SM	Application 7	Гуре:	Approval I	Date:	
					Approval I	_ife:	
	Date Last Upda	ated 10-Jun-15		Date Form Pri	nted 02-Ju	l-15	

LDF Ref. No.: SM	elmont Road stones Details
	Commitment: 7 Use: 8 Conversion: NB Location: R Replacement Dwg: N Owner: 3
Site As Site Features: Sloping paddock with stone wall boundaries and tree.	Deliverability Assessment Availability: SHLAA form and correspondence from agent states that land is available.
vailabile Access: Iff Belmont Road. dditional Comments: o planning history. Agent states that land is available now and	Suitability: Site extends into the open countryside and is not well related to the settlement.
an be developed as a whole or in phases. Connection to mains ewer is available. trengths/ Opportunities: ould be combined with IP014a to make a larger site. Public otpath runs along western edge of site.	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
/eakneses/ Constraints:	Classification: C Full Capacity 24 5 Year Capacity 0 Density 30.00
Planning Application: SM Applic	p Application Details cation Type: Approval Date: Approval Life:

SMDC Ref. No.: IP015 The Fire Station Froghall Road Ipstones LDF Ref. No.: Site Details Description Agricultural land south of the fire station						
•						
Comments:	Greenfield site outside village develo	pment bour	ndary.			
Area:	0.7 ha. gross 0.700 ha	. net	Policy: 3 Status: NC			
Grid Ref.:	E 402050 N 349407		Commitment: Use: 8			
Type:	G Hierarchy:	LV	Conversion: NB Location: R			
Greenbelt:	N Flooding:	N	Replacement Dwg: N Owner:			
	Site	Assess	sment			
te Features:			Deliverability Assessment			
	atation and forms Normal American	to a lala	Aveilability			
	station and farm. Views to open count on orth and south and has a short street the crosses site.		No known ownership constraints.			
mage. Public lootpa	til crosses site.		The kilowi ownership constitution.			
vailabile Access:						
ff Froghall Road.						
			Suitability: 2			
	S:		Greenfield site outside the village development boundary but relatively well related to the village.			
dditional Comment						
	dwelling.					
	dwelling.					
dditional Comment	dwelling.		Achievability: 1			
			Development would be economically viable taking into account all			
2/11063 refused for a refused	ities: to the village and fills the gap between	the fire				
2/11063 refused for a grant fo	ities: to the village and fills the gap between	the fire	Development would be economically viable taking into account all			
2/11063 refused for a	ities: to the village and fills the gap between e Farm.	the fire	Development would be economically viable taking into account all			
2/11063 refused for a trengths/ Opportune latively well related ation and New House reakneses/ Constracew House Farm to the	ities: to the village and fills the gap between e Farm. ints: e south is listed. Footpath crosses site	e.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site.			
2/11063 refused for a trengths/ Opportunelatively well related ation and New House reakneses/ Constrate we House Farm to the pact on landscape inportant to the chara	to the village and fills the gap between e Farm. ints: le south is listed. Footpath crosses site northern part of site is considered to botter of the settlement L&SCA. Outside	e. be	Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 22			
2/11063 refused for a trengths/ Opportunelatively well related ation and New House reakneses/ Constrate we House Farm to the pact on landscape inportant to the chara	ities: to the village and fills the gap between e Farm. ints: le south is listed. Footpath crosses site northern part of site is considered to b	e. be	Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 22 5 Year Capacity 0			
elatively well related ation and New House eakneses/ Constrate we House Farm to the apact on landscape - aportant to the chara	to the village and fills the gap between a Farm. ints: le south is listed. Footpath crosses site northern part of site is considered to be considered to be considered to the settlement L&SCA. Outside boundary and open countryside.	e. be e the	Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 22 5 Year Capacity 0			
eakneses/ Constra	ities: to the village and fills the gap between e Farm. ints: the south is listed. Footpath crosses site northern part of site is considered to be condary and open countryside. Plann	e. be e the	Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0 Density 31.43			

Site Ref. No.: SMDC Ref. No NLUD Ref. No PA Ref. No.: LDF Ref. No.:			Emplo	outh of the exist yment Site all Road	sting			
-	O suri su librar al		Site Deta					
Description Comments:		land south of empoutside village develo	-					
Area:	1 ha. g	gross 1.000 ha	a. net	Policy: 3	}		Status:	NC
Grid Ref.:	E 402180			Commitment	:	7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:		NB	Location	: R
Greenbelt:	N	Flooding:	N	Replacement	Dwg:	N	Owner:	4
		Site	Assess	sment				
e Features:				Deli	verability	Assessm	ent	
		addock Farm. Easter		Availability:				2
d slopes, although r th and south.	emainder is flat.	. Views into the site fi	rom	No known ownership	constraint	S.		
ailabile Access:								
f Froghall Road.								
r rognam rtoda.				Suitability:				2
				Greenfield site outsid	le the villa	ge developm	ent boundary	
Iditional Comments	s :			relatively well related	to the villa	age.		
				A - I. i I. ii				
rengths/ Opportuni	ties:			Achievability:			taldaa iata aa	1
edge of existing vill	age			Development would be likely costs and plann				
	9							
eakneses/ Constrai		tm-raida Cita ia		Classification:	С		Capacity	30
	rtant to the chara	n countryside. Site is acter of the settlemen	nt in				Capacity	0
	- Character 7	-133C33HIGHL					Density	30.00
		Planı	ning Apı	olication Details	s			
Diagning Applica	tion:		Annlication	Type:		Approval Da	ate:	
Planning Applica Building Control I			Application 7			Approval Lif		
	-		Other Applic	auon.		FF 2.5 2		
Date Last Upo	lated 10-	Jun-15		Date Form F	Printed	02-Jul-	15	-

	1084		Land a	t	
SMDC Ref. No	p.: IP017				
NLUD Ref. No	o.:		Froghs	III Road	
PA Ref. No.:					
LDF Ref. No.:			Ipstone	95	
		;	Site Deta	nils	
Description	Agricultura	al land			
Comments:	Open greenfi	eld site in countryside			
Area:	12 ha	. gross 12.000 ha	a. net	Policy: 3 Status:	NC
Grid Ref.:	E 40221	14 N 348490		Commitment: 7 Use:	8
Type:	G	Hierarchy:	LV	Conversion: Locatio	n: R
Greenbelt:	N	Flooding:	N	Replacement Dwg: N Owner:	3
		Site	e Assess	ement	
e Features:				Deliverability Assessment	
pping fields in agricu	ultural use adja	cent to the B5053. Exte	ensive	Availability:	1
dges and mature tre ar of site and adjace		d boundaries. Slopes o oor Wood SSSI.	down to	Letter received promoting site.	
ailabile Access:					
allabile Access.					
053 directly convec	the cite				
053 directly serves	the site.			Suitability:	2
053 directly serves	the site.			Suitability: Isolated location of site would make it unsuitable for resi	3 dential
				,	dential solated
ditional Comment	es:			Isolated location of site would make it unsuitable for resi use. Limited potential for employment use because of is	dential solated
ditional Comment	es:			Isolated location of site would make it unsuitable for resi use. Limited potential for employment use because of is location and landscape and nature conservation qualities	dential solated
ditional Comment	es: nistory.			Isolated location of site would make it unsuitable for resi use. Limited potential for employment use because of is	dential solated
ditional Comment relevant planning h	es: nistory. nities:			Isolated location of site would make it unsuitable for resi use. Limited potential for employment use because of is location and landscape and nature conservation qualities	dential solated s.
ditional Comment relevant planning h	es: nistory. nities:			Isolated location of site would make it unsuitable for resi use. Limited potential for employment use because of is location and landscape and nature conservation qualities. Achievability: Development would be economically viable taking into achievable.	dential solated s.
ditional Comment relevant planning h	es: nistory. nities:			Isolated location of site would make it unsuitable for resi use. Limited potential for employment use because of is location and landscape and nature conservation qualities. Achievability: Development would be economically viable taking into achievable.	dential solated s.
relevant planning harmonic rengths/ Opportunal	nistory. iities: able.			Isolated location of site would make it unsuitable for resi use. Limited potential for employment use because of is location and landscape and nature conservation qualities. Achievability: Development would be economically viable taking into achievable.	dential solated s.
relevant planning rengths/ Opportunailable and developeakneses/ Constrational isolated greenfield	is: nistory. nities: able. nints:	he settlements of Frogh		Isolated location of site would make it unsuitable for resi use. Limited potential for employment use because of is location and landscape and nature conservation qualities. Achievability: Development would be economically viable taking into a likely costs and planning obligations associated with the	dential solated s.
relevant planning rengths/ Opportunailable and developeakneses/ Constrational isolated greenfield stones. Listed structure	es: nistory. nities: able. site between the ture and nature	he settlements of Froghe conservation site opp		Isolated location of site would make it unsuitable for resi use. Limited potential for employment use because of is location and landscape and nature conservation qualities. Achievability: Development would be economically viable taking into an likely costs and planning obligations associated with the Classification: C Full Capacity	dential solated s. 2 ccount all site
	es: nistory. nities: able. site between the ture and nature	e conservation site opp	osite.	Isolated location of site would make it unsuitable for resi use. Limited potential for employment use because of is location and landscape and nature conservation qualities. Achievability: Development would be economically viable taking into achievely costs and planning obligations associated with the Classification: C Full Capacity 5 Year Capacity Density	dential solated s. 2 ccount all site 400
ditional Comment relevant planning herengths/ Opportun ailable and develop eakneses/ Constrational disolated greenfield stones. Listed structure	es: nistory. nities: able. site between the ture and nature	e conservation site opp	osite.	Isolated location of site would make it unsuitable for resi use. Limited potential for employment use because of is location and landscape and nature conservation qualities. Achievability: Development would be economically viable taking into a likely costs and planning obligations associated with the Classification: C Full Capacity 5 Year Capacity	dential solated s. 2 ccount all site 400
relevant planning rengths/ Opportunailable and developeakneses/ Constrational isolated greenfield stones. Listed structure	is: nistory. nities: nable. site between the ture and nature woodland).	e conservation site opp	osite.	Isolated location of site would make it unsuitable for resi use. Limited potential for employment use because of is location and landscape and nature conservation qualities. Achievability: Development would be economically viable taking into achievely costs and planning obligations associated with the Sear Capacity 5 Year Capacity Density Delication Details	dential solated s. 2 ccount all site 400

Date Last Updated 11-Jun-15 Date Form Printed 02-Jul-15

Site Ref. No.: 2156 SMDC Ref. No.: IP019 NLUD Ref. No.:	north of the recreation ground			
	urch Lane			
	tones			
LDF Ref. No				
Site I	Details			
Description Land in agricultural use adjacent to	development boundary and cemetery			
Comments: Greenfield site in agricultural use.				
Area: 1.3 ha. gross 1.300 ha. net	Policy: 3 Status: NC			
Grid Ref.: E 401880 N 350027	Commitment: Use: 8			
Type: G Hierarchy: L	Conversion: NB Location: R			
Greenbelt: N Flooding: N	Replacement Dwg: N Owner: 4			
Site Ass	sessment			
e Features:	Deliverability Assessment			
ently sloping field in agricultural use adjacent to the cemetery and	d Availability: 2			
erecreation ground. Boundary mix of stone walls in poor ndition and post and rail fence.	No known ownership constraints			
railabile Access:				
cess could be an issue as wider area of land fronting Church				
ne is not available.	Suitability: 2			
	Considered that this site has potential. Although it lies outside			
lditional Comments:	the development boundary it is surrounded by development on three sides. Landscaping would lessen impact. Could be access			
planning history.	issues.			
rengths/ Opportunities:	Achievability:			
ell related to the development boundary and close to the centre of evillage. Well screened by TPO woodland running along the nort the recreation ground.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site the			
eakneses/ Constraints:	Classification: B Full Capacity 35			
entified as being important to the setting of Ipstones in the ndscape & Settlement Character Assessment. TPO woodland	5 Year Capacity 0			
ong boundary with recreation ground.	Density 26.92			
Planning	Application Details			
Planning Application: SM Applica	ation Type: Approval Date:			
Building Control Ref Other A	Application: Approval Life:			
Date Last Updated 10-Jun-15	Date Form Printed 02-Jul-15			

PA Ref. No.: LDF Ref. No.: Description Comments:	SM Field in agricult	Site	e Details ified as being important to the setting of Ipstones and existing strong edge.
Area: Grid Ref.: Type: Greenbelt:	E 401943 N	ss 1.400 ha. no 1 349697 Hierarchy:	Commitment: 7 Use: 8
		Site A	ssessment
vailabile Access: ider access could be dditional Comments o planning history.		Wayside and Sunridg	e. Suitability: Site has potential although development in this location would have a significant impact on this strong edge to development.
rengths/ Opportuni elatively well related t hieved off Belmont F	o the settlement an	d access could be	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constrai entified as being an e portant to the setting naracter Assessment me historic landfill.	existing strong edge of Ipstones in the I	_andscape & Settleme	Classification: C Full Capacity 45 5 Year Capacity 0 Density 32.14
Planning Applicat Building Control F		Арр	g Application Details lication Type: Approval Date: Approval Life:

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Frogh Ipstor Site De				
Comments: Area: Grid Ref.:	Greenfield site in agricultura 1.5 ha. gross E 401962 N 3495	000 ha. net	Policy: 3 Commitment:	Ipstones and	existing strong e Status: Use:	NC 8
Type: Greenbelt:	G Hierarch	-	Conversion: Replacement Dwg	NB : N	Location: Owner:	
		Site Asses	sment			
stone walls and mat		across northern	Availability: No known ownership constrated as a significant visual impact, produced a significant visual impact, produced as a significant visual impact, prod	elopment in th		
rengths/ Opportuni			Achievability: Development would be econlikely costs and planning obl			
gnificant intrusion int	well related to the settlemen o the open countryside. Ider to settlement and important	ntified as being	Classification: C		Il Capacity ar Capacity Density	45 0 30.00
Planning Applicat Building Control F	ion: SM	Planning Application Other Appl		Approval I		

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	SM	Land s High S Ipstone	es			
Description Comments:	Greenfield site on the edge of In agricultural use with a small area of					
Area: Grid Ref.: Type: Greenbelt:	0.87 ha. gross 0.870 ha E 402320 N 350068 G Hierarchy: N Flooding:	. net	Policy: 3 Commitment Conversion: Replacement	7 NB	Status: Use: Location Owner:	NC 8 n: R 4
	Site	Assess	sment			
	gricultural use with a small area used one wall boundaries with occasional to		Availability: No known ownership Suitability: No available acess ar a significant visual im Achievability:	nd development in	this location wou	2 3 Id have
trengths/ Opportuni			Development would b likely costs and plann			
	oad. Greenfield site outside the length land length length. Identified as being important to the s	setting	Classification:		Full Capacity 'ear Capacity Density	27 0 31.03
Planning Applicat Building Control F	ion: SM A	Application T		Approva		

Description Comments: In agricultural use. Area: 1.6 ha. gross 1.600 ha. net Grid Ref.: E 141778 N 349705 Type: G Hierarchy: UV Conwersion: NB Location: R Replacement Dwg: N Owner: 4 Site Assessment Deliverability Assessment Deliverability Assessment Availability: 2 Availability: 2 Availability: 3 Would have a significant visual impact particularly from the south and not perticularly well related to the existing settlement compared to other sites. Activability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site of the settlement boundary and access could be achieved if Gelmont Road. Planning Application Details Planning Application Details	Site Ref. No.: SMDC Ref. No NLUD Ref. No. PA Ref. No.: LDF Ref. No.:	SM	Stones	nt Lane es		
Comments: In agricultural use. Area: 1.6 ha. gross 1.600 ha. net Grid Ref.: E 141778 N 349705 Type: G Hierarchy: LV Conversion: NB Location: R Replacement Dwg: N Owner: 4 Site Assessment Site Assessment Deliverability Assessment Availability: 2 No known ownership constraints. Wailabile Access: un access could be achieved directly off Belmont Road. Suitability: 3 Would have a significant visual impact particularly from the south and or particularly well related to the existing settlement compared to other sites. Achievability: 2 Achievability: 2 Development would be economically viable taking into account all likely costs and planning obligations associated with the site of the settlement boundary and access could be achieved for the village in the L&SCA. Planning Application Details Planning Application Details	Description		Site Deta	1115		
Grid Ref.: E 141778 N 349705 Type: G Hierarchy: LV Greenbelt: N Flooding: N Replacement Dwg: N Owner: 4 Site Assessment Ite Features: Sastem part of the site is occupied by paddock area with some heds and hedgerow boundaries. Western part of site is in gricultural use. Valiability: 2 No known ownership constraints. Suitability: 2 No known ownership constraints. Suitability: 3 Moditional Comments: 2/11491 application for farmworkers dwelling refused on eastern art of the site. Achievability: 2 Iterengths/ Opportunities: Sigjacent to the settlement boundary and access could be achieved if Belmont Road. Classification: C Full Capacity 48 Syear Capacity 0 Density 30,000	-					
Type: G Hierarchy: LV Conversion: NB Location: R Greenbelt: N Flooding: N Replacement Dwg: N Owner: 4 Site Assessment ite Features: astern part of the site is occupied by paddock area with some leds and hedgerow boundaries. Western part of site is in pricultural use. valiabile Access: n access could be achieved directly off Belmont Road. Suitability: No known ownership constraints. Suitability: Suitability: Achievability: Achievability: Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 48 5 Year Capacity 0 Density 30.00 Planning Application Details	Area:	1.6 ha. gross 1.600 ha	a. net	Policy: 3	Status:	NC
Site Assessment te Features: Sestem part of the site is occupied by paddock area with some eds and hedgerow boundaries. Western part of site is in pricultural use. Availability: Suitability: Achieval a significant visual impact particularly from the south and not particularly well related to the existing settlement compared to other sites. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 48 5 Year Capacity Density Planning Application Details				Commitment:	7 Use:	8
Site Assessment te Features: Bestern part of the site is occupied by paddock area with some eleds and hedgerow boundaries. Western part of site is in pricultural use. Availability: Suitability: No known ownership constraints. Suitability: Suitability: Suitability: Suitability: Suitability: Suitability: Achievability: Zivold have a significant visual impact particularly from the south and not particularly well related to the existing settlement compared to other sites. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 48 5 Year Capacity Density Density Density Planning Application Details				Conversion:	NB Location	n: R
Deliverability Assessment Availability: In access could be achieved directly off Belmont Road. Suitability: In access could be achieved directly off Belmont Road. Suitability: In access could be achieved directly off Belmont Road. Suitability: In access could be achieved directly off Belmont Road. Suitability: In access could be achieved directly off Belmont Road. Suitability: In access could be achieved directly off Belmont Road. Suitability: In access could be achieved directly off Belmont Road. Suitability: In access could be achieved directly off Belmont Road. Suitability: In access could be achieved directly off Belmont Road. Suitability: In access could be achieved provided by paddock area with some eds achieved access could be achieved access could be achieved directly off Belmont Road. Achievability: In access could be achieved provided by paddock area with some eds achieved access could be achieved access access to the existing settlement compared to other sites. Achievability: In access could be achieved provided by paddock area with some eds access a	Greenbelt:	N Flooding:	N	Replacement Dwg:	N Owner:	4
Availability: Availability: 2		Site	e Assess	sment		
rengths/ Opportunities: placent to the settlement boundary and access could be achieved Belmont Road. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site of the village in the L&SCA. Planning Application Details No known ownership constraints. No known ownership constraints. No known ownership constraints. Suitability: 3 Would have a significant visual impact particularly from the south and not particularly well related to the existing settlement compared to other sites. Achievability: 2 Development would be economically viable taking into account all likely costs and planning obligations associated with the site Suitability: 2 Classification: C Full Capacity 48 5 Year Capacity 0 Density 30.00	te Features:			Deliverabili	ty Assessment	
Suitability: Suitability: 3	eds and hedgerow b			_	nts.	2
and not particularly well related to the existing settlement compared to other sites. Achievability: Trengths/ Opportunities: Development would be economically viable taking into account all likely costs and planning obligations associated with the site of twell related to the existing village. Identified as being important the setting of the village in the L&SCA. Planning Application Details and not particularly well related to the existing settlement compared to other sites. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site of the village in the L&SCA. Planning Application Details		hieved directly off Belmont Road.		Suitability:		3
Development would be economically viable taking into account all likely costs and planning obligations associated with the site setting of the village in the L&SCA. Classification: C Full Capacity 5 Year Capacity Density 100 100 100 100 100 100 100 1	/11491 application fo		astern	and not particularly well relate		
Development would be economically viable taking into account all likely costs and planning obligations associated with the site setting of the village in the L&SCA. Classification: C Full Capacity 5 Year Capacity Density 100 100 100 100 100 100 100 1				Achievahility:		
ot well related to the existing village. Identified as being important the setting of the village in the L&SCA. Planning Application Details Classification: C Full Capacity 48 5 Year Capacity Density 30.00	ljacent to the settlem		chieved	Development would be econo		ccount all
the setting of the village in the L&SCA. Density 30.00 Planning Application Details	eakneses/ Constrai	nts:		Classification: C	Full Capacity	48
Annual Data	ot well related to the of the setting of the villa	existing village. Identified as being ir age in the L&SCA.	mportant			
Planning Application: SM Application Type: Approval Date:		Plan	ning App	olication Details		
Building Control Ref Other Application: Approval Life:	Planning Applicat		Application T		Approval Life:	

Date Form Printed

02-Jul-15

PA Ref. No.: LDF Ref. No.: Description Comments:	Field south		Ipston Site Det				
Area: Grid Ref.: Type: Greenbelt:		gross 0.800 I 7 N 349269 Hierarchy: Flooding:	LV	Policy: 3 Commitment: Conversion: Replacement Dwg:	7 NB N	Status: Use: Location: Owner:	NC 8 R
		Si	te Asses	sment			
eld directly south of Nodgerows and occasion degrow along Froghamal all abile Access: Tectly off Froghall Round all all all all all all all all all al	onal tree. Site of all Road (May 2	quite well screened		Availability: No known ownership constration Suitability: Not considered suitable becaute open countryside and not we services compared to other suitable buildings.	use of its iso	xisting facilities a	and
rengths/ Opportuni et identified as being cess could be achiev	important to the		ge and	Achievability: Development would be econolikely costs and planning obliging			
plated location on so buse Farm and agriculating facilities and so	uthern edge of ultural fields. So	me distance between	en	Classification: C		II Capacity ar Capacity Density	23 0 28.75
Planning Applicat Building Control F	nts: uthern edge of vultural fields. So ervices. New H	village separated by ome distance betwee ouse Farm and adja	en acent	plication Details Type:		Density Date:	0

SMDC Ref. No.: IP027 NLUD Ref. No.:	etails
Comments: In agricultural use.	
Area: 0.6 ha. gross 0.600 ha. net Grid Ref.: E 402143 N 350066 Type: G Hierarchy: LV Greenbelt: N Flooding: N	Policy: 3,5 Status: NC Commitment: 7 Use: 8 Conversion: NB Location: R Replacement Dwg: N Owner: 4
Site Asse	essment
addock adjacent to existing settlement boundary with stone bundary walls. Wraps around existing residential properties. wailabile Access: mall area of site fronts High Street although access from this cation would be constrained by location of bungalows 37/39 stending into site. dditional Comments: astern part of site 82/11491 farmworkers dwelling refused.	Availability: No known ownership constraints. Suitability: Although well related to the settlement boundary the site makes an important contribution to the Conservation Area and development of the site is also constrained by access. There are other sites that would have less impact on historic character.
ell related to the existing settlement boundary and close to the entre of the village. Not identified as being important to the setting character of the village in the L&SCA.	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
reakneses/ Constraints: The Ipstones Conservation Area Appraisal states that this area has been specifically included in the Conservation Area because of the storic boundaries consisting of dry-stone walls. Greenfield site and access to site is also constrained.	Classification: C Full Capacity 18 5 Year Capacity 0 Density 30.00
Planning A Planning Application: SM Application Building Control Ref Other Ap Date Last Updated 10-Jun-15	Ammount Life

Site Ref. No.: SMDC Ref. No NLUD Ref. No.: PA Ref. No.:	:	Land r	ear of			
LDF Ref. No.:	SM	Ipston	es			
		Site Deta	ails			
Description	Sloping field adjacent to settl	ement bou	ındary			
Comments:	In agricultural use.					
Area:	1.7 ha. gross 1.700 ha	a. net	Policy: 3	3	Status	: NC
Grid Ref.:	E 402095 N 350229		Commitment	: [7 Use:	8
Type:	G Hierarchy:	LV	Conversion:		NB Location	on: R
Greenbelt:	N Flooding:	N	Replacement	t Dwg:	N Owner:	
	Site	e Assess	sment			
ite Features:			Deli	verability .	Assessment	
arge sloping field risin	g significantly to the north east. Bou	ındaries	Availability:			2
re a combination of st orth eastern boundary	one walls and hedgerows. ROW run	ns along	No known ownership	constraints		
vailabile Access:	d fram Obarah Mandani ad da ana al	Mar da				
	d from Church Meadow cul-de-sac al e access into the site.	tnough	Suitability:			
			-	ago and you	/ visible site. Access	3
dditional Comments	: :		problem.	age and very	VISIBLE SILE. Access	could be a
lo planning history.						
441			Achievability:			2
Strengths/ Opportuni					cally viable taking into a	
nportant to the setting	ttlement boundary. Not identified as or character of the village in the L&S	SCA and		J - J		
artly screened by hed	gerow along south eastern boundary	of site.				
Veakneses/ Constrai	nts:		Classification:	С	Full Capacity	50
	of the site would be particularly visible				5 Year Capacity	0
ne Conservation Area o site is also constrain	and High Street. Greenfield site and ed.	access			Density	29.41
	Plan	ning Ap _l	olication Detail	s		
Planning Applicat	ion: SM	Application ⁻	Гуре:	A	Approval Date:	
Building Control F		Other Applic			Approval Life:	
Date Last Upd	ated 11-Jun-15		Date Form F	Printed	02-Jul-15	

SMDC Ref. No.: IP029	adj to Conservation Area and
NLUD Ref. No.: Churc	ch Meadow
PA Ref. No.: SM Ipstor	
LDF Ref. No.:	
Site De	
Description Sloping field adjacent to settlement be	oundary
Comments:	
Area: 1.6 ha. gross 1.600 ha. net	Policy: 3 Status: NC
Grid Ref.: E 402136 N 350160	Commitment: 7 Use: 8
Type: G Hierarchy: LV	Conversion: NB Location: R
Greenbelt: N Flooding: N	Replacement Dwg: N Owner: 4
Site Asses	ssment
te Features:	Deliverability Assessment
rge sloping field rising significantly to the north east. Boundaries	Availability: 2
e a combination of stone walls and hedgerows. ROW runs along orth eastern boundary.	No known ownership constraints.
vailabile Access:	
ccess could be gained from Church Meadow cul-de-sac although	
other direct available access into the site.	Suitability: 3
	Not well related to existing development and would have a
dditional Comments:	significant impact particularly because of location adjacent to Conservation Area. Access to the site could also be a problem.
p planning history.	
rengths/ Opportunities:	Achievability: 2
djacent to existing settlement boundary. Not identified as being portant to the setting or character of the village in the L&SCA.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
eakneses/ Constraints:	Classification: C Full Capacity 45
djacent to Conservation Area and would be particularly visible om High Street. Greenfield site and access to site is also	5 Year Capacity 0
instrained.	Density 28.13
Planning Ap	pplication Details
Planning Application: SM Application	Approval Date:

PA Ref. No.: LDF Ref. No.: Description Comments:	Paddock of	f High Street with	High S Ipston Site Det	es ails			
Area: Grid Ref.:		gross 0.500 h	na. net	Policy: 3/5 Commitment:	7	Status:	NC
Type:	G	Hierarchy:	LV	Conversion:	NB	Use: Location:	8 R
Greenbelt:	N	Flooding:	N	Replacement Dwg:	N	Owner:	4
		Sit	te Asses	sment			
sy Bank Farm. Vie	ws across to the ct brick barns to the ct brick barns to tital for convers	ting High Street adja e north. Stone wall o the rear of the site ion.		Deliverabilit Availability: No known ownership constrain Suitability: Although well related to the se an important contribution to Cowhich would have less impact	ettlement bor	undary the site m Area. There othe	
rengths/ Opportuni	ties:	-		Achievability: Development would be econor likely costs and planning oblig			
eakneses/ Constrai e Ipstones Conserva en specifically include	ge in the L&SC. nts: ation Area Appraled in the Conso	A. aisal states that this ervation Area becau	area has	Classification: C		Il Capacity ar Capacity Density	15 0 30.00
Planning Applicat	ion: SM	Plar	nning Ap	plication Details	Approval I		

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	SM	Brook Ipston			
Description	Cloping oito in agricultur	Site Det	ails		
Description S	Sloping site in agricultur	ai use			
Area:	1.5 ha. gross 1.50	0 ha. net	Policy: 3,6	Status:	NC
Grid Ref.:	E 402288 N 349439	9	Commitment:	7 Use:	8
Type:	G Hierarchy	y: LV	Conversion:	NB Location	n: R
Greenbelt:	N Flooding	: N	Replacement Dwg:	N Owner:	4
		Site Asses	sment		
e Features:			Deliverabilit	y Assessment	
	e brook with some allotment to		Availability:		2
6/10). Woodland alon	g eastern and southern bound	dary.	No known ownership constrair	nts.	
ailabile Access:					
	ookfields Road or possibly fro	om former			
wage works.			Suitability:		3
			Although the site is relatively v	vell related to the settleme	ent
Iditional Comments:			boundary it is located in a sen setting of the village and CA.	Also adj to nature conserv	
planning history.			and brook. Access could be o	IIIIIcuit to achieve.	
			Achievability:		
rengths/ Opportuniti	es:		Development would be econor	mically viable taking into a	2 account all
latively well related to	the settlement boundary.		likely costs and planning obliga		
			Classification: C	Full Capacity	45
eakneses/ Constrain	ts:			r an oupdony	45
e Conservation Area	Appraisal and the L&CSA ide		Classification: C	5 Year Capacity	0
e Conservation Area as being important jacent to the brook is	Appraisal and the L&CSA ider to the setting of the village. Identified as a nature conserv	The part	Classification.	5 Year Capacity Density	
e Conservation Area as being important jacent to the brook is	Appraisal and the L&CSA idento to the setting of the village.	The part	Classification.		30.00
e Conservation Area as being important acent to the brook is	Appraisal and the L&CSA ider to the setting of the village. I dentified as a nature conserv de the settlement boundary.	The part vation site.	pplication Details		
e Conservation Area as being important jacent to the brook is	Appraisal and the L&CSA ider to the setting of the village. Identified as a nature conserved the settlement boundary.	The part vation site.	plication Details		

SMDC Ref. No.: IP032 NLUD Ref. No.: SM LDF Ref. No.:	Brook High S Ipstone	treet			
	Site Deta	ails			
Description Sloping field within C	Conservation Area				
Comments: In agricultural use.					
Area: 0.57 ha. gross 0	0.570 ha. net	Policy: 3		Status:	NC
Grid Ref.: E 402257 N 349	9998	Commitment:	7	Use:	8
Type: G Hierar	rchy: LV	Conversion:	NB	Location	n: R
Greenbelt: N Floodi	ing: N	Replacement D	wg: N	Owner:	4
	Site Assess	sment			
ite Features:		Deliver	ability Assess	sment	
ield sloping to the south east with important view	vs. Stone wall and	Availability:			2
edgerow boundaries		No known ownership cor	nstraints.		
vailabile Access:					
lo direct access available.					
		Suitability:			2
		Suitability: Although the site is related	vely well related	I to the settleme	3
dditional Comments:		Although the site is relation	a sensitive locat	ion important to	nt the
		Although the site is relat	a sensitive locat	ion important to	nt the
		Although the site is relatioundary it is located in village and Conservation achieve.	a sensitive locat	ion important to	nt the
dditional Comments: lo planning history.		Although the site is relationed boundary it is located in village and Conservation achieve. Achievability:	a sensitive locat Area. Access o	ion important to could be difficult	nt the to
o planning history. trengths/ Opportunities:		Although the site is relatioundary it is located in village and Conservation achieve.	a sensitive located Area. Access of Area. Access of Area.	ion important to could be difficult	the to
o planning history. trengths/ Opportunities:		Although the site is relational boundary it is located in village and Conservation achieve. Achievability: Development would be each	a sensitive located Area. Access of Area. Access of Area.	ion important to could be difficult	the to
o planning history. trengths/ Opportunities:		Although the site is relational boundary it is located in village and Conservation achieve. Achievability: Development would be each	a sensitive located Area. Access of Area. Access of Area.	ion important to could be difficult	the to
trengths/ Opportunities: /ell related to the settlement boundary.		Although the site is relationed boundary it is located in village and Conservation achieve. Achievability: Development would be elikely costs and planning	a sensitive locat Area. Access of conomically vial obligations asso	ion important to could be difficult	the to
trengths/ Opportunities: /ell related to the settlement boundary. /eakneses/ Constraints: the Conservation Area Appraisal and the L&CSA		Although the site is relationed boundary it is located in village and Conservation achieve. Achievability: Development would be elikely costs and planning	a sensitive locate Area. Access of Area. Access of Area deconomically vial obligations associated by the Area deconomically vial obligations as a seconomical vial obligations as a seconomical vial obligation by the Area deconomical vial obligations as a seconomical vial obligation by the Area deconomical vial vial obligation by the Area deconomical vial vial obligation by the Area deconomi	cion important to could be difficult be diff	2 ccount all site.
Iterengths/ Opportunities: Vell related to the settlement boundary. Veakneses/ Constraints: The Conservation Area Appraisal and the L&CSA rea as being important to the setting of the villagiews out to the south towards lowland Staffordsh	ge providing major	Although the site is relationed boundary it is located in village and Conservation achieve. Achievability: Development would be elikely costs and planning	a sensitive locate Area. Access of Area. Access of Area deconomically vial obligations associated by the Area deconomically vial obligations as a seconomical vial obligations as a seconomical vial obligation by the Area deconomical vial obligations as a seconomical vial obligation by the Area deconomical vial vial obligation by the Area deconomical vial vial obligation by the Area deconomi	ble taking into accided with the	2 ccount all site.
o planning history. trengths/ Opportunities: /ell related to the settlement boundary. /eakneses/ Constraints: the Conservation Area Appraisal and the L&CSA rea as being important to the setting of the villag ews out to the south towards lowland Staffordsh	ge providing major	Although the site is relationed boundary it is located in village and Conservation achieve. Achievability: Development would be elikely costs and planning	a sensitive locate Area. Access of Area. Access of Area deconomically vial obligations associated by the Area deconomically vial obligations as a seconomical vial obligations as a seconomical vial obligation by the Area deconomical vial obligations as a seconomical vial obligation by the Area deconomical vial vial obligation by the Area deconomical vial vial obligation by the Area deconomi	cion important to could be difficult be difficult be difficult be difficult be difficult be described by the difficult	2 ccount all site.
trengths/ Opportunities: Yell related to the settlement boundary. Yeakneses/ Constraints: The Conservation Area Appraisal and the L&CSA rea as being important to the setting of the village was out to the south towards lowland Staffordsh	ge providing major nire. Outside	Although the site is relationed boundary it is located in village and Conservation achieve. Achievability: Development would be elikely costs and planning	a sensitive locate Area. Access of Area. Access of Area deconomically vial obligations associated by the Area deconomically vial obligations as a seconomical vial obligations as a seconomical vial obligation by the Area deconomical vial obligations as a seconomical vial obligation by the Area deconomical vial vial obligation by the Area deconomical vial vial obligation by the Area deconomi	cion important to could be difficult be difficult be difficult be difficult be difficult be described by the difficult	2 ccount all site.
o planning history. trengths/ Opportunities: /ell related to the settlement boundary. /eakneses/ Constraints: the Conservation Area Appraisal and the L&CSA area as being important to the setting of the village.	ge providing major nire. Outside	Although the site is relationed boundary it is located in village and Conservation achieve. Achievability: Development would be elikely costs and planning Classification:	a sensitive locate Area. Access of Area. Access of Area deconomically vial obligations associated by the Area deconomically vial obligations as a seconomical vial obligations as a seconomical vial obligation by the Area deconomical vial obligations as a seconomical vial obligation by the Area deconomical vial vial obligation by the Area deconomical vial vial obligation by the Area deconomi	ble taking into accordance with the sociated with the sociated with the Density	2 ccount all site.

	1657		Remai	nder of allocati	ion at			
SMDC Ref. No								
NLUD Ref. No	o.:		Brooki	fields Road				
PA Ref. No.:								
LDF Ref. No.:			Ipston					
			Site Deta	ails				
Description	Country Stor	re						
Comments:	Country Store	established use.						
Area:	0.25 ha. g	gross 0.250 h	na. net	Policy:	1		Status:	NC
Grid Ref.:	E 402132	N 349381		Commitment	t:	1	Use:	3
Type:	В	Hierarchy:	LV	Conversion:			Location	: U
Greenbelt:	N	Flooding:	N	Replacemen	t Dwg:	N (Owner:	3
		Sit	e Assess	sment	_			
te Features:					iverability A	Assessmen	nt	
emainder of allocation	on Existing Coun	ntry Store trading at	nresent	Availability:				3
	on. Existing Coun	iny otore trading at	present.	Not available				
	oad.							
	oad.			Suitability:				3
ccess off Froghall R				Suitability: Not suitable at prese	ent.			3
ccess off Froghall R					ent.			3
ccess off Froghall R					ent.			3
ccess off Froghall R	ts:				ent.			3
ccess off Froghall R	is:			Not suitable at prese Achievability: Development would	be economic			1 ount all
ccess off Froghall R	is:			Not suitable at prese	be economic			1 ount all
ccess off Froghall R	is:			Not suitable at prese Achievability: Development would	be economic			1 ount all
ccess off Froghall R	ities: oundary.			Not suitable at prese Achievability: Development would	be economic		d with the si	1 ount all
ccess off Froghall R dditional Comment trengths/ Opportur ithin development b	ities: oundary.			Not suitable at prese Achievability: Development would likely costs and plant	be economic ning obligatio	ons associate	ad with the si	1 ount all te
vailabile Access: ccess off Froghall R dditional Comment trengths/ Opportur ithin development b	ities: oundary.			Not suitable at prese Achievability: Development would likely costs and plant	be economic ning obligatio	Full Ca 5 Year Ca	apacity	1 ount all te
ccess off Froghall R dditional Comment trengths/ Opportur ithin development b	ities: oundary.			Not suitable at prese Achievability: Development would likely costs and plant	be economic ning obligatio	Full Ca 5 Year Ca	apacity	1 ount all te
ccess off Froghall R dditional Comment rengths/ Opportur ithin development b	ities: oundary.	Plar	nning Ap	Not suitable at prese Achievability: Development would likely costs and plant	be economic ning obligation	Full Ca 5 Year Ca	apacity	1 ount all te
ccess off Froghall R dditional Comment trengths/ Opportur ithin development b	nities: oundary.	Plar	nning Ap	Achievability: Development would likely costs and plans Classification:	be economic ning obligation	Full Ca 5 Year Ca	apacity apacity ensity	1 ount all te

SMDC Ref. No	D.: IP037						
NLUD Ref. No			Far La	ne Industrial Estate			
PA Ref. No.:	SM		Frogha	all Road			
LDF Ref. No.:			Ipston	es			
	<u> </u>		•				
			Site Deta	ails			
Description	Industrial es	state					
Comments:							
Area:	1.1 ha. (gross 1.100 I	ha. net	Policy: 1		Status:	NC
Grid Ref.:	E 402168	3 N 349301		Commitment:	7	Use:	2
Type:	В	Hierarchy:	LV	Conversion:	NB	Location	: R
Greenbelt:	N	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Si	te Asses:	sment			
e Features:				Deliverabil	itv Assessr	ment	
				Availability:	,		
ustrial starter units.				SHLAA form and other supor	ting informati	ion has been su	2 bmitted
				by the agent.			
ailabile Access:							
od vehicular access	s to the site with	good visibility onto	Froghall				
od vehicular access	s to the site with	good visibility onto	Froghall	Suitability:			3
od vehicular access ad.		good visibility onto	Froghall		cupied and is	considered suit	
od vehicular access ad.		good visibility onto	Froghall	Suitability: Not suitable as the site is occ	cupied and is	considered suit	
od vehicular access ad.		good visibility onto	Froghall	Suitability: Not suitable as the site is occ	cupied and is	considered suit	
od vehicular access ad. ditional Comment	s:	good visibility onto	Froghall	Suitability: Not suitable as the site is occ	cupied and is	considered suit	
ood vehicular access ad. Iditional Comment	s: ities:			Suitability: Not suitable as the site is occ continued employment use. Achievability: Development would be econory.	omically viabl	e taking into acc	able for 2 count all
od vehicular access ad. ditional Comments rengths/ Opportun	s: ities: existing developn			Suitability: Not suitable as the site is occ continued employment use. Achievability:	omically viabl	e taking into acc	able for 2
ood vehicular access ad. Iditional Comments rengths/ Opportun	s: ities: existing developn			Suitability: Not suitable as the site is occ continued employment use. Achievability: Development would be econory.	omically viabl	e taking into acc	able for 2
od vehicular access ad. ditional Comments rengths/ Opportun ownfield site within existing residential of	s: ities: existing development.			Suitability: Not suitable as the site is occ continued employment use. Achievability: Development would be econory.	omically viabl gations assoc	e taking into acc	able for 2
rengths/ Opportuniownfield site within existing residential contents of the co	s: ities: existing development. ints:	ment boundary and		Suitability: Not suitable as the site is occontinued employment use. Achievability: Development would be econolikely costs and planning obliging	omically viabl gations assoc	e taking into acciated with the s	able for 2 count all ite.
od vehicular access ad. ditional Comments rengths/ Opportun ownfield site within e existing residential co	s: ities: existing development. ints:	ment boundary and		Suitability: Not suitable as the site is occontinued employment use. Achievability: Development would be econolikely costs and planning obliging	omically viabl gations assoc	e taking into acciated with the s	able for 2 count all ite.
rengths/ Opportuniownfield site within existing residential contents of the co	s: ities: existing development. ints:	ment boundary and		Suitability: Not suitable as the site is occontinued employment use. Achievability: Development would be econolikely costs and planning obliging	omically viabl gations assoc	e taking into accided with the s	able for 2 count all ite. 33
od vehicular access ad. ditional Comments engths/ Opportun ownfield site within existing residential contacts eakneses/ Constra	s: ities: existing development. ints:	nent boundary and	adjacent	Suitability: Not suitable as the site is occontinued employment use. Achievability: Development would be econolikely costs and planning obliging	omically viabl gations assoc	e taking into accided with the s	able for 2 count all ite. 33
ailabile Access: ood vehicular access ad. Iditional Comments rengths/ Opportun ownfield site within existing residential of the comments rently occupied and on the comment use. Planning Applica	ities: existing development. ints: d considered sui	nent boundary and	adjacent	Suitability: Not suitable as the site is occ continued employment use. Achievability: Development would be econolikely costs and planning obliging the cost of	omically viabl gations assoc	e taking into accitated with the s	able for 2 count all ite. 33

Date Form Printed

01-Jul-15

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	KG005	Barnfie	etween elds Bungalow and A elds Lane ey	AshLea	
		Site Deta	ails		
Description Comments:	Scrubland				
Area:	0.24 ha. gross 0.240) ha. net	Policy: 2/3		Status: NC
Grid Ref.:	E 400601 N 346770		Commitment:	7 l	Jse : 6/8
Type:	G Hierarchy	: LV	Conversion:	NB L	ocation: R
Greenbelt:	Y Flooding:	N	Replacement Dwg:	N O	wner: 4
		Site Assess	sment		
te Features:			Deliverabili	ty Assessment	<u> </u>
crubland Access gate	located to the AshLea Bungal	ow and of	Availability:		1
ld. Long frontage on I	Barnfields Road. Site slopes do d western parts of site are at a	own to north	SHLAA form received stating	site available with	
vailabile Access:					
arnfields Lane					
			Suitability:		2
dditional Comments	·		Development of the site for he would be an extension of the	linear developmer	itable although nt along Barnfields
SCA does not identif	y the area as forming importan	t setting to	Development of the site for he	linear developmer	itable although nt along Barnfields
SCA does not identif		t setting to	Development of the site for he would be an extension of the	linear developmer	itable although nt along Barnfields
SCA does not identif e settlement.	y the area as forming importan	t setting to	Development of the site for he would be an extension of the	linear developmer	itable although nt along Barnfields
ASCA does not identifie settlement. crengths/ Opportunite of identified in the L&Statlement. May be suite	y the area as forming importanties: CCA as forming important settirable to extend the settlement b	ng to	Development of the site for hwould be an extension of the Lane. May be potential to dev	linear developmer	itable although nt along Barnfields G031 and KG001.
ASCA does not identifie settlement. Arengths/ Opportunit ot identified in the L&S ttlement. May be suitelled this site and Bar	y the area as forming importanties: GCA as forming important setting able to extend the settlement benefields Bungalow.	ng to	Development of the site for hwould be an extension of the Lane. May be potential to dev	linear developmer	itable although nt along Barnfields G031 and KG001.
ASCA does not identifie settlement. Arengths/ Opportunit ot identified in the L&S tttlement. May be suite clude this site and Bai feakneses/ Constrain utside the settlement	y the area as forming importanties: CCA as forming important settirable to extend the settlement benefields Bungalow.	ng to oundary to	Development of the site for he would be an extension of the Lane. May be potential to development. Achievability:	linear developmer relop alongside K0	table although at along Barnfields G031 and KG001.
ASCA does not identifie settlement. Arengths/ Opportunit Ot identified in the L&S Attlement. May be suitable and Bail Areakneses/ Constrain Utside the settlement Indscape area. The pa	y the area as forming importanties: SCA as forming important setting able to extend the settlement benefields Bungalow.	ng to oundary to	Development of the site for he would be an extension of the Lane. May be potential to development. Achievability:	linear developmer velop alongside Ko Full Cap 5 Year Ca	table although at along Barnfields G031 and KG001.
ASCA does not identifie settlement. Arengths/ Opportunit Ot identified in the L&S Attlement. May be suitable and Bail Areakneses/ Constrain Utside the settlement Indscape area. The pa	y the area as forming important setting the settlement by the sett	ng to oundary to special e is at the	Development of the site for he would be an extension of the Lane. May be potential to development. Achievability:	Full Cap 5 Year Ca	pacity 7
ASCA does not identifie settlement. Arengths/ Opportunit Ot identified in the L&S Attlement. May be suitable and Bail Clude this site and Bail Cleakneses/ Constrain Utside the settlement Indscape area. The pa	y the area as forming important setting the settlement by the sett	ng to oundary to special e is at the	Development of the site for he would be an extension of the Lane. May be potential to development. Achievability: Classification: B	linear developmer velop alongside Ko Full Cap 5 Year Ca	pacity 7

Site Ref. No.: 401		
SMDC Ref. No.: KG007	Denot	Site (Hallcroft Garage)
NLUD Ref. No.:		
PA Ref. No.:	High S	
LDF Ref. No.:	Kings	ley
	Site Det	ails
Description Car maintenance garage	but previousl	y had outline planning permission for residential develo
Comments: Previously has had ouline reside existing use as rebuilding and st		n. 09/00112/CLEXG certificate of lawfulness issued 07.04.2009 for cars.
Area: 0.107 ha. gross 0.107	ha. net	Policy: 1 Status: N
Grid Ref.: E 401153 N 346931		Commitment: 7 Use: 9
Type: B/G Hierarchy:	LV	Conversion: NB Location:
Greenbelt: N Flooding:	N	Replacement Dwg: N Owner:
5	Site Asses	sment
ite Features:		Deliverability Assessment
ormer chapel. Cars and scrap in the yard area - still in	use.	Availability: 3
		Currently in use. Expired outline permission for residential (reference 94/00448/OLDDC).
vailabile Access:		(reference 34/00440/OLDBO).
igh Street		
igh Street		Suitability:
		Currently in use for race car storage but there has previously
dditional Comments:		been an outline application for residential development. Potentia for conversion/ redevelopment for residential use in the future.
trengths/ Opportunities:		Achievability:
		Development would be economically viable taking into account a likely costs and planning obligations associated with the site
/ithin development boundary. Redevelopment opportur	nity.	
/eakneses/ Constraints:		Classification: C Full Capacity 5
urrently in use for rebuilding and storage of race cars.		5 Year Capacity 0
		Density 46.7
Pla	anning Ap	plication Details
		Annual Peter
Planning Application: Building Control Ref	anning Ap	Annual Peter

Comments: Scrubl field (s Area: 0.46 Grid Ref.: E	bland land on the edge of settlemer slopes to stream). Net area escape ha. gross 0.300 h	xcludes strear	ails edgerows and trees with a str	7	ough the middle Status: Use:	NC 8
Type: G Greenbelt: N		N	Conversion:	NB	Location:	
			Replacement Dw	g: N	Owner:	4
	Sit	e Assess	sment			
e Features:			Deliverat	oility Assessn	ment	
opes down to the stream from site down to stream. There is e close to no.s 17 & 30. railabile Access:	m runs through the middle of m garage block and from sou are sheds in north eastern co	uth west orner of	Phone call from owner say but have not received writte			/9/14)
ssibly be provided from Joh rage block and parking area thnson Crescent. Iditional Comments: e net area takes account of oping nature of site and streighways raise access issues.	a. Access gate adjacent numb f the constraints to development of the constraints o	ber 31	Suitability: Potentially suitable but ser running through site, slopir Cheadle Road. Preference Foul sewer crosses site. Achievability:	ng nature of site	and access issu	ies
essibly be provided from Joh prage block and parking area phnson Crescent. Idditional Comments: The net area takes account of poping nature of site and street ghways raise access issues. Trengths/ Opportunities:	f the constraints to development running through it). SCC	ent	Potentially suitable but ser running through site, slopir Cheadle Road. Preference Foul sewer crosses site.	ng nature of site for access off controls of the formatter of the formatte	and access issu Johnson Crescer	nues ht. ST
ssibly be provided from Joh rage block and parking area hnson Crescent. Iditional Comments: e net area takes account of oping nature of site and streighways raise access issues. Tengths/ Opportunities: thin development boundary, atively well defined by hedge eakneses/ Constraints: Team runs through middle of oding issues and site slopes	a. Access gate adjacent number of the constraints to development of the constraints of the constraints are erow/ mature trees. If site therefore may be localists down to stream, north west, access could potentially be	ent	Potentially suitable but ser running through site, slopin Cheadle Road. Preference Foul sewer crosses site. Achievability: Development would be eco	onomically viable bligations associ	and access issu Johnson Crescer e taking into acceptated with the site I Capacity	nues ht. ST

Site Ref. No.: SMDC Ref. No.	428 KG019		Land o	off		
NLUD Ref. No PA Ref. No.: LDF Ref. No.:	:		Haste Kingsl	Hill Avenue ley		
			Site Det	ails		
Description	Agricultural					
Comments:		ds used for grazing. 4 to 5 dwellings.	0.15ha close	est to Haste Hill Avenue put forwa	ird as a SHLAA rep (KG019	A) could
Area:	1.2 ha. g	gross 1.200 h	na. net	Policy: 2/3	Status:	NC
Grid Ref.:	E 401500	N 346761		Commitment:	7 Use:	6/8
Type:	G	Hierarchy:	LV	Conversion:	NB Location	n: R
Greenbelt:	Υ	Flooding:	N	Replacement Dwg:	N Owner:	3
		Sit	e Asses	sment		
e Features:				Deliverabili	ty Assessment	
				Availability:		1
rt of site being at the					•	1
ort of site being at the west level.				Availability:	•	1
rt of site being at the west level. railabile Access:	e highest level ar	nd north eastern par	t being at	Availability:		1
rt of site being at the west level. railabile Access: aste Hill Avenue curr	e highest level ar	nd north eastern par	t being at	Availability: Letters received.		
rt of site being at the west level. railabile Access: aste Hill Avenue curr	e highest level ar	nd north eastern par	t being at	Availability: Letters received. Suitability:		2
rt of site being at the west level. vailabile Access: aste Hill Avenue curr	e highest level and	nd north eastern par	t being at	Availability: Letters received.	ly intrusive/ impact on the c	2 haracter
rt of site being at the west level. railabile Access: aste Hill Avenue curr id	e highest level and	nd north eastern par	t being at	Availability: Letters received. Suitability: Development would be visuall of the settlement however not important setting to settlemen development if needed.	ly intrusive/ impact on the c	2 haracter viding
gricultural land (grazint of site being at the west level. vailabile Access: aste Hill Avenue currold dditional Comments	e highest level are	nd north eastern par	t being at	Availability: Letters received. Suitability: Development would be visuall of the settlement however not important setting to settlemen development if needed. Achievability:	ly intrusive/ impact on the c t identified in L&SCA as pro tt. Potentially suitable for	2 haracter viding
rengths/ Opportunicate Hill Ave. PROW	e highest level are highest level are ently a gate provential and the ently links of the	viding farm access in sing scheme with accovedale Road and I	nto the	Availability: Letters received. Suitability: Development would be visuall of the settlement however not important setting to settlemen development if needed.	ly intrusive/ impact on the ctidentified in L&SCA as pront. Potentially suitable for	2 haracter viding 1
rengths/ Opportuni G019A has potential iste Hill Ave. PROW ns through site) council and bus stop.	e highest level are highest level are ently a gate provential and the ently a gate provential and the ently a gate provential and the ently a gate provide green ently links Eld provide green	viding farm access in sing scheme with accovedale Road and I	nto the	Availability: Letters received. Suitability: Development would be visuall of the settlement however not important setting to settlemen development if needed. Achievability: Development would be econorical development.	ly intrusive/ impact on the ctidentified in L&SCA as pront. Potentially suitable for	2 haracter viding 1
rengths/ Opportuni G019A has potential ste Hill Ave. PROW ns through site) councol and bus stop. eakneses/ Constraintside development I	e highest level are highest level are ently a gate provential and	viding farm access in sing scheme with accovedale Road and I infrastructure. Prox	nto the sess off Holt Lane cimity to belt and	Availability: Letters received. Suitability: Development would be visuall of the settlement however not important setting to settlemen development if needed. Achievability: Development would be econollikely costs and planning oblig	ly intrusive/ impact on the ctidentified in L&SCA as proint. Potentially suitable for mically viable taking into acquitions associated with the s	haracter viding 1 count all site.
rengths/ Opportuni G019A has potential ste Hill Ave. PROW ns through site) councol and bus stop. eakneses/ Constraintside development I	e highest level are highest level are ently a gate provential and	viding farm access in sing scheme with accovedale Road and I infrastructure. Prox	nto the sess off Holt Lane cimity to belt and	Availability: Letters received. Suitability: Development would be visuall of the settlement however not important setting to settlemen development if needed. Achievability: Development would be econollikely costs and planning oblig	ly intrusive/ impact on the contidentified in L&SCA as prost. Potentially suitable for smically viable taking into acquitions associated with the second contident of the seco	2 haracter viding 1 count all site.
railabile Access: railabile Access: railabile Access: rate Hill Avenue currid Iditional Comments rengths/ Opportuni G019A has potential rate Hill Ave. PROW rate thill Ave. PROW rate through site) count on and bus stop. reakneses/ Constraintside development I	e highest level are highest level are ently a gate provential and	sing scheme with ac Dovedale Road and I infrastructure. Prox	nto the pess off Holt Lane dimity to belt and side.	Availability: Letters received. Suitability: Development would be visuall of the settlement however not important setting to settlemen development if needed. Achievability: Development would be econollikely costs and planning oblig	ly intrusive/ impact on the contidentified in L&SCA as prost. Potentially suitable for smically viable taking into acquitions associated with the second second contident of the second continuous forms.	2 haracter viding 1 count all site.
rt of site being at the west level. vailabile Access: aste Hill Avenue curr Id dditional Comments	e highest level are highest level are ently a gate provent a gate provent a small hous currently links Eld provide green tints:	sing scheme with ac Dovedale Road and I infrastructure. Prox	nto the pess off Holt Lane dimity to belt and side.	Availability: Letters received. Suitability: Development would be visuall of the settlement however not important setting to settlemen development if needed. Achievability: Development would be econor likely costs and planning oblig Classification: B	ly intrusive/ impact on the contidentified in L&SCA as prost. Potentially suitable for smically viable taking into acquitions associated with the second second contident of the second continuous forms.	2 haracter viding 1 count all site.

Date Form Printed

01-Jul-15

•		fields ds gross 1.500 h	Doved: Kingsle			Status:	NC
Grid Ref.:	E 401515		11/	Commitment:	7	Use:	8
Type: Greenbelt:	G Y	Hierarchy: Flooding:	LV N	Conversion:	NB	Location:	R
				Replacement Dwg:	N	Owner:	3
		Sit	e Assess	sment Deliverabili			
elds bound by hedgrow wan to the Churnet Vall vailabile Access: ovedale Road/ Hastehil dditional Comments: ccludes steeper parts or ming important landscorrengths/ Opportunities	ey in a north e	eastern direction.		Availability: No known availability constrain Suitability: Not considered suitable due to extend village out to the east of the land falling away to Churn which relate better to the exist. Achievability: Development would be economically costs and planning obliging.	o significant which would et Valley, th ing settlemon	d be undesirable di nere are other sites ent.	ue to s
eakneses/ Constraint itside the developmen d special landscape are e (steep in parts). PRO	t boundary, op rea. High leve	el of visual intrusion.	Sloping	Classification: C		ull Capacity ear Capacity Density	35 0 23.33
Planning Applicatio Building Control Re		Plan	Application 1 Other Applic		Approval Approval		

Date Last Updated 11-Jun-15 Date Form Printed 01-Jul-15

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	.: KG022		29 and High S Kingsl	treet				
			Site Deta	ails				
Description	Agricultural f							
Comments:	Agricultural field	1S						
Area:	0.634 ha. g	ross 0.634 h	na. net	Policy: 2/3	3		Status:	NC
Grid Ref.:	E 401172	N 346804		Commitment:		7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:		NB	Location:	R
Greenbelt:	Υ	Flooding:	N	Replacement I	Dwg:	N	Owner:	3
		Sit	te Assess	sment				
ite Features:		0	.0710000		erability A	Assessmer	nt	
				Availability:				
gricultural field, views ettlement. Sloping sit				Availability.				2
				No known availability o	onetrainte			
oroken nedge. Mature oundary. Fence alon	trees and hedger	row on north wester		No known availability c	constraints.			
oundary. Fence alon	trees and hedger			No known availability c	constraints.			
	trees and hedger			No known availability c	constraints.			
oundary. Fence along	trees and hedger			No known availability c	constraints.			3
oundary. Fence along vailabile Access: ligh Street	trees and hedger g road frontage.			Suitability: Development of the sit	e would be	· highly visua		ue to
wailabile Access: ligh Street	trees and hedger groad frontage.			Suitability:	e would be ment. The	· highly visua		ue to
oundary. Fence along vailabile Access: ligh Street	trees and hedger groad frontage.			Suitability: Development of the sit the nature of the settler	e would be ment. The	· highly visua		ue to
wailabile Access: ligh Street	trees and hedger groad frontage.			Suitability: Development of the sit the nature of the settler settling to the settlement	e would be ment. The	· highly visua		ue to
wailabile Access: ligh Street	trees and hedger groad frontage. s: estern boundary.			Suitability: Development of the sit the nature of the settler settling to the settlement of the settl	e would be ment. The nt.	highly visua land forms ii	mportant land	ue to scape
oundary. Fence along availabile Access: ligh Street additional Comment ow hedge to south ea	trees and hedger groad frontage. s: astern boundary.	row on north wester		Suitability: Development of the sit the nature of the settler settling to the settlement	e would be ment. The nt.	highly visua land forms ii	mportant land	ue to scape
oundary. Fence along availabile Access: ligh Street additional Comment ow hedge to south ea	trees and hedger groad frontage. s: astern boundary.	row on north wester		Suitability: Development of the sitthe nature of the settler settling to the settlement of the settle	e would be ment. The nt.	highly visua land forms ii	mportant land	ue to scape
Availabile Access: High Street Additional Comment Own hedge to south each Strengths/ Opportun Close proximity to sch	s: astern boundary. ities: ool and bus stop.	row on north wester		Suitability: Development of the sitthe nature of the settler settling to the settlement of the settle	e would be ment. The nt.	highly visua land forms ii	mportant land	ue to scape
Availabile Access: High Street Additional Comment Ow hedge to south each Strengths/ Opportun Close proximity to sch	s: astern boundary. ities: ool and bus stop. ints:	row on north wester	rn	Suitability: Development of the sitthe nature of the settler settling to the settlement of the settle	e would be ment. The nt.	e highly visua land forms in ally viable ta ons associate	mportant land aking into accced with the site	ue to scape
Availabile Access: High Street Additional Comment Ow hedge to south each Strengths/ Opportun Close proximity to school Veakneses/ Constrat Outside development Tarea. Steeply sloping i	s: astern boundary. ities: boundary. Green in parts. Developr	belt and special lar	ndscape uld be	Suitability: Development of the sitt the nature of the settlement settling to the settlement settling	e would be ment. The nt.	e highly visua land forms in ally viable ta ons associate Full Ca 5 Year C	aking into according with the site capacity	ue to scape 1 Dunt all e
Additional Comment Own hedge to south each Other proximity to school of the comment of the comme	s: astern boundary. ities: boundary. Green in parts. Developr CA identifies the	belt and special lar	ndscape uld be	Suitability: Development of the sitt the nature of the settlement settling to the settlement settling	e would be ment. The nt.	e highly visua land forms in ally viable ta ons associate Full Ca 5 Year C	aking into accompleted with the site apacity	ue to scape 1 Dunt all e
Availabile Access: digh Street Additional Comment Ow hedge to south each Close proximity to school Veakneses/ Constrat Outside development area. Steeply sloping is isually intrusive. L&S	s: astern boundary. ities: boundary. Green in parts. Developr CA identifies the	belt and special lar ment of the site wor area as forming im	ndscape uld be portant	Suitability: Development of the sitt the nature of the settler setting to the settlement of the settl	e economic ng obligatio	e highly visua land forms in ally viable ta ons associate Full Ca 5 Year C	aking into accompleted with the site apacity	ue to scape 1 Dunt all be 20 0
oundary. Fence along availabile Access: ligh Street Additional Comment ow hedge to south each extrengths/ Opportun Close proximity to school Veakneses/ Constra Outside development trea. Steeply sloping i isually intrusive. L&S	s: astern boundary. ities: boundary. Green in parts. Developr CA identifies the	belt and special lar ment of the site wor area as forming im	ndscape uld be portant	Suitability: Development of the sitt the nature of the settlement settling to the settlement settling	e economic ng obligatio	e highly visua land forms in ally viable ta ons associate Full Ca 5 Year C	aking into accompleted with the site apacity	ue to scape 1 Dunt all be 20 0
Availabile Access: digh Street Additional Comment Ow hedge to south each Close proximity to school Veakneses/ Constrat Outside development area. Steeply sloping is isually intrusive. L&S	s: astern boundary. ities: boundary. Green in parts. Developr CA identifies the ne settlement.	belt and special lar ment of the site wor area as forming im	ndscape uld be portant	Suitability: Development of the sitt the nature of the settler setting to the settlement of the settl	e would be ment. The nt.	e highly visua land forms in ally viable ta ons associate Full Ca 5 Year C	aking into according	ue to scape 1 Dunt all be 20 0

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments: Area: Grid Ref.:	Currently in	gross 0.400 h	Kingsl Site Deta	Policy: 1		Status:	
Type:	В	Hierarchy:	LV	Commitment:		Use:	2
Greenbelt:	N	Flooding:	N	Conversion: Replacement	NB Dwa: N	Location Owner:	on: U
			to Access	•	Dwg. N	Owner.	
ite Features:		Sil	te Assess		erability Assess	mont	
torage building - has be ardstanding, haulage volundary. There are co sed as office? vailabile Access: azles Cross Road	vehicles parked	I, with metal fencing	along the	Availability: SHLAA form received Suitability: Issue of loss of emplomay constrain develop would relate well to ex	yment site. Adjace oment. Sustainable	nt to listed build	
nd that development was of employment use bebe House adjacent to develop exclu	would need to the site is list	be justified/ reprovited. Parts of site na	ded. The	Achievability:			
trengths/ Opportunit lithin development boo ell to existing resident	ındary. Sustai	nable location, would	d relate	Development would be likely costs and planni			ccount all
eakneses/ Constrair	nts:			Classification:	B Fo	ull Capacity	12
ay be contamination i inployment site. Sugg appropriate in a reside e operators and the n	estions form sta ential village se	ates current use is			5 Ye	ear Capacity Density	30.00
		Plar	ning Ap _l	olication Details	,		
Planning Applicati			Application Other Applic		Approval Approval		

Site Ref. No.: 1177 SMDC Ref. No.: KG026A	Land off
NLUD Ref. No.:	Barnfields Lane Kingsley
Si	ite Details
Description Agricultural land to south west	of Kingsley
Comments: Site excludes ag. buildings and farm h	house which were included in the SHLAA form. Net area reflects KG026A
Area: 1.13 ha. gross 1.130 ha.	net Policy: 2/3 Status: NC
Grid Ref.: E 400688 N 346718	Commitment: 7 Use: 8
Type: G Hierarchy:	LV Conversion: NB Location: R
Greenbelt: Y Flooding:	N Replacement Dwg: N Owner: 3
Site .	Assessment
ite Features:	Deliverability Assessment
gricultural grazing land. Two fields, one adjacent to Barnfield 3ha seperated by a hedgerow, other is much larger open fie	
ite slopes, south western part of the site is at a higher level. vailabile Access: ff Barnfields Lane	SHLAA form received which included the farm buildings.Form states availble within 5 years. Suitability:
dditional Comments: ne area is not identified in the L&SCA as forming important	May be suitable for housing. N/n east part relates relatively well to existing residential although slightly elevated from housing.
ndscape setting to the settlement.	
town with a 1 Our and towards	Achievability: 1
orth/ north eastern part is adjacent to existing housing and elatively flat, this part relates relatively well to the existing ettlement. Land off Barnfields also relates relatively well to existed ential.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site existing
/eakneses/ Constraints:	Classification: B Full Capacity 30
	5 Year Capacity 0
	19
peration - excluded Barnfields Farm and agricultural building	Density 26.55
Open countryside and Green Belt designated. Impact on farm peration - excluded Barnfields Farm and agricultural building fineral Consultation Area (Fire Clay) Planni	Density 26.55
peration - excluded Barnfields Farm and agricultural building fineral Consultation Area (Fire Clay) Planni	

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Site Ref. No.: 2604	d off
SMDC Ref. No.: KG026B	
NLUD Ref. No.:	ufielde Leue
PA Ref. No.:	nfields Lane
LDF Ref. No.:	gsley
Site D	Details
Description Agricultural land to south west of Kir	ngsley
Comments: Site excludes ag. buildings and farm house v	which were included in the SHLAA form.
Area: 2.4 ha. gross 2.400 ha. net	Policy: 2/3 Status: NC
Grid Ref.: E 400673 N 346609	Commitment: 7 Use: 8
Type: G Hierarchy: LV	Conversion: NB Location: R
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 3
Site Asse	essment
e Features:	Deliverability Assessment
ricultural grazing land. Two fields, one adjacent to Barnfields is ha seperated by a hedgerow, other is much larger open field. e slopes, south western part of the site is at a higher level. OW runs through the site. ailabile Access: Barnfields Lane	SHLAA form received which included the farm buildings.Form states availble within 5 years. Extended the site out to the south west beyond that suggested to take it to field boundary (hedgerow).
Barnfields Lane	Suitability: 2
	May be suitable for housing if site of this size is required. North/
ditional Comments: tended site area to south west beyond that suggested taking it to deprow field boundary. The area is not identified in the L&SCA as	
	Achievability:
ming important landscape setting to the settlement.	Achievability: Development would be economically viable taking into account all
engths/ Opportunities: th/ north eastern part is adjacent to existing housing and atively flat, this part relates relatively well to the existing tlement. Land off Barnfields also relates relatively well to existing	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
engths/ Opportunities: th/ north eastern part is adjacent to existing housing and atively flat, this part relates relatively well to the existing tlement. Land off Barnfields also relates relatively well to existing idential.	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
engths/ Opportunities: Arth/ north eastern part is adjacent to existing housing and atively flat, this part relates relatively well to the existing tlement. Land off Barnfields also relates relatively well to existing idential. Bakneses/ Constraints: en countryside and Green Belt designated. Impact on farm	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
rengths/ Opportunities: rth/ north eastern part is adjacent to existing housing and atively flat, this part relates relatively well to the existing tlement. Land off Barnfields also relates relatively well to existing idential. eakneses/ Constraints: en countryside and Green Belt designated. Impact on farm	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: B Full Capacity 50
engths/ Opportunities: Arth/ north eastern part is adjacent to existing housing and atively flat, this part relates relatively well to the existing thement. Land off Barnfields also relates relatively well to existing idential. Bakneses/ Constraints: en countryside and Green Belt designated. Impact on farm the eration - excluded Barnfields Farm and agricultural buildings.	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: B Full Capacity 5 Year Capacity 0 Density 20.83
rengths/ Opportunities: rth/ north eastern part is adjacent to existing housing and atively flat, this part relates relatively well to the existing thement. Land off Barnfields also relates relatively well to existing idential. eakneses/ Constraints: pen countryside and Green Belt designated. Impact on farm eration - excluded Barnfields Farm and agricultural buildings. Planning A	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: B Full Capacity 50 5 Year Capacity 0 Density 20.83
rengths/ Opportunities: orth/ north eastern part is adjacent to existing housing and atively flat, this part relates relatively well to the existing titlement. Land off Barnfields also relates relatively well to existing sidential. eakneses/ Constraints: oen countryside and Green Belt designated. Impact on farm eration - excluded Barnfields Farm and agricultural buildings. Planning Application: Application	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: B Full Capacity 5 Year Capacity 0 Density 20.83

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Site Ref. No.: SMDC Ref. No NLUD Ref. No. PA Ref. No.: LDF Ref. No.:	Win	nd to Rear of Indy Hollow and Hay Barton Itles Cross Road Igsley
Description Comments:	Site I Agricultural land Part described as unused on SHLAA form.	Details
Area: Grid Ref.: Type: Greenbelt:	1.79 ha. gross 1.790 ha. net E 401054 N 347096 G Hierarchy: LV Y Flooding: N	Conversion: NB Location: U
	Site Ass	essment
vailabile Access: o obvious access for		Deliverability Assessment Availability: No known availability constraints. SHLAA form received for part of site which states available within 5 years. Suitability: Not considered suitable due to landscape impact and access constraints. Achievability: Development would be economically viable taking into account all
eakneses/ Constrai	nts: SCA identifies the area as forming important	Classification: C Full Capacity 50
Planning Applicat Building Control F	on: Applica	Application Details tion Type: Approval Date: Approval Life:

Site Ref. No.: SMDC Ref. No.	1979 : KG030A		Land to	west of			
NLUD Ref. No.	:		D				
PA Ref. No.:				lds Lane			
LDF Ref. No.:			Kingsle	ey			
			Site Deta	ils			
Description	Agricultural la	nd					
Comments:							
Area:	3.146 ha. gr	ross 0.820 ha	a. net	Policy: 2	:/3	Status:	NC
Grid Ref.:	E 400503	N 346768		Commitment	: 7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:	NB	Locatio	n: R
Greenbelt:	Υ	Flooding:	N	Replacement	Dwg: N	Owner:	4
		Site	e Assess	ment			
te Features:				Deliv	verability Ass	essment	
eam runs along the				Availability:			2
e southern part of site ong the boundaries. S	Site slopes down t	o northern boundar		No known availability	constraints.		
ea relates to northern	and eastern part	of site.					
ivate access to farm	may roquiro wido	ning Potential for s	22000				
be provided through		mig. i otomiai ioi a	100033	Suitability:			2
				Overall site not well n	elated to settlem	ent and would be	
Iditional Comments	:			intrusion into open co KG030A may be suita			
SCA does not identif		ning important land	Iscape	than 30B, potential to KG001.	develop alongs	ide KG005, KG03 ⁻	1and
tung to the settiment							
rengths/ Opportunit	ties:			Achievability:			1
SCA does not identif tting to the settlemen		ning important land	Iscape	Development would be likely costs and plann			
eakneses/ Constrai	nts:			Classification:	В	Full Capacity	25
pen countryside, gree			flooding			Year Capacity	0
atercourse along the sues.	western boundary	, may be localised	noouling			Density	30.49
		Plan	ning App	lication Details	S		
Planning Applicat	ion:		Application T	ype:	Appro	oval Date:	
Building Control F			Other Applica		Appro	oval Life:	
Date Last Upd	ated 11-Ju	n-15		Date Form P	rinted 0	1-Jul-15	

NLUD Ref. No.:	KG030B			o west of elds Lane ev			
LDF Ref. No.:			9	-,			
Description Ag	wie die wellend	S	Site Deta	ails			
Description Ag Comments:	gricultural land						
Area: 2	2.3 ha. gross	2.300 ha	. net	Policy: 2/3		Status:	NC
	E 400483 N 34			Commitment:	7	Use:	8
Type:		archy:	LV	Conversion:	NB	Location:	R
Greenbelt:	Y Floo	oding:	N	Replacement Dwg	: N	Owner:	3
		Site	Assess	sment			
e Features:				Deliverabi	lity Assessı	ment	
eam runs along western	/ boundary. PROW	crosses the		Availability:			1
uthern part of the site. A ng the boundaries. Site				No known availability constr	aints		
ailahile Access:							
vailabile Access:	v require widening. P	Potential for ac	ccess				
vate access to farm may		Potential for ac	ccess	Suitability:			3
vate access to farm may		Potential for ac	ccess	Suitability: Not well related to the settle	ment KG030A	A considered mor	
vate access to farm may be provided through KG0		Potential for ac	ccess		ment KG030A	A considered mor	
vate access to farm may be provided through KGC ditional Comments:	005.			Not well related to the settle	ment KG030A	A considered mor	
vate access to farm may be provided through KGC ditional Comments: SCA does not identify ar	005.			Not well related to the settle suitable than this site.	ment KG030A	A considered mor	
vate access to farm may be provided through KG0 ditional Comments:	rea as forming impor			Not well related to the settle suitable than this site. Achievability:			re 2
vate access to farm may be provided through KGC ditional Comments: SCA does not identify artting to the settlement.	rea as forming impor	rtant landscap	pe e	Not well related to the settle suitable than this site.	nomically viabl	e taking into acc	re 2 ount all
vate access to farm may be provided through KGC ditional Comments: SCA does not identify arting to the settlement. rengths/ Opportunities: SCA does not identify the	rea as forming impor	rtant landscap	pe e	Not well related to the settle suitable than this site. Achievability: Development would be econ	nomically viabl	e taking into acc	re 2 ount all
vate access to farm may be provided through KGC ditional Comments: SCA does not identify arting to the settlement. Tengths/ Opportunities: SCA does not identify the ting to the settlement.	rea as forming impor : ue area as forming im	rtant landscap	pe e	Not well related to the settle suitable than this site. Achievability: Development would be econ	nomically viabl	e taking into acc	re 2 ount all
vate access to farm may be provided through KGC ditional Comments: SCA does not identify arting to the settlement. SCA does not identify the settlement thing to the settlement.	rea as forming impor : ne area as forming im	rtant landscap	oe ocape	Not well related to the settle suitable than this site. Achievability: Development would be econ	nomically viabl igations assoc	e taking into acciciated with the sit	2 ount all te.
vate access to farm may be provided through KGC ditional Comments: SCA does not identify arting to the settlement. SCA does not identify the ting to the settlement. SCA does not identify the ting to the settlement.	rea as forming impor : ne area as forming im	rtant landscap	oe ocape	Not well related to the settle suitable than this site. Achievability: Development would be econ likely costs and planning obl	nomically viabl igations assoc	le taking into acciciated with the sit	2 ount all te.
vate access to farm may be provided through KGC ditional Comments: SCA does not identify arting to the settlement. Tengths/ Opportunities: SCA does not identify the ting to the settlement.	rea as forming impor : ne area as forming im	rtant landscap	oe ocape	Not well related to the settle suitable than this site. Achievability: Development would be econ likely costs and planning obl	nomically viabl igations assoc	le taking into acciciated with the sit	2 ount all te.
vate access to farm may be provided through KGC ditional Comments: SCA does not identify arting to the settlement. SCA does not identify the ting to the settlement. SCA does not identify the ting to the settlement.	rea as forming impor : ne area as forming im	nportant lands	scape	Not well related to the settle suitable than this site. Achievability: Development would be econlikely costs and planning oblication: Classification:	nomically viabl igations assoc	le taking into acciciated with the sit	2 ount all te.
vate access to farm may be provided through KGC ditional Comments: SCA does not identify arting to the settlement. SCA does not identify that ing to the settlement. SCA does not identify that ing to the settlement.	rea as forming impor : ie area as forming im en belt. Watercourse I flooding issues.	nportant lands	scape	Not well related to the settle suitable than this site. Achievability: Development would be econ likely costs and planning obl Classification: C	nomically viabl igations assoc	le taking into accidated with the sit	2 ount all te.

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SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description			Barnfid Kingsl Site Det	ails			uda Dand
Comments: Area: Grid Ref.:	and no road fi 0.698 ha. E 40060	gross 0.698 has 5 N 346876	a. net	Policy: 2/	3	Status:	NC 8
Type: Greenbelt:	G Y	Hierarchy: Flooding:	LV N	Conversion:	NB Dwa: N	Locatio Owner:	n: R 4
ite Features:		Site	e Assess		erability Asses	smant	
	would be requ	Jnable to view all appeunclear. Pond & struct		Availability: No known availability of the second of the	velopment howev		
tting to the settlemer	nt. Land slopes	forming important land down to the north we visually intrusive than	st	Achievability:			1
	re of the site a	ind it being at a lower luid be less visually intr		Development would be likely costs and planni			ccount all
ea. Access may cons	oundary, gree strain developr atercouse run	n belt and special land nent as KG001 may be s adjacent to the north g issues.	e in	Classification:		Full Capacity ['ear Capacity [Density [20 0 28.65
Planning Applicat Building Control F			ning Ap		Approva Approva		

PA Ref. No.: LDF Ref. No.: King	Green Isley			
Site De	etails			
Description Agricultural land				
Comments:				
Area: 4.02 ha. gross 4.020 ha. net	Policy: 2/3 Status: NC			
Grid Ref.: E 400575 N 346940	Commitment: 7 Use: 8			
Type: G Hierarchy: LV	Conversion: NB Location: R			
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 4			
Site Asse	essment			
te Features:	Deliverability Assessment			
ricultural land. Watercourse within the site which runs from the	Availability: 1			
uth west to south east of site. The northen part of the site is at pher level. Site slopes down to south.	SHLAA form received stating available within 5 years.			
railabile Access:	J			
2				
_	Suitability: 3			
	Not considered suitable due to poor relationship to existing			
Iditional Comments:	residential& visual prominence of parts of site. Watercourse may constrain development. Other sites are available that relate better			
SCA does not identify the area as forming important landscape tting to the settlment. Does not relate well to existing residential.	to existing settlement & are smaller with defensible boundary			
tally to the settiment. Does not relate well to existing residential.				
rengths/ Opportunities:	Achievability: 1			
	Development would be economically viable taking into account all likely costs and planning obligations associated with the site			
eakneses/ Constraints:	Classification: C Full Capacity 110			
reen belt & SLA. Large site with no defensible boundary that buld enable only part to be dev. Watercourse runs through site.	5 Year Capacity 0			
E part would have less of an impact on landscape/visual impact. orthern part would be visually prominent due to topography.	Density 27.36			
Planning A	Application Details			
	Annual Data			
Proposing Application:	on Type: Approval Date:			
Planning Application: Application Building Control Ref Other Application	Approval Life:			

Date Form Printed

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SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.:		52 The Gr Kingsl			
Description Comments:	Vacant grassland	Site Deta	ails		
Area: Grid Ref.: Type: Greenbelt:	0.476 ha. gross 0.476 ha. E 400726 N 347032 G Hierarchy: Y Flooding:	a. net	Policy: 2/3 Commitment: Conversion: Replacement Dwg:	7 Use: NB Location N Owner:	8
	Site	e Assess	sment		
Availabile Access: Direct access on to A52 possible to provide accessisting properties. Additional Comments	y the area as forming important land	th eld.	Availability: No known availability constrain Suitability: Not considered suitable as do residential & visual prominence. Achievability:	es not relate well to existi	
trengths/ Opportunit	ies:		Development would be econolikely costs and planning oblig		account all
Veakneses/ Constrain Open countryside, gree elate well to existing re	n belt and special landscape area. [Does not	Classification: C	Full Capacity 5 Year Capacity Density	15 0 31.51
Planning Applicati Building Control R	on:	ning Application 1		Approval Date: Approval Life:	

	1983	Land to north west of					
SMDC Ref. No							
NLUD Ref. No.	:	Sunnysid	de				
PA Ref. No.:		Kingsley					
LDF Ref. No.:	<u> </u>						
	S	ite Detail	s				
Description	Vacant grassland						
Comments:							
Area:	0.56 ha. gross 0.560 ha.	net	Policy: 2	2/3		Status:	NC
Grid Ref.:	E 400748 N 347090		Commitment		7	Use:	8
Type:	G Hierarchy:	LV	Conversion:		NB	Location	
Greenbelt:	Y Flooding:	N	Replacement	: Dwg:	N	Owner:	4
-	Sito	Assessm	-				
	Site	ASSESSII		vorobility.	Assassm	ont.	
te Features:				verability	ASSESSIII	lent	
ream adjacent to the	oing site. Hedgerows along boundaries eastern boundary and within south ea	stern _	Availability:				2
oundary.			No known availability	constraints	S.		
vailabile Access:							
	vide access of Sunnyside through gard	lens of					
isting properties.		;	Suitability:				3
Iditional Comments			Not considered to be impact and does not				
			access issues.				., 20
tting to the settlemen	fy the area as forming important landsont.	cape					
		-					
			Achievability:				1
rengths/ Opportuni	ties:	1	Development would b				
rengths/ Opportuni	ties:	1					count all
rengths/ Opportuni	ties:	1	Development would b				count all
		1	Development would be likely costs and planr	ing obligati	ons associ	ated with the s	count all site
eakneses/ Constrai	nts:		Development would b		ons associ	ated with the s	count all site
eakneses/ Constrai			Development would be likely costs and planr	ing obligati	ons associ	ated with the s	count all site
eakneses/ Constrai	nts: en belt and special landscape area. Do		Development would be likely costs and planr	ing obligati	ons associ	Capacity	count all site
eakneses/ Constrai	nts: en belt and special landscape area. Do esidential. Visual impact.	es not	Development would be likely costs and plann Classification:	C	ons associ	Capacity	count all site
eakneses/ Constrai pen countryside, gree ate well to existing re	nts: en belt and special landscape area. Do esidential. Visual impact. Plann	ing Appli	Development would be likely costs and plann Classification:	C C	Full 5 Year	Capacity Capacity Density	count all site
	nts: en belt and special landscape area. Do esidential. Visual impact. Plann tion:	es not	Development would be likely costs and plann Classification:	C C	ons associ	Capacity Capacity Density ate:	count all site

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:		Hazles Kingsl				
Area: Grid Ref.: Type: Greenbelt:		1.010 ha. net 47332 archy: LV	Policy: 2/3 Commitment: Conversion: Replacement Do	7 NB vg: N	Status: Use: Location Owner:	NC 8 : R 4
	g road frontage is at a dgerow forms northern			ability Assessn	nent	3
	part of the boundary, s		Suitability: The site is in the open concept Development would be a be suitable.			
ouses and the larger fi	g field boundary betwee eld. PROW. L&SCA do int landscape setting to ies:	es not identify the	Achievability: Development would be enlikely costs and planning			
	oundary, green belt and Minerals Consultation	I special landscape	Classification: C		Capacity r Capacity Density	30 0 29.70
Planning Applicati		Planning Ap Application Other Applic		Approval D	Date:	<u> </u>

PA Ref. No.: LDF Ref. No.: Description Comments: Area: Grid Ref.:	E 400678	gross 2.100 h			7	Status: Use:	NC 8
Type: Greenbelt:	G Y	Hierarchy: Flooding:	LV	Conversion:	NB	Locatio	
	•		te Assess	Replacement D	owg: N	Owner:	4
astern part of site alor estern boundary. Mid nd falls away towards estern boundary. A he vailabile Access:	section of the f western edge.	e is at a higher level ield is gently sloping There are mature tr	than j. The		nability Assess	sment	2
Iditional Comments Here is a stream along Here is a fence formin Huses and the larger fi Hea as forming importa	part of the boundar	y between the field b SCA does not iden	behind tify the	The site is in the open of Development would be Achievability:			n belt. de.
rengths/ Opportunit	ies:			Development would be likely costs and planning			
eakneses/ Constrainutside development bea. PROWs. Stream.		belt and special lan	ndscape	Classification:	<u> </u>	ull Capacity ear Capacity Density	60 0 28.57
Planning Applicati Building Control R		Plar	Application T		Approval Approval		

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	Hazle Kings	es Cross Road sley
De a substitue	Site De	etails
Description Comments:	Grassland	
Comments.		
Area:	1.013 ha. gross 1.013 ha. net	Policy: 2/3 Status: NC
Grid Ref.:	E 400883 N 347259	Commitment: 7 Use: 8
Type:	G Hierarchy: LV Y Flooding: N	Conversion: NB Location: R
Greenbelt:	Y Flooding: N	Replacement Dwg: N Owner: 4
	Site Asse	ssment
te Features:		Deliverability Assessment
	Mature trees and hedgerows along	Availability: 2
oundaries. Sloping si	te North western part of site at highest level.	No known availability constraints.
urrently farm access ngle vehicular acces dditional Comment		Suitability: 3 Development of this part of the settlement would have a negative impact on the landscape setting of the settlement. The site is visually prominent from the south west due to its sloping nature.
trengths/ Opportun	ities:	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
/eakneses/ Constra	ints:	Classification: C Full Capacity 30
	rea as forming important landscape setting to countryside, green belt and special landscape	5 Year Capacity 0
rea.	source your ground bolk and special failuscape	Density 29.62
	Planning A	pplication Details

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Site Decomposition Agricultural land	
Area: 0.719 ha. gross 0.719 ha. net Grid Ref.: E 400947 N 347177 Type: G Hierarchy: LV Greenbelt: Y Flooding: N	Policy: 3/5 Status: NC Commitment: 7 Use: 8 Conversion: NB Location: R Replacement Dwg: N Owner: 4
Site Asses	sment
site Features: Agricultural land. PROWs adjacent and running along boundary.	Deliverability Assessment Availability: 2 No known availability constraints.
Availabile Access: Jo obvious access. Additional Comments:	Suitability: Unlikely to be suitable for development due to access issues and impact on the setting of the settlement.
Strengths/ Opportunities:	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
Weakneses/ Constraints: &SCA identifies the area as forming important landscape setting to the settlement. No obvious access. Open countryside, special andscape area and green belt.	Classification: C Full Capacity 22 5 Year Capacity 0 Density 30.60
Planning Application: Building Control Ref Application Other Appl	Oplication Details Type: Approval Date:

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		The Bungalow Hazle Cross Road Kingsley
		ite Details
Description	Agricultural field	
Comments:		
Area:	0.5 ha. gross 0.500 ha.	net Policy: 1/2/3 Status: NC
Grid Ref.:	E 401009 N 347169	Commitment: 7 Use: 8
Type:	G Hierarchy:	LV Conversion: NB Location: U/R
Greenbelt:	Y Flooding:	N Replacement Dwg: N Owner:
	Site	Assessment
te Features:		Deliverability Assessment
ricultural field bound	by hedgrows	Availability: 2
		No known availability constraints. SHLAA form received for part of site south western part of site stating available within 5 years.
vailabile Access:	I AA form for couth wastern part of cit	
o obvious access. SH ates that access is av vellings.	LAA form for south western part of site railable from farm access to rear of exi	
o obvious access. SH ates that access is av vellings.	railable from farm access to rear of exi	Suitability: Not considered suitable due to landscape impact and access constraints. Achievability: 1
o obvious access. SH ates that access is av vellings. dditional Comments	railable from farm access to rear of exi :	Suitability: Not considered suitable due to landscape impact and access constraints.
o obvious access. SH ates that access is av vellings.	railable from farm access to rear of exi : : ties:	Suitability: Not considered suitable due to landscape impact and access constraints. Achievability: Development would be economically viable taking into account all
co obvious access. SH ates that access is avellings. dditional Comments trengths/ Opportunit art within development deakneses/ Constrain	railable from farm access to rear of exi : : : : : : : : : : : : : : : : : : :	Suitability: Not considered suitable due to landscape impact and access constraints. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 5 Year Capacity 0
o obvious access. SH ates that access is av yellings. Iditional Comments rengths/ Opportunit art within development eakneses/ Constrain as SCA identifies the are settlement. Public r	railable from farm access to rear of exi : : ties: t boundary nts:	Suitability: Not considered suitable due to landscape impact and access constraints. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 5 Year Capacity 0
co obvious access. SH ates that access is averaged in access is averaged in access is averaged in access. SH access is averaged in access is averaged in access is averaged in access is averaged in access in	railable from farm access to rear of exi : : : : : : : : : : : : : : : : : : :	Suitability: Not considered suitable due to landscape impact and access constraints. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 5 Year Capacity 0
co obvious access. SH ates that access is avellings. Idditional Comments art within development art within development art seemed access. SH are settlement. Public researches access.	railable from farm access to rear of exities: It boundary Ints: Tea as forming important landscape se ight of way runs along the south weste elt and special landscape area. Planni	Suitability: Not considered suitable due to landscape impact and access constraints. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 5 Year Capacity 0 Density 30.00

Site Ref. No.:	2018	Land to North of				
SMDC Ref. No NLUD Ref. No. PA Ref. No.: LDF Ref. No.:		High St				
	S	ite Deta	ils			
Description	Agricultural land					
Comments:						
Area:	0.68 ha. gross 0.680 ha.	. net	Policy: 2	2/3	Statı	ıs: NC
Grid Ref.:	E 401154 N 346968		Commitment	:	7 Use:	8
Type:	G Hierarchy:	LV	Conversion:		NB Loca	tion: R
Greenbelt:	Y Flooding:	N	Replacement	Dwg:	N Owne	er: 4
	Site	Assess	ment			
te Features:			Deliv	verability A	Assessment	
gricultural land, slopir	ng site		Availability:			2
			No known availability	constraints.		
vailabile Access: arrow access betwee	n 42 High Street and Wesley House		Suitability: Unlikely to be suitable impact.	e due to acc	ess issues and land	3 dscape
trengths/ Opportuni	ties:		Achievability: Development would be likely costs and plann			
/eakneses/ Constrai	nts:		Classification:	С	Full Capacity	20
	rea as forming important landscape se	etting to			5 Year Capacity	
ne settlement. Public right of way runs along the southern oundary.					Density	29.41
			lication Details		pproval Date:	
Planning Applicat	2-6	application T				
Building Control F	7GI	Other Applica	ation:		pproval Life:	
Date Last Upd	ated 11-Jun-15		Date Form P	Printed	01-Jul-15	

SMDC Ref. No.: NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	KG042	7 1 1 1 1	·		
Description A	Agricultural gazing	Site Deta	ails		
Area: Grid Ref.: Type: Greenbelt:	E 401480 N 34	1.830 ha. net 16526 archy: LV	Policy: 2/3 Commitment: Conversion: Replacement Dwg	7 NB g: N	Status: NC Use: 8 Location: R Owner: 4
		Site Assess	sment		
Site Features: Agricultural grassland. Majority of s			Deliverate Availability:	oility Assessme	ent
Availabile Access: Holt Lane Currently a far Additional Comments: &SCA identifies the nor mportant landscape sett	th western part of the s		Suitability: Part of the site may be suit site outside the settlement to school and bus stop. How part of the site as being im	boundary is requir wever L&SCA iden	red. Close proximity ntifies north western
trengths/ Opportunition			Achievability: Development would be ecclikely costs and planning of		
Weakneses/ Constraint &SCA identifies the nor important landscape sett ite would not necessaril uilding needs to be con	th western part of the sing to the settlement ho y be required. Impact of	owever this part of	Classification: B	5 Year C	Capacity 30 Capacity 0 Density 16.39
Planning Applicatio Building Control Re		Planning Application Other Applic		Approval Dat Approval Life	

Site Ref. No.: 2029 Land 14 14 Holt L Kings Land Site Definition Rough grassland Comments: Land L	sley
Area: 0.627 ha. gross 0.627 ha. net Grid Ref.: E 401221 N 346614 Type: G Hierarchy: LV Greenbelt: Y Flooding: N	Policy: 2/3 Status: NC Commitment: 7 Use: 8 Conversion: NB Location: R Replacement Dwg: N Owner: 3
Site Asses	ssment
Rough grassland with mature trees within central part of field. Hedgerow and some mature trees along boundaries.	Deliverability Assessment Availability: No known availability constraints.
Availabile Access: No obvious suitable access although there is a narrow track between 18 and 22 Holt Lane. Additional Comments:	Suitability: Unlikely to be suitable for residential development due to access constraints and landscape impact.
Strengths/ Opportunities: Close proximity to school and bus stop.	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
Weakneses/ Constraints: &SCA identifies the area as forming important landscape setting to the settlement. Green belt and special landscape area.	Classification: C Full Capacity 20 5 Year Capacity 0 Density 31.90
Planning Application: Building Control Ref Application Other Appl	Approval Life.

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	KG045		6 to 12 Holt La Kingsl	ane			
Description	Rough grassla		Site Deta	ails			
Comments:	<u>- 10 ug. 1 g. u 0 0 1</u>						
Area:	0.54 ha. gro	oss 0.540 h	na. net	Policy: 2/3		Status:	NC
Grid Ref.:	E 401212 N			Commitment:	7	Use:	8
Type:		Hierarchy:	LV	Conversion:	NB	Location	n: R
Greenbelt:	Υ	Flooding:	N	Replacement D	wg: N	Owner:	4
		Sit	te Assess	sment			
te Features:				Deliver	ability Assessi	ment	
orth eastern part of sit	e is at a higher lev	vel. Sloping site.	Rough	Availability:			2
assland. Some hedge	erows and mature	trees along boun	daries.	No known availability cor	nstraints.		
ccess issues. Not sure sidential development tween 12 and 14 Holt	t at the former Plo t Lane however thi	ugh Inn or there i		Suitability: Not considered suitable fand access constraints.	for development o	due to landscap	3 De impact
Iditional Comments:				Achievability:			1
Iditional Comments:	ies:			Development would be e			
							count all
rengths/ Opportunit	ol and bus stop.			Development would be e	obligations associ		count all
rengths/ Opportunitose proximity to schoole eakneses/ Constrair reen Belt and SLA. L8	ol and bus stop. hts: &SCA identifies the			Development would be e likely costs and planning	obligations associated by the second	ciated with the	count all site
rengths/ Opportunitose proximity to school	ol and bus stop. hts: &SCA identifies the			Development would be e likely costs and planning	obligations associated by the second	Il Capacity	count all site
rengths/ Opportunitose proximity to schoole eakneses/ Constrair reen Belt and SLA. L8	ol and bus stop. hts: &SCA identifies the ting to the settlen	nent. Access con	straints.	Development would be e likely costs and planning Classification:	obligations associated by the second	Il Capacity ar Capacity Density	count all site

PA Ref. No.: LDF Ref. No.:		High St Kingsle	e y				
Description Comments:	Agricultural grazing land						
Comments:							
Area:	2.73 ha. gross 2.730 ha.	net	Policy: 2	/3		Status:	NC
Grid Ref.:	E 401006 N 346778		Commitment	: [7	Use:	8
Type:	G Hierarchy:	LV	Conversion:		NB	Location	ı: R
Greenbelt:	Y Flooding:	N	Replacement	Dwg:	N	Owner:	3
	Site A	Assess	ment				
te Features:			Deliv	erability	Assessm	ent	
gricultural grazing lan	d. Stream runs through site close to the	е	Availability:				2
outh western boundar ature trees along bou	y. Site slopes down to the stream. Som ndaries, in the south western part of sit	ne	No known availability	constraint:	S.		
-	PROW runs through site.						
vailabile Access:		14-					
	ecomes a farm access road - may need uld constrain development.	1 to	Suitability:				
			Not considered suitab	ale for deve	lonment du	e impact on th	3
dditional Comments	:		landscape and visual could constrain devel development would h	impact. Str opment. Th	eam runs tere are oth	hrough site wl er sites where	nich e
			Achievability:				1
trengths/ Opportuni	ies:		Development would b				
	_		likely costs and plann	ıng oblígati	ons associa	ated with the s	ite
						.	80
/eakneses/ Constrai	nts:		Classification:	С	Full	Capacity	
	countryside, green belt and special	ınt	Classification:	С		Capacity	0
ne site is in the open on the site is in the open on the open of t			Classification:	С	5 Year	. , _	0 29.30
ne site is in the open on the site is in the open on the open of t	countryside, green belt and special A identifies the area as forming importa		Classification:	С	5 Year	Capacity	-
ne site is in the open on the site is in the open on the open of t	countryside, green belt and special A identifies the area as forming importa e settlement. The area is descibed as b	peing	Classification:		5 Year	Capacity	-
he site is in the open ndscape area. L&SC/	countryside, green belt and special A identifies the area as forming importate settlement. The area is descibed as bettlement. The area is descibed as bettlement.	peing	lication Details		5 Year	Capacity Density	-

PA Ref. No.: LDF Ref. No.: Description Comments: Area: Grid Ref.:		grazing land gross 1.370 I	Kingsl Site Deta	-	3 7	Status: Use:	NC 8
Type:	G	Hierarchy:	LV	Conversion:	NB	Locatio	n: R
Greenbelt:	Y	Flooding:	N	Replacement	Dwg: N	Owner:	4
		Si	te Assess	sment			
rige open agricultural nning through site. He nsworth Avenue. Site vallabile Access: Instend to access site excess track that runs fedened. Inditional Comments are area is not identified indicape setting to the	from Moreton Arom Cheadle R	boundary with resid buth down to north. Avenue or currently oad which may nee	a farm	Availability: No known availability of the state of the	to existing moderr		2 ent if
rengths/ Opportunit		rn residential devel	opment.	Development would be likely costs and planning			
'eakneses/ Constrair utside development b elt.		al landscape area a	nd green	Classification:		cull Capacity ear Capacity Density	35 0 25.55
Planning Applicati Building Control R		Plai	Application Other Applic		Approva Approva		

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments: Area:	Agricultural	grazing land gross 0.890 h	Kingslo	ails	/3	Status:	NC
Grid Ref.:	E 40087	3 N 346707		Commitment	. 7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:	NB	Locatio	n: R
Greenbelt:	Υ	Flooding:	N	Replacement	Dwg: N	Owner:	4
		Sit	e Assess	ment			
ite Features:				Deliv	verability Asses	ssment	
arge open agricultural nning along NW boun				Availability: No known availability	constraints.		2
otential to access site ccess track that runs fidened. dditional Comments ne area is not identifie ndscape setting to the	rom Cheadle F	Road which may need	d to be	Suitability: Not considered suitab	ole for residential (development.	3
trengths/ Opportunit	ies:			Achievability: Development would b likely costs and plann			
eakneses/ Constrair	nts:			Classification:	С	Full Capacity	25
utside development b	oundary, speci	al landscape area ar	nd green		5`	Year Capacity	0
nt.						Density	28.09
Planning Applicati	on:	Plan	ning App	Dication Details		ral Date:	

Site Ref. No.:	1985	Land to east of
SMDC Ref. No. NLUD Ref. No.		
PA Ref. No.:		Hazles Cross Road
LDF Ref. No.:		Kingsley
	<u>-</u> *	Site Details
Description	Agricultural land	
Comments:		
Area:	1.34 ha. gross 1.340 ha	a. net Policy: 2/3 Status: NC
Grid Ref.:	E 400806 N 347392	Commitment: 7 Use: 8
Type:	G Hierarchy:	LV Conversion: NB Location: R
Greenbelt:	Y Flooding:	N Replacement Dwg: N Owner: 4
	Site	e Assessment
te Features:	O.C.	Deliverability Assessment
te slopes down to the	south west. The north eastern part o	of site is Availability: 2
	e trees and hedgrows along boundari	2
vailabile Access:		
azle Cross Road		Suitability: 3
		The site is unlikely to be suitable for development due to
dditional Comments	:	landscape impact. There are other sites available where development would have less impact on the landscape.
rengths/ Opportunit	ties:	Achievability:
		Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constrain		Classification: C Full Capacity 30
entified in the L&SCA	green belt, special landscape area an as forming important landscape setti	ting to
ettlement. The docum cale landscape.	ent also identifies the sites as being a	a small Density 22.39
	Planr	ning Application Details
		Application Type: Approval Date:
Planning Applicati		Application Type.
Planning Applicati	D-4	Other Application: Approval Life:

SMDC Ref. No.: NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Church	orth east of n Stile Farm n Street ey			
Description Comments:	Agricultural land	Site Deta	ails			
Area: Grid Ref.: Type: Greenbelt:	2.5 ha. gross 2.500 h E 401422 N 347084 G Hierarchy: Y Flooding:	a. net	Policy: 2/3 Commitment: Conversion: Replacement Dwg	7 NB N	Status: Use: Location: Owner:	NC 8 R 4
	Sit	e Assess	sment			
ewed from Church Fa e Churnet Valley. vailabile Access: 52 dditional Comments: &SCA identifies the lai	along the A52 meant difficult to vierm entrance can see the land falls and to the north west of this area as etation retaining some original field	being an	Availability: No known availability constructions of the settlement and visual and later than the settlement and visual	e to site being div		3
rengths/ Opportunit	ies:		Development would be ecor likely costs and planning ob			ount all
veakneses/ Constrain vorced from the settle oping site which falls a alley. Significant visua	ement, green belt, special landscap away to the north east, to the Churr	e area net	Classification: C	5 Year (Capacity Capacity Density	60 0 24.00
Planning Applicati Building Control R	on:	Application 7		Approval Dai		

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description		Holt Lane Kingsley Site Details
Comments: Area: Grid Ref.: Type: Greenbelt:	0.56 ha. gross 0.560 ha. E 401306 N 346551 G Hierarchy: Y Flooding:	N Policy: 2/3 Status: NC Commitment: 7 Use: 8 LV Conversion: NB Location: R N Replacement Dwg: N Owner: 4
	Site	Assessment
ite Features:	nature trees and hedgerows along bour	ndaries. Deliverability Assessment Availability: No known availability constraints.
additional Comment	ay be access through Church Farm s: area as forming important landscape set	
Strengths/ Opportun		Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
ne settlement. Close	ints: area as forming important landscape se proximity to a map marked sewage wo Il in use. If still in use could be amenity	orks
Planning Applica	tion: A	Application Details Application Type: Approval Date: Approval Life:

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	.:		22 Holt La Kingsl	-				
	A		Site Det	ails				
Description Comments:	Agricultural g	grazing land						
Area:	1.56 ha. g	ross 1.560 h	na. net	Policy: 2	2/3		Status:	NC
Grid Ref.:		N 346526		Commitment	: [7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:		NB	Location	: R
Greenbelt:	Υ	Flooding:	N	Replacement	t Dwg:	N (Owner:	4
		Sit	te Asses	sment				
te Features:				Deli	verability	Assessmen	nt	
gricultural grazing lan				Availability:				2
eld boundaries. PROVest. Majority of the sit			to south	No known availability	constraint	S.		
vailabile Access								
	tween properties	from Holt Lane						
	tween properties	from Holt Lane.		Suitability:				3
	tween properties	from Holt Lane.		Suitability: Not considered suital	ble for deve	elopment due t	to landscape	3
ingle access track be		from Holt Lane.			ner sites wh	nich are more s	suitable for	:
ingle access track be dditional Comments SCA identifies the a	s:		setting to	Not considered suital impact. There are oth	ner sites wh	nich are more s	suitable for	:
ingle access track be dditional Comments SCA identifies the a	s:		setting to	Not considered suital impact. There are oth development and do	ner sites wh	nich are more s	suitable for	:
vailabile Access: ingle access track be dditional Comments &SCA identifies the a le settlement.	s: rea as forming in		setting to	Not considered suital impact. There are oth development and do Achievability:	ner sites wh not have th	nich are more s ne constraints v	suitable for which this si	te does.
ingle access track be dditional Comments &SCA identifies the a e settlement. trengths/ Opportuni	s: rea as forming in	nportant landscape	setting to	Not considered suital impact. There are oth development and do	ner sites when the not have the	nich are more s ne constraints v	suitable for which this si	te does.
ngle access track be dditional Comments SSCA identifies the a e settlement. trengths/ Opportuni	s: rea as forming in	nportant landscape	setting to	Not considered suital impact. There are oth development and do Achievability: Development would be	ner sites when the not have the	nich are more s ne constraints v	suitable for which this si	te does.
ngle access track be dditional Comments SSCA identifies the a e settlement. trengths/ Opportuni	s: rea as forming in	nportant landscape	e setting to	Not considered suital impact. There are oth development and do Achievability: Development would be	ner sites when the not have the	nich are more s ne constraints v	suitable for which this si	te does.
ingle access track be dditional Comments &SCA identifies the a le settlement. trengths/ Opportuni lose proximity to scho	rea as forming in	nportant landscape	e setting to	Not considered suital impact. There are oth development and do Achievability: Development would be	ner sites when the not have the	nich are more s ne constraints v	suitable for which this si which this si king into acc d with the si	te does.
dditional Comments SCA identifies the a e settlement. trengths/ Opportuni lose proximity to scho //eakneses/ Constrai	rea as forming in titles: pool and bus stop.	nportant landscape	e setting to	Not considered suital impact. There are oth development and do Achievability: Development would be likely costs and plann	ner sites who not have the not	nich are more s ne constraints v ically viable tak ions associate	suitable for which this si	te does. 1 count all te
dditional Comments SCA identifies the a se settlement. trengths/ Opportuni lose proximity to scho /eakneses/ Constrai SCA identifies the a se settlement. The exitarked sewage works	rea as forming in titles: ool and bus stop. ints: area as forming in isting access is n	nportant landscape	e setting to mity to a	Not considered suital impact. There are oth development and do Achievability: Development would be likely costs and plann	ner sites who not have the not	ically viable takions associated Full Ca	suitable for which this si king into accord with the si apacity	te does. 1 count all te
dditional Comments SCA identifies the a se settlement. trengths/ Opportuni lose proximity to scho /eakneses/ Constrai SCA identifies the a se settlement. The exitarked sewage works	rea as forming in titles: ool and bus stop. ints: area as forming in isting access is n	nportant landscape	e setting to mity to a	Not considered suital impact. There are oth development and do Achievability: Development would be likely costs and plann	ner sites who not have the not	ically viable takions associated Full Ca	suitable for which this si king into accord with the si apacity	te does. 1 count all te
ngle access track be dditional Comments SCA identifies the a e settlement. trengths/ Opportuni ose proximity to scho deakneses/ Constrai SCA identifies the a e settlement. The exi arked sewage works	rea as forming in titles: ool and bus stop. ints: area as forming in isting access is n	nportant landscape nportant landscape arrow. Close proxir e if still in use. Pote	e setting to mity to a ential	Not considered suital impact. There are oth development and do Achievability: Development would be likely costs and plann	pe economing obligat	ically viable takions associated Full Ca	suitable for which this si king into accord with the si apacity	te does. 1 count all te
ingle access track be dditional Comments SCA identifies the a	rea as forming in ities: ool and bus stop. ints: urea as forming in isting access is n although not sure	nportant landscape nportant landscape arrow. Close proxir e if still in use. Pote	e setting to mity to a ential	Not considered suital impact. There are off development and do Achievability: Development would be likely costs and plann Classification:	ner sites who not have the not	ically viable takions associated Full Ca	suitable for which this si which this si king into accord with the si apacity apacity ensity	te does. 1 count all te

Site Ref. No.: SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.: Description Comments:		Land to 29 High S Kingslo	Э у	F		
Area: Grid Ref.: Type: Greenbelt:	2.24 ha. gross 2.240 ha E 401110 N 346692 G Hierarchy: Y Flooding:	a. net	Policy: 2 Commitment Conversion: Replacement	NE	B Location	8 on: R
	Site	Assess	sment			
ome mature trees aloorth eastern. PROW revailabile Access: o direct vehicle access G022 to provide appropried tween KG022 and Konditional Comments	es. Would need to be developed along opriate access. Farm access already G057.	gside	Availability: No known availability Suitability: Due to access and la considered suitable for significant visual imparation. Achievability:	indscape consider development	derations the site is . Development wou	ıld have a
trengths/ Opportunitorse proximity to school			Development would be likely costs and plann			
	nts: reaas forming important landscape so fies the area as being an open area.		Classification:	С	Full Capacity 5 Year Capacity Density	55 0 24.55
Planning Applicat Building Control F	ion:	ning Application T		Аррі	roval Date: roval Life: 01-Jul-15	

NLUD Ref. No.: LDF Ref. No.: Description		Parklands Holt Lane Kingsley ite Details
Comments: Area: Grid Ref.: Type: Greenbelt:	0.21 ha. gross 0.210 ha E 401381 N 346622 G Hierarchy: N Flooding:	net Policy: 1 Status: NC Commitment: 7 Use: 1/6 LV Conversion: NB Location: U N Replacement Dwg: N Owner:
	Site	Assessment
arklands. Just outsid		g
	ities: nt boundary, opposite St Westburgh's solution close proximity to services and facilities.	
/eakneses/ Constra	ints:	Classification: B Full Capacity 6
lose proximity to wore	king farm may be amenity issues. Impling (Church Farm). Loss of mature tre	act on 5 Year Capacity 0
	Plann	ing Application Details

Site Ref. No.: 453	d off
SMDC Ref. No.: KH003	
NLUD Ref. No.:	Lane
PA Ref. No.:	
LDF Ref. No.:	gsley Holt
Site Do	etails
Description Agricultural land	
Comments: Appears to be agricultural land, may be vacar	nt, long grass with some mature trees
Area: 0.64 ha. gross 0.640 ha. net	Policy: 2/3 Status: NC
Grid Ref.: E 401885 N 346122	Commitment: 7 Use: 8
Type: G Hierarchy: SV	Conversion: NB Location: R
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 3
Site Asse	essment
te Features:	Deliverability Assessment
eld (long grass), some mature trees, hedgerow along Holt Lane,	Availability: 2
latively flat	No known availability constraints.
vailabile Access:	
olt Lane	Suitability: 3
	Development of this site would be visually intrusive and
dditional Comments:	encroach on Green Belt land therefore not considered suitable. There is a more suitable site available within the development boundary.
	Achievability:
trengths/ Opportunities:	Development would be economically viable taking into account all
lose proximity to village services including recreation ground ncluding play area), church and public house.	likely costs and planning obligations associated with the site
/eakneses/ Constraints:	Classification: C Full Capacity 19
reen belt, outside the development boundary. Visual intrusion into	5 Year Capacity 0
pen countryside.	Density 29.69
Planning A	Application Details
	Annual Data
Planning Application: Application Building Control Ref Other Application	Agranuel Life
Other Ap	oplication: Approval Life:

Date Last Updated 11-Jun-15 Date Form Printed 01-Jul-15

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description	Part vacant grassland pa	Site Det	et Valley Road ey Holt ails			
Comments: Area: Grid Ref.: Type: Greenbelt:	Part vacant grassland part gard 0.399 ha. gross 0.399 E 402114 N 346292 G Hierarchy N Flooding:	ha. net	Policy: 3 Commitment: Conversion: Replacement	7 NB	Status: Use: Location Owner:	NC 1/6 R 4
		Site Asses	sment			
art appears to be gree rees and hedgerows to rublic right of way runs realiabile Access: shawe Park Road additional Comments from the road views to	rassland part may be garden la infield land. The site is well scree the eastern boundary. Undulated adjacent to southern boundary.	eened with ing in parts.	Availability: Owner is minded to re Suitability: This site has potential outside the existing se western part of site may whole site however wo development.	for residential deve ttlement boundary ay be more approp	elopment althou Development criate than develo	of the
trengths/ Opportunion the site is well screene oundary therefore wou	ed with trees and hedgerows to t	the eastern	Achievability: Development would be likely costs and planning			
/eakneses/ Constrai pen countryside. Acts ong Shawe Park Roa	s as a visual break in the linear of	development	Classification:		ull Capacity [ear Capacity Density [9 0 22.56
Planning Applicat Building Control F	ion:	Application Other Applic		Approval Approval		

SMDC Ref. No.:	Site Ref. No.:	2118						
Churnet Valley Road Kingsley Holt Site Details Description House and garden with potential for redevelopment Comments: Net site area excludes electricity sub station Area: 0.279 ha, gross 0.260 ha. net Policy: 1 Status: NC Grid Ref.: E 402160 N 346478 Commitment: 7 Use: 1 Conversion: NB Location: U Replacement Dwg: N Owner: 3 Site Assessment Ite Features: Deliverability Assessment Availability: 2 No known availability constraints. However would involve the loss of existing dwelling which could constrain development. All land except sub-station unregistered so availability unknown. Iditional Comments: Deliverability on the loss of existing dwelling which could constrain development. All land except sub-station unregistered so availability unknown. Achievability: 1 Status: NC Commitment: 7 Use: 1 Use: 1	SMDC Ref. No	.: KH018	108					
Site Details	NLUD Ref. No.	.:		4 Vallas Daad				
Site Details Description	PA Ref. No.:			_				
Description Comments: Net site area excludes electricity sub station Area: 0.279 ha. gross 0.260 ha. net Policy: 1 Status: NC Grid Ref.: E 402160 N 346478 Commitment: 7 Use: 1 Type: G/B Hierarchy: SV Conversion: NB Location: U Greenbelt: N Flooding: N Replacement Dwg: N Owner: 3 Site Assessment to Features: Beliverability Assessment Deliverability Assessment Availability: 2 Inditional Comments: Deliverability constraints However would involve the loss of existing dwelling which could constrain development. All land except sub-station unregistered so availability unknown. Suitability: 2 Potential to redevelop the site. It is in a sustainable location, within the existing development boundary. However would involve the loss of existing divelling which could constrain development. All land except sub-station unregistered so availability unknown. Suitability: 2 Potential to redevelop the site. It is in a sustainable location, within the existing development boundary. However would involve the loss of existing divelling which could constrain development. All land except sub-station unregistered so availability unknown. Suitability: 2 Potential to redevelop the site. It is in a sustainable location, within the existing development boundary. However would involve the loss of existing divelling which could constrain development. Achievability: 1 Achievability: 1 Planning Application: B Full Capacity 8 S Year Capacity 0 Density 30.77 Planning Application Details Planning Application Type: Approval Date:	LDF Ref. No.:		Kingsle	ey Holt				
Area: 0.279 ha. gross 0.260 ha. net		S	ite Deta	nils				
Area: 0.279 ha. gross 0.260 ha. net Policy: 1 Status: NC Grid Ref.: E 402160 N 346478 Type: G/B Hierarchy: SV Conversion: NB Location: U Greenbelt: N Flooding: N Replacement Dwg: N Owner: 3 Site Assessment te Features: The Features: Deliverability Assessment Deliverability Assessment Deliverability Assessment Availability: 2 In No known availability constraints. However would involve the loss of existing dwelling which could constrain development. All land except sub-station unregistered so availability unknown. In thin the development boundary. Redevelopment opportunity with tential to intensify use. Potential to redevelop the site. It is in a sustainable location, within the existing dwelling which could constrain development. Achievability: 1 Potential to redevelop the site. It is in a sustainable location, within the existing dwelling which could constrain development. Classification: B Full Capacity 8 5 Year Capacity 0 Density 30.77 Planning Application Details Planning Application Type: Approval Date:	Description	House and garden with potent	tial for red	evelopment				
Grid Ref.: E 402160 N 346478 Commitment: 7 Use: 1 Type: G/B Hierarchy: SV Conversion: NB Location: U Replacement Dwg: N Owner: 3 Site Assessment Deliverability Assessment	Comments:	Net site area excludes electricity sub	station					
Type: G/B Hierarchy: SV Conversion: NB Location: U Greenbelt: N Flooding: N Replacement Dwg: N Owner: 3 Site Assessment te Features: Deliverability Assessment Deliverability Assessment Deliverability Assessment Availability: 2 No known availability: 1 No known availability: 2 No known availability: 2 No known availability: 2 No known availability: 2 No known availability: 1 No known availability: 2 No known availability: 2 No known availability: 1 No known availability: 2 No known availability: 1 No known availability: 1 No known availability: 2 No known availability: 1 No known availability: 1 No known availability: 2 No known availability: 1 No known availability: 2 No known availability: 1 No known availability: 2 No known availability: 2 No known availability: 1 No known availability: 2 No known availability: 2 No known availability: 2 No known availability: 1 No known availab	Area:	0.279 ha. gross 0.260 ha.	. net	Policy: 1			Status:	NC
Greenbelt: N Flooding: N Replacement Dwg: N Owner: 3 Site Assessment te Features: Deliverability Assessment Deliverability Assessment Deliverability Assessment Availability: 2 In So known availability constraints. However would involve the loss of existing dwelling which could constrain development. All land except sub-station unregistered so availability unknown. In the development boundary. Redevelopment opportunity with tential to intensify use. Deliverability Assessment Availability: 2 In So known availability: 2 Suitability: 2 Potential to redevelop the site. It is in a sustainable location. Which is one availability unknown. Achievability: 1 Which the existing development boundary. However would involve the loss of existing dwelling which could constrain development. Achievability: 1 Classification: B Full Capacity 8 5 Year Capacity 0 Density 30.77 Planning Application Details Planning Application Type: Approval Date:	Grid Ref.:	E 402160 N 346478		Commitment	: [7	Use:	1
Site Assessment te Features: Interest is a bungalow and a large garage with car port on site. It is in a sustainable location, within the existing development boundary. However would involve the loss of existing development boundary. Redevelopment opportunity with tential to intensify use. Planning Application Details Site Assessment Deliverability Assessment Availability: 2 No known availability: 2 No known availability: 2 Potential to redevelop the site. It is in a sustainable location, within the existing development boundary. However would involve the loss of existing dwelling which could constrain development. Achievability: 2 Potential to redevelop the site. It is in a sustainable location, within the existing development boundary. However would involve the loss of existing dwelling which could constrain development. Achievability: 1 Classification: B Full Capacity 5 Year Capacity 0 Density 30.777	Type:	G/B Hierarchy:	SV	Conversion:		NB	Location	ı: U
Deliverability Assessment Availability: 2	Greenbelt:	N Flooding:	N	Replacement	Dwg:	N	Owner:	3
Availability: 2		Site	Assess	sment				
Iditional Comments: Suitability: Potential to redevelopment boundary. However would involve the loss of existing dwelling which could constrain development. All land except sub-station unregistered so availability unknown. Suitability: Suitability: Potential to redevelop the site. It is in a sustainable location, within the existing development boundary. However would involve the loss of existing dwelling which could constrain development. Achievability: In thin the development boundary. Redevelopment opportunity with tential to intensify use. Classification: B Full Capacity S Year Capacity Density Planning Application Details Planning Application: Application Type: Approval Date:	te Features:			Deliv	erability.	Assessm	nent	
the. Electricty sub station in north western part of site which is cluded from the net site area. No known availability constraints. However would involve the loss of existing dwelling which could constraint development. All land except sub-station unregistered so availability unknown. Suitability: 2 Potential to redevelop the site. It is in a sustainable location, within the existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However would involve the loss of existing development boundary. However	here is a bungalow and a large garage with car port on site.		vublo.	Availability:				2
except sub-station unregistered so availability unknown. Suitability: Potential to redevelop the site. It is in a sustainable location, within the existing development boundary. However would involve the loss of existing dwelling which could constrain development. Achievability: I Achievability: I Achievability: I Classification: B Full Capacity 5 Year Capacity 0 Density 30.77 Planning Application Details Planning Application: Approval Date: Planning Application Type: Approval Date:	te. Electricty sub sta	tion in north western part of site which	is					
Suitability: Potential to redevelop the site. It is in a sustainable location, within the existing development boundary. However would involve the loss of existing dwelling which could constrain development. Achievability: 1 Achievability: 1 Achievability: 1 Classification: B Full Capacity 5 Year Capacity 0 Undid involve the loss of an existing dwelling. Electricity sub station undid constrain development however excluded from the net site ea. Mature trees. Planning Application Details Planning Application: Approval Date:		site area.						an iana
Suitability: Potential to redevelop the site. It is in a sustainable location, within the existing development boundary. However would involve the loss of existing dwelling which could constrain development. Achievability:								
Potential to redevelop the site. It is in a sustainable location, within the existing development boundary. However would involve the loss of existing dwelling which could constrain development. Achievability: Achievability:	idiffict valley Road			Suitability:				2
within the existing development boundary. However would involve the loss of existing dwelling which could constrain development. Achievability: Achievability:				-	the site. It	is in a sus	stainable location	
Achievability: Ithin the development boundary. Redevelopment opportunity with itential to intensify use. Classification: B Full Capacity S Year Capacity Density Density Planning Application Details Planning Application: Approval Date: Approval Date:	dditional Comments	s :		within the existing dev	velopment b	oundary.	However would	d involve
rengths/ Opportunities: ithin the development boundary. Redevelopment opportunity with otherial to intensify use. Classification: B Full Capacity S Year Capacity Density Density Planning Application Approval Date: Possibling Control Details					-			,
rengths/ Opportunities: ithin the development boundary. Redevelopment opportunity with otherial to intensify use. Classification: B Full Capacity 8 Solution of the loss of an existing dwelling. Electricity substation ould constrain development however excluded from the net site ea. Mature trees. Planning Application Details Planning Application: Approval Date:								
ithin the development boundary. Redevelopment opportunity with itential to intensify use. Classification: B	renaths/ Opportuni	ties:		Achievability:				1
eakneses/ Constraints: Ould involve the loss of an existing dwelling. Electricity sub station and development however excluded from the net site ea. Mature trees. Classification: B Full Capacity 5 Year Capacity Density 30.77 Planning Application Details Approval Date: Description Outside Constraints: Approval Date:			tre regith					
Fould involve the loss of an existing dwelling. Electricity sub station ould constrain development however excluded from the net site ea. Mature trees. Planning Application Details Planning Application: Approval Date:			ty with					
ould involve the loss of an existing dwelling. Electricity sub station uld constrain development however excluded from the net site ea. Mature trees. Planning Application Details Approval Date:								
Planning Application: Approval Date: Approval Date:	eakneses/ Constrai	nts:		Classification:	В	Full	Capacity	8
Planning Application Details Planning Application Type: Approval Date:				_	_	5 Yea	r Capacity	0
Planning Application: Approval Date: Approval Date:		Oxoladou iloin tilo liot					Density	30.77
Planning Application: Approval Date: Approval Date:	_							
Publisher Control Def		Plann	ing App	olication Details	5			
Publisher Control Def	Planning Applicat	tion:	Application T	·vpe:	Å	Approval D	Date:	
		2.6			¬ ,	Approval L	ife:	
	Date Last Upd	lated 11-Jun-15		Date Form P	rinted	01-Jul	-15	

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	SM Agricultural		Kingsl Site Deta				
Area:	0.399 ha. o	gross 0.399 h	na. net	Policy : 2/3		Status:	NC
Grid Ref.: Type:	G 402123	3 N 346585 Hierarchy:	SV	Commitment:	7	Use:	8
Greenbelt:	Y	Flooding:	N	Conversion:	NB	Location:	
Oreembert.		i looding.	I	Replacement Dwg:	N	Owner:	3
		Sit	te Assess	sment			
te Features:				Deliverabili	ty Assessr	nent	
ricultural land. Slopes	s down towards	road. Access gate	in south	Availability:			2
stern corner of site. H ntage. Western boun	ledgerow and s	some mature trees a	along road	No known availability constrai	nts.		
ailabile Access: urnet Valley Road - a		south eastern corner	r of site.	Suitability: Greenfield site which lies outs unlikely to be suitable for deve status & more suitable sites w	elopment du	e to its Green Be	lt
ere is a more suitable undary.	site available	within the developm	nent	would result in undesirable lin			
rengths/ Opportunit	ies:			Achievability:			1
			the linear	Classification: C		Il Capacity	12
eakneses/ Constrain reenfield site designat evelopment along Chu	ted as Green Bo					Density	20.00
eenfield site designat	ted as Green Bo	ad.	nning Ap	plication Details		Density	30.08
eenfield site designat	ted as Green Bournet Valley Roa	ad.	nning App		Approval I		30.08

Description Land surrounding 15-16 Railway Cott Comments: Majority of the site (beyond access tail) is green Reduced net area reflects this. Area: 0.8 ha. gross 0.230 ha. net Grid Ref.: E 398084 N 353606	
Comments: Majority of the site (beyond access tail) is green Reduced net area reflects this. Area: 0.8 ha. gross 0.230 ha. net	·
Grid Ref.: E 398084 N 353606	Policy: 1/2/3 Status: NC
	Commitment: 7 Use: 1/8
Type: G Hierarchy: SV	Conversion: NB Location: R/U
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 3
Site Asse	ssment
e Features:	Deliverability Assessment
area includes lawned/yard area to the SW of the Railway	Availability: 1
tages (but excluding existing dwellings)	SHLAA reps indicate availablity for housing.
ailabile Access:	
rate drive from Leek Road	
ale dive non Ecck Noad	Suitability: 3
	Given constraints, '3'.
ditional Comments:	
engths/ Opportunities:	Achievability: 1
its development boundary	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
to devoluping its boundary	
akneses/ Constraints:	Classification: C Full Capacity 5
en Belt. Site is west of railway track which arguably forms ural edge' to settlement. Parts of site are wooded. Adajcent	5 Year Capacity 0
2. Amenity issues associated with use of railway line?	Density 21.74
Planning A	pplication Details
Planning Application: Applicatio	on Type: Approval Date:
Building Control Ref Other App	Approval Life.

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	Derelict/heavily w	rooded land	Site Det		ed. Currently re		o part
Area:		4.340 h	a. net	Policy: 3/8		Status:	NC
Grid Ref.:	E 398306 N			Commitment:	7	Use:	7/8
Type:		erarchy:	SV	Conversion:	NB	Location	: R
Greenbelt:	N Flo	oding:	Υ	Replacement Dw	g: N	Owner:	3
ailabile Access: cess to the northern ght restrictions. Note the through ay. ditional Comments	Note operating Sewag MD/2015/0083 applica	d due to bridg ws potential a Jnit 8(?) Leekl	e with access brook	Availability: No known ownership cons indicate landowner willingr Suitability: Given weaknesses/constra Achievability: Development may be ecor	aints, 3	2015 applications	3
e abuts village SDB.				likely costs and planning o			
eakneses/ Constrai				Classification: C		III Capacity	37
enfield appearance.	c use of land, now very FZ2 affects SW half of cerns -would need to b	of site. Sewag	e Works		5 Ye	ar Capacity Density	8.53
	ion:	Plan	ning Ap	plication Details	Approval	Date:	

Site Ref. No.: 1834	Ī				
SMDC Ref. No.: LB003		4. . .	:-! -		
NLUD Ref. No.:		t Leekbrook Industr	iai Estate)	
PA Ref. No.: SM03-1097	Chead	le Road			
LDF Ref. No.:	Leekbr	rook			
	Site Deta	oilo			
Description Northern part of mixed reside			e consent		
Comments: Northern 'third' of full p.p. 03/01097\ justification. Whilst uncommended,	\04/194 etc- e	earmarked for general industrial	use as part of		
greenfield. FZ3 most/all of site					EDD
Area: 2.16 ha. gross 1.660 ha Grid Ref.: E 398246 N 353990	a. net	Policy: 1/8		Status:	FPP
Type: G Hierarchy:	SV	Commitment:	2	Use:	2/6
Greenbelt: N Flooding:	Υ	Conversion:	NB	Location	
		Replacement Dwg:	N	Owner:	3
Site	e Assess	sment			
e Features:		Deliverabil	ity Assessm	ent	
e was part of Joshua Wardles curtilage (implying brownfi		Availability:			1
atus in 2003), however premises cleared, and substantial colonisation since then (cleared to bare ground in 2013) n		Extant permission for industri		application fror	n
ggest greenfield reversion? Virtually all site is FZ3 (2).		owner for residential, therefor	re, '1'.		
railabile Access:					
oplication SMD/2014/0544 shows access tail crossing brouthern site boundary onto Primrose Close inbetween apa	ırtment	Suitability:			
ocks. Application area (net area) does not extend as far eachebrook Way.	ast as				3
lditional Comments:		Loss of employment use. Giv	ren other wear	inesses/constra	iiiis, s.
ould wish to keep employment use on the site. Note gross	s area				
ates to industrial element of original J Wardles approval,					
ea reflects that covered by application SMD/2014/0544. Y	but net				
ea reflects that covered by application SMD/2014/0544. Y sed on application details.	but net	Achievability:			2
ea reflects that covered by application SMD/2014/0544. Y sed on application details.	but net	Development may be econon			unt all
ea reflects that covered by application SMD/2014/0544. Y sed on application details.	but net	_			unt all
ea reflects that covered by application SMD/2014/0544. Y sed on application details.	but net	Development may be econon			unt all
ea reflects that covered by application SMD/2014/0544. Y sed on application details. rengths/ Opportunities: thin development boundary.	but net	Development may be econon likely costs and planning obliq	gations associ		unt all te
ea reflects that covered by application SMD/2014/0544. Yesed on application details. rengths/ Opportunities: thin development boundary. eakneses/ Constraints: ss of industrial commitment. Site heavily affected by FZ3	but net /ield	Development may be econon	gations associ	ated with the si	unt all
ea reflects that covered by application SMD/2014/0544. Yesed on application details. rengths/ Opportunities: thin development boundary. eakneses/ Constraints: ss of industrial commitment. Site heavily affected by FZ3 guably greenfield site. Potential loss of southern perimeter access bridge? Industrial units to E - potential amenity	but net /ield	Development may be econon likely costs and planning obliq	gations associ	Capacity Capacity	unt all te
ea reflects that covered by application SMD/2014/0544. Yesed on application details. rengths/ Opportunities: thin development boundary. eakneses/ Constraints: ss of industrial commitment. Site heavily affected by FZ3 guably greenfield site. Potential loss of southern perimete access bridge? Industrial units to E - potential amenity	but net /ield	Development may be econon likely costs and planning obliq	gations associ	Capacity Capacity	unt all te
ea reflects that covered by application SMD/2014/0544. Yesed on application details. rengths/ Opportunities: thin development boundary. eakneses/ Constraints: ss of industrial commitment. Site heavily affected by FZ3 guably greenfield site. Potential loss of southern perimete access bridge? Industrial units to E - potential amenity sues?Sewage works 60+m to NW also.Possible contamin	but net /ield 6(2). er foliage nation?	Development may be econon likely costs and planning obliq	gations associ	Capacity Capacity	unt all te
ea reflects that covered by application SMD/2014/0544. Yesed on application details. rengths/ Opportunities: Ithin development boundary. eakneses/ Constraints: ss of industrial commitment. Site heavily affected by FZ3 guably greenfield site. Potential loss of southern perimeter access bridge? Industrial units to E - potential amenity sues?Sewage works 60+m to NW also.Possible contamin	but net /ield (ield (Development may be economically costs and planning obliging the costs and planning the costs are costs and planning the costs and planning the costs are costs and costs are costs are costs are costs and costs are costs are costs and costs are costs a	gations associ Full 5 Year	Capacity Capacity Density	48 0 28.92
ea reflects that covered by application SMD/2014/0544. Yesed on application details. rengths/ Opportunities: Ithin development boundary. eakneses/ Constraints: ss of industrial commitment. Site heavily affected by FZ3 guably greenfield site. Potential loss of southern perimeter access bridge? Industrial units to E - potential amenity sues?Sewage works 60+m to NW also.Possible contamin	but net /ield 6(2). er foliage nation?	Development may be economically costs and planning obliging the costs and planning the costs are costs and planning the costs and planning the costs are costs and costs are costs are costs are costs and costs are costs are costs and costs are costs a	gations associ	Capacity Capacity Density	unt all te

Site Ref. No.: 2334 Recta	angular field to the rear (Southeast) of
Spice	erstone Estate
NLUD Ref. No.: Spice	erstone Estate Road
PA Ref. No.: SM Leek	brook
_DF Ref. No.:	
Site De	etails
Description Field behind estate, but before steep	ly rising hill to southeast
Comments: Note 05/01143 grants permission for strip of scurtilage. Not known if this would prevent acce	ite access adjacent to 'Coney Hurst' to be re-used for domestic ess from estate road at this point.
Area: 0.22 ha. gross 0.220 ha. net	Policy: 1 Status: NC
Grid Ref.: E 398335 N 353553	Commitment: 7 Use: 8
Type: G Hierarchy: SV	Conversion: NB Location: U
Greenbelt: N Flooding: N	Replacement Dwg: N Owner:
Site Asse	ssment
Features:	Deliverability Assessment
cult to see site from Leek Road. Well screened by housing and	Availability: 2
at time of site visit. Steep hill to rear.	No relevant planning history - assumed 2.
labile Access:	
ting access stub adjacent to 'Coneyhurst', but see 05/1143.	
ner, assumed that may be ownership link with "Spicer's Stone" hises to northwest (since field access from it appears to bisect	Suitability: 2
- could access be achieved through the latter?	Clearly access/highways/ownership issues would need further
itional Comments:	investigation to make a site layout tenable. Greenfield. Therefore=2
icer's Stone access is achieved, this may require the re-routing tisting farm access. Not known if Spicerstone Estate Road is	
oted or not - additional development may require obtion/improvement works.	Achievability:
ngths/ Opportunities:	
in SDB. Well obscured/screened by trees/built development at	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
of site visit.	
kneses/ Constraints:	Classification: B Full Capacity 6
ess /highways issues described above. Greenfield. Adjacent surface run-off issues? Spicerstone Estate not really 'central' to	5 Year Capacity 0
village - main services are at northeast end about 600m away.	Density 27.27
	pplication Details
Planning A	
Planning Application: SM Application	on Type: Approval Date:

Description Comments: Area: Grid Ref.:	Site not natura east. Small we	ea of roadside fally delineated -area restern portion now fall	notional. Site lls within FZ2	t, excluding rising land) relatively flat, roadside land. Land (correct as of June 2015). Policy: 3 Commitment:	d slopes mor	re steeply to north Status: Use:	and NC
Туре:	G	Hierarchy:	SV	Conversion:	NB	Location:	R
Greenbelt:	N	Flooding:	Υ	Replacement Dwg:	N	Owner:	4
		Sit	e Asses	sment			
e Features:		eld (excludes higher s		Deliverabilit	ty Assessr	nent	2
dging, trees). Spice allabile Access: isting gated access	at bus stop.	uildings to southwest	i.	Assumed 2 Suitability: Notwithstanding constraints, b considered '2' overall.	ecause of 'S	Strengths' comme	2 nts,
e area is notional -	no natural site b	ooundary. [Site could es]. Updated floodrisk tion in FZ2.		Achievability:			
latively close to villa	ea (SDB), and c age 'centre'. Abu te represents, fl	opposite Wardles esta uts main 'A' road. Fre atter, less elevated fa evated parts	quent bus	Assumed 2			2
eakneses/ Constra	ints:	ehove layout/SuDS r	mitigation	Classification: B		Il Capacity ar Capacity Density 2	6

_	Relatively f Site area notic minimised threa affects northe	lat, open farmland onal-not naturally deline ough abutting pub/Spic rn parts	Leek R Leekbi Site Deta adjacent eated.Site is ers Stone b	rook ails to Leek Road 'deeper' than it's width- visual im uilt up area. In any case, notional		be expanded.FZ2	
Area: Grid Ref.:	0.26 ha. E 39823	gross 0.260 ha	ı. net	Policy: 3		Status:	NC
Grid Ket.: Type:	G 59023	Hierarchy:	SV	Commitment:	7	Use:	8
Greenbelt:	N	-	Y	Conversion:	NB	Location:	R
Greenbeit:	IN	Flooding:	T	Replacement Dwg:	N	Owner:	4
		Site	Assess	sment			
ite Features:				Deliverabilit	y Assessi	ment	
warf wall - highly visib	e from road. A ses up much f	e field. Very small road Abuts access track to S further back at southear	picers	Availability: Assumed 2			2
dditional Comments				Suitability: Based on analysis, assumed 2	2		2
evelopment may be mulit up area. May be poorting of the month of the m	inimised throu referable to eg e now in FZ2.	visual impacts of new igh abutting pub/Spicer roadside ribbon. Note		Achievability:			2
trengths/ Opportunitat. Abuts SDB. Abuts		d with regular bus servio	ces.	Assumed 2			
		site as illustrated. Smal		Classification: B		Il Capacity ar Capacity	6 0 23.08
reenfield. No natural orthern portion is FZ2 teasures?		layout ou bo minigation				Density 2	.0.00
reenfield. No natural o			ning Ap	plication Details		Density	.0.00
reenfield. No natural o	- may behove	Planr	ning App		Approval		

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	Greenfield site sou	Long Site De	erland Road sdon etails	e [see also 08/166	671 indicating	
Area: Grid Ref.: Type: Greenbelt:	immediate availability for same. 0.428 ha. gross E 396163 N 38	or housing; subsequent	Policy: 2/3 Commitment: Conversion: Replacement Dwg:	7 NB I		NC 6 R
	ıltural use. Overgrown a rees, some internal folia			ty Assessmen	t	1
vailabile Access: lone noted. dditional Comments could link with adjacen ubject of 2008 plannin	sites LO005/LO006/LO	0021? Site has been	Suitability: Relates well to exsiting settler development.	ment. Has poten	tial for limited	2 infilli
	ies: urrounded by housing or tlement area. Access he		Achievability: Development would be econo likely costs and planning oblig			
/eakneses/ Constrain	nts:		Classification: B	Full Ca _l 5 Year Ca De	apacity	10 0 3.39
Planning Applicat Building Control F		Planning Application Other App		Approval Date: Approval Life:	:	

Comments: Could in theory extend to adjacent field to SE	in between Leek Road housing
Area: 0.38 ha. gross 0.380 ha. net Grid Ref.: E 396086 N 354606 Type: G Hierarchy: SV Greenbelt: Y Flooding: N	Policy: 2/3 Status: NC Commitment: 7 Use: 8 Conversion: NB Location: R
Site Asse	Replacement Dwg: N Owner:
elatively flat rectangular field. Abuts housing on 2 sides. Very thick ature perimeter foliage at time of site visit. vailabile Access: disting gated access at NE corner.	Availability: 2 No known availability constraints.
Iditional Comments: Solid in theory extend to adjacent field to SE (lying west of LO002); site LO008 at Wyn Dene?	Suitability: 2 Suitable site, but greenfield.
rengths/ Opportunities:	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
ppears well screened; arguably a 1x or 2x dwelling 'infill plot'. pose to village 'centre'. Large (and extendable) site. Existing cess. eakneses/ Constraints:	Classification: B Full Capacity 5
reenfield. Development may mean minor foliage loss.	5 Year Capacity 0 Density 13.16

SMDC Ref. No.: NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Leek F	wthorne Cottage/Wood Merchants ek Road ngsdon					
	!	Site Det	ails					
Description	Premises/curtilage and buildi	ings of Ha	wthorne Cottage and rear	Wood Merchants				
	Hawthorn Cottage only authorised for not indicate who owns site. Operatir curtilage greenfield).	or residential ng wood mer	l use by CLEUD 11/247.SHLAA i chants (B-use) at rear of site.Site	rep from agent dated e thus mostly brownfie	10/12/10 does eld (residential			
Area:	0.36 ha. gross 0.360 ha	a. net	Policy: 2/3	Sta	tus: NC			
Grid Ref.:	E 395540 N 354544		Commitment:	7 Use	: 1/2			
Type:	B/G Hierarchy:	SV	Conversion:	NB Loc	ation: R			
Greenbelt:	Y Flooding:	N	Replacement Dwg:	N Owr	ner: 3			
		e Asses	sment					
te Features:			Deliverabili	ity Assessment				
	'side' garden; attractive 20th Centur		Availability: 1					
	rian structures (wood merchants) ar Thick peripheral hedging/trees in pla cts.		Presumed 1 given SHLAA re	p.				
a existing serving hou	se/wood merchants							
			Suitability:		3			
Iditional Comments:			Given constraints, especially	loss of B use premise	es, '3'.			
der site including woo 1/12/10 (this implies to	uggested following Officer site visit; d merchants suggested by SHLAA I stal redevelopment rather than retent	Rep						
ouse).			Achievability:		2			
rengths/ Opportunit	ld - ie house and rear factory premi- lesser visual impact of redevelopme enefits of removing Merchants? With	ent.	Generally viable, although corremediation implications, esp					
ick screening means vironmental health be	ousing opposite.							
ick screening means nvironmental health be burban 'ribbon' and he			Classification: C	Full Capacit	y 5			
nick screening means nvironmental health be aburban 'ribbon' and he reakneses/ Constrain reenbelt. Loss of som	e greenfield/attractive house; wester design issues. Loss of longstanding		Classification: C	Full Capacit 5 Year Capac Density	ty 0			
ick screening means avironmental health be burban 'ribbon' and he eakneses/ Constrair reenbelt. Loss of som ay raise overshading	e greenfield/attractive house; wester design issues. Loss of longstanding by imperatives.	B-use	plication Details	5 Year Capac	ty 0			

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments: Area:	Undulating This site is the east of Mollat corridor).	parcel of land whi	Leek/L Site Detach is north	t's Wood Road / Lado ongsdon ails west 'quarter' of field which the British Waterways consultated deredge. It appears to undulate/s	h abuts C	aldon Canal/it	x 450m
Grid Ref.:		0 N 354272		Commitment:	7	Use:	8
Type:	G	Hierarchy:	OC	Conversion:	NB	Location:	
Greenbelt:	Υ	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Site	Asses:				
te Features:		Oite	, A3303.	Deliverabilit	ty Assessı	ment	
pad, Ladderedge. vailabile Access: one at present - only in the feed onto information see how access could be distincted and the feed onto information see how access could be distinguished the feed onto the feed of the f	informal tracks al lane running Id be achieved : : sees another so potential marir be no link bet	around northern perin north to Beech Close. from public road. ection of wider field furna development at Caleween the housing and	neter, . Difficult ther don	SHLAA Rep indicates site availability: See weaknesses. Achievability:	illable "wher	n needed".	3
rengths/ Opportunit				Presumed 2.			
eakneses/ Constrain emote; greenfield; gre adderedge; flood risk?	eenbelt; may b	e prominent in landsca ss.	ape from	Classification: C		Il Capacity ar Capacity Density	6 0 4.00
		Planı	ning Ap	plication Details			

Site Ref. No.:	2441						
SMDC Ref. No.			Land	southwest /southe	ast of		
NLUD Ref. No.:			Cross	Trees /The New In	ın		
PA Ref. No.:	Į.		Leek F	Road			
	SM		Longs	don			
LDF Ref. No.:							
			Site Det				
•		g open farmland so					
	areas was not		59 and OCC	066 was suggested by agent f	or nousing, aith	ough ownership o	r tnese
Area:	2.52 ha.	gross 2.370 ha	ı. net	Policy: 2/3		Status:	NC
Grid Ref.:	E 395872	2 N 354420		Commitment:	7	Use:	8
Туре:	G	Hierarchy:	SV	Conversion:	NB	Location:	R
Greenbelt:	Υ	Flooding:	N	Replacement Dw	vg: N	Owner:	4
		Site	Asses	sment			
te Features:				Delivera	bility Assess	ment	
elatively flat regular fi	elds which slo	pe down slightly from L	eek	Availability:			2
	liage (establish	ned lines of hedges/tree		Revised Submission Core	Strategy repres	sentation from age	
evelopable area.	nei nas been e	excluded from fiet		dated February 2012 which implies ownership, but this	ch promotes this		JIIL
vailabile Access:				implies ownership, but this	s not clear.		
ated access off Leek I	Road, and gate	ed access off Denford	Road.				
				Suitability:			3
				Given distance from Suth			
dditional Comments	:			central' to this [currently u	ndividual fields) i	the scale of housi	ng
		a (with OC059+OC066) n, fields could be consi		yield would be inappropria	ate given greenb	eivgreentield sett	ıng
dividually.	130.301	,		Achieus-billes			
trengths/ Opportunit	ies:			Achievability:			2
		to to the east and a sufficient	2 (and	Since this is 'major' scale eg affordable housing, etc	.Therefore deve	elopment could be	
ew Inn to west). Relati	ively flat; good	ts to the east and north access points; presum		economically viable through	gh reduced plan	ning obligations.	
53 could absorb traffic	•						
/eakneses/ Constrair	nts:			Classification: C	Fu	III Capacity	35
i.belt/g.field. Site very		ome aspects(low ensitive to change beho	oving		 5 Ye	ar Capacity	0
indscape maintenance	e. Large scale i	implies high housing yingular fields.Loss of op	ield. No			Density	14.77
	allon of rectain	igulai fields.Loss of op	en				
		Planr	ning Ap	plication Details			
Diagning Applicati	on: CM		Annlication	Type:	Approval	Date:	
Planning Applicati			Application				
Building Control R	EI		Other Appli	cation:	Approval	LIIC.	
Date Last Upda	ated 10-	-Jun-15		Date Form Printe	ed 02-Ju	ıl-15	
•				Date i dilli i lillo	- 02-00		

Area: 1.44 ha. gross 1.440 ha. net Grid Ref.: E 396159 N 354906	Policy: 2/3 Status: NC Commitment: 7 Use: 8
Type: G Hierarchy: SV	
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 3
Site Asse	essment
e Features:	Deliverability Assessment
e considered as 3xfields: all are quite flat but slight slope up to st.Established roadside hedge and intermittent foliage but still ry visible from School Lane.Attractive dry stone walls separate use fields. Site 140-300m from 'central' Longsdon ailabile Access: isting vehicular access serving farm onto School Lane is rrently the only access point. ditional Comments: buld result in additional traffic using existing crossroads onto ain A53.	SHLAA rep received 16/10/12 indicates immediate availability for housing. Suitability: Owing to size of combined site, its greenbelt and greenfield status; and given site is not as close to centre of Longsdon as other sites, site is not generally considered suitable. Achievability: 1
engths/ Opportunities:	Development would be economically viable taking into account all
e is flat, easily developable. Existing vehicular access point. LAA rep indicates presence of utilities.	likely costs and planning obligations associated with the site
eakneses/ Constraints:	Classification: C Full Capacity 20
	F.V. 0 "
eenbelt, greenfield. Combined site (all fields) is larger than juired. Site would be visible from road. Not the most logical site	5 Year Capacity 0

•	Site De		Sutherland Re		vn
Area: 0.56 ha. gross 0. Grid Ref.: E 396146 N 354 Type: G Hierard Greenbelt: Y Flooding	566 shy: SV	Policy: 2/3 Commitment: Conversion: Replacement Dw	7 NB	Status: Use: Location Owner:	NC 8 : R
te Features:	Site Asses		bility Assessi	ment	
so abuts other fields. vailabile Access: ssumed none for LO021 site itself ('landlocked') - p-owned with LO007 which does have vehicular a pad [see LO007 Site Assessment]. dditional Comments: HLAA Rep suggests land encompassed in both I eveloped together.	access onto Leek	Suitability: This greenfield site in cent Longsdon housing, although Achievability:			
at, regular fields, without internal foliage. Also veringsdon 'centre'. Fields appear well hidden from susing/foliage; could be screened from Sutherlan ade up of two smaller fields-could be developed	Leek Rd owing to d Road. Also	Potentially viable develor viable through reduced plant in the second reduced red			
greenbelt; greenfield fields. LO021 probably reliccess/co-development.	ant on LO007 for	Classification: B		Il Capacity ar Capacity Density	13 0 23.21
Planning Application: SM Building Control Ref Date Last Updated 10-Jun-15	Planning Application Other Appl		Approval I Approval I	Life:	

Site Ref. No.: SMDC Ref. No	526 LT001		Land j	unction of			
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	.:		Uttoxe Lower	ter Rd & Heath Ho	use Lane		
			Site Det	ails			
Description	Agricultural	Land					
Comments:	Part of larger a	rea of open agricult	ural land front	ing onto Uttoxeter Road			
Area:	1 ha.	gross 1.000 h	na. net	Policy: 3		Status:	NC
Grid Ref.:	E 401676	6 N 338646		Commitment:	6	Use:	8
Type:	G	Hierarchy:	SV	Conversion:		Location	: R
Greenbelt:		Flooding:		Replacement Dw	g: N	Owner:	3
		Sit	e Asses	sment			
e Features:				Deliveral	oility Assess	ment	
edominantly grassed			h open	Availability:			1
vailabile Access:				SHLAA form submitted an for development immediate		that the site is av	vailable
	e from Uttoxeter	Road or from Heath	n House				
	e from Uttoxeter	Road or from Heath	n House	Suitability:			2
ne.		Road or from Heath	n House	Suitability: Although could form logica significant development wo site. May be scope for lim	ould impact on	open views acros	ny ss the
rect access available ane.	s:	Road or from Heath	n House	Although could form logica significant development wo	ould impact on	open views acros	ny ss the
Iditional Comments rengths/ Opportuni	s: ities: ettlement - borde			Although could form logica significant development wo site. May be scope for lim	ould impact on ited frontage de	open views acros evelopment only.	ny ss the
ane.	s: ities: ettlement - borde t and opposite.			Although could form logical significant development wo site. May be scope for lim Achievability: Development would be eco	ould impact on ited frontage de	open views acros evelopment only.	ny ss the
dditional Comments rengths/ Opportuni gical extension of se operties to northwest leakneses/ Constrai sually significant ope cross site from Heath	s: ities: ettlement - borde t and opposite. ints: en frontage to Ut n House Lane to	ered by housing to so ttoxeter Road. Good Heybridge Farm. N	outh and	Although could form logica significant development wo site. May be scope for lim Achievability: Development would be ecolikely costs and planning of	ould impact on ited frontage de conomically viable bligations associated.	le taking into accident with the si	ny ss the 1 count all te
rengths/ Opportuni gical extension of se operties to northwest eakneses/ Constrai sually significant oper	s: ities: ettlement - borde t and opposite. ints: en frontage to Ut n House Lane to	ered by housing to so ttoxeter Road. Good Heybridge Farm. N encroachment.	outh and	Although could form logica significant development wo site. May be scope for lim Achievability: Development would be ecolikely costs and planning of	ould impact on ited frontage de conomically viable bligations associated.	le taking into accident with the si	ny ss the 1 count all te 20 0
dditional Comments rengths/ Opportuni	ities: ettlement - bordett and opposite. ints: en frontage to Uther House Lane to anger of further e	ered by housing to so ttoxeter Road. Good Heybridge Farm. N encroachment.	outh and	Although could form logica significant development wo site. May be scope for lim Achievability: Development would be ecolikely costs and planning of the costs are costs and planning of the costs and planning of the costs are costs are costs are costs and planning of the costs are costs are costs and planning of the costs are	ould impact on ited frontage de conomically viable bligations associated.	le taking into accident with the si	ny ss the 1 count all te 20 0

Date Form Printed

01-Jul-15

PA Ref. No.: LDF Ref. No.:	D.: LT002	The Fir Uttoxe Lower	ter Road			
		ite Deta	ails			
Description	Agricultural Land					
Comments:	Enclosed parcel of agricultural land a	nd north we	est end of villlage			
Area:	0.3 ha. gross 0.300 ha.	. net	Policy: 3	1	Status:	NC
Grid Ref.:	E 401561 N 338698		Commitment	: 7	Use:	8
Type:	G Hierarchy:	SV	Conversion:		Locatio	n: R
Greenbelt:	Flooding:		Replacement	Dwg: N	Owner:	3
	Site	Assess	sment			
te Features:			Deliv	erability Asse	ssment	
edminantly grassed	field, fairly level, hedgerows around bo	oundary	Availability:			2
site, no significant f	eatures within site.		Owner states land av	ailable in longer to	erm.	
vailabile Access: rect access from Ut	oxeter Road possible.		Suitability: Limited potential for f	rontage developm	nent only.	2
			Achievability:			1
ell enclosed parcel outh and opposite.	ities: of land adjoining exisitng development t	to	Development would be likely costs and plann			
	ints:		Classification:	В	Full Capacity	6
eakneses/ Constra				5	Year Capacity	0
	e - would only relate well to settlement ere also developed - otherwise quite	,				
dreme edge of villag	e - would only relate well to settlement ere also developed - otherwise quite				Density	20.00
treme edge of villag	ere also developed - otherwise quite		olication Details	S	Density	20.00
treme edge of villag	ere also developed - otherwise quite				Density val Date:	20.00

PA Ref. No.: Utto	vbridge farm oxeter Road ver Tean
	Details
Description Farm Buildings Comments: Large complex of farm buildings within village	ge
Area: 0.35 ha. gross 0.350 ha. net Grid Ref.: E 401646 N 338539 Type: B Hierarchy: SV Greenbelt: Flooding:	Policy: 1 Status: NC Commitment: 7 Use: 8 Conversion: Location: U Replacement Dwg: N Owner: 3
Site Ass	essment
te Features:	Deliverability Assessment
omprises of several farm buildings grouped around courtyard - sted Building status	Availability: Land owner has no interest in releasing land.
rectly from Uttoxeter Road Iditional Comments:	Suitability: 1 Potential to secure long term future of important buildings within the village.
rengths/ Opportunities: ithin settlement boundary - potential to retain and renovate Listed ildings	Achievability: Development viability dependent on cost of conversion of existing buildings
eakneses/ Constraints: sted Buildings will require sensitive conversion. Impact on ricultural business through loss of use of buildings.	Classification: C Full Capacity 8 5 Year Capacity 0 Density 22.86
Planning A	Application Details
Duilding Control Def	Approval Date: Approval Life:

SMDC Ref. No NLUD Ref. No PA Ref. No.: LDF Ref. No.:		∟eigh Lane ∟ower Tean
		te Details
Description Comments:	Agricultural Land Agricultural land	
Area:	0.8 ha. gross 0.370 ha. r	net Policy: 3/8 Status: NC
Grid Ref.:	E 401676 N 338464	Commitment: 7 Use: 8
Type:	G Hierarchy:	SV Conversion: Location: R
Greenbelt:	Flooding:	Replacement Dwg: N Owner: 3
	Site A	Assessment
te Features:		Deliverability Assessment
rge grassed field. Noups of mature trees	lo significant features within site - some on boundaries.	Availability: 2 No known availability constraints.
vailabile Access: om Leigh Lane	2 '	Suitability: Unsuitable for development across whole of site because of flood risk, scale of site and impact on views.
	ause of flood risk constraints on southern	part
rengths/ Opportuni	ities:	Achievability: 1
	joins existing residential area	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constrai	ints:	Classification: C Full Capacity 10
	iews across to Heybridge Farm and river e within flood zone 3.	5 Year Capacity 0 Density 27.03
	Plannii	ng Application Details
Planning Applica	tion: Ap	plication Type: Approval Date:

Site Ref. No.: SMDC Ref. No	1068	Land W	/est of			
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Teanhu Lower	ırst Road Tean			
	•	Site Deta	nils			
Description	Agricultural Land	-				
Comments:	Agricultural field					
Area:	1 ha. gross 1.000 ha	a. net	Policy: 3	}	Status:	NC
Grid Ref.:	E 402071 N 338572		Commitment	:	7 Use:	8
Type:	G Hierarchy:	SV	Conversion:		Locatio	n: R
Greenbelt:	Flooding:		Replacement	Dwg:	N Owner:	3
	Site	e Assess	ment			
Site Features:			Deliv	verability A	ssessment	
lat open field surround	ded by hedgerows. Some trees within	n site.	Availability:			2
			No known availability	constraints.		
Additional Comments	s:		Suitability: Development would it lead to undesireable benefit of diverting was	encroachmen	it iinto countryside, ho	owever
uggesting possibility of	nes - SCC Flood Risk Officer (4/4/13) of diverting watercourse through site to ting parts of Lower Tean.					
Strengths/ Opportuni	ties:		Achievability: Development would be	000000=1s -	lly viable taking inte	1
lear to settlement			likely costs and plann			
Veakneses/ Constrai	nts:		Classification:	С	Full Capacity	20
Does not relate well to iews across site.	main settlement pattern. Extensive op	pen			5 Year Capacity	0
iews deloss site.					Density	20.00
	Planr	ning Apr	olication Details	s		
Planning Applicat	ion:	Application T	ype:	Ap	proval Date:	
Building Control F	Ref	Other Applica	ation:	Ар	proval Life:	
Date Last Upd	lated 11-Jun-15		Date Form F	Printed	01-Jul-15	

Date Last Updated 11-Jun-15 Date Form Printed

• .	Village north of	eated portion of road lies in National ross 0.330 h	al Park and Co	ails petween above prope	erties ar	nd Abbey	Green Roa	d NC
Grid Ref.: Type:	E 399000	N 360734 Hierarchy:	SV	Commitment:		7	Use:	8
Greenbelt:	N	Flooding:	N	Conversion:	Dwa: [NB N	Location Owner:	n: R 4
		Sit	e Asses	•	Dwg.	.,	OWNER.	
		northern road perim erimeter aside from		Availability: Assumed 2 - no plann		y Assessr	nent	2
labile Access: onal site area at sou ss onto Abbey Gree			arm	Suitability: Greenfield but otherwi	se develc	ppable.		2
erties but also inclu	ding gated farm	rear extent of adja access onto Abbe Could this link wit	y Green	Achievability:				1
ngths/ Opportuniti central to village. H d be extended as re	ousing on 2 sic	es. Since no rear b	oundary	Development would be likely costs and planni				
kneses/ Constrain enfield. Not delineate ve foliage loss if alte k Park boundary/Co d require considera	ed with rear per ernative acess nservation Area	points proposed. C	lose to	Classification:	В		I Capacity ar Capacity Density	7 0 21.21
Planning Application	on: SM	Plar	Application	plication Details		Approval [Date:	

Site Ref. No.:	1009	<u> </u>	Land r	north and south	of			
SMDC Ref. No.								
NLUD Ref. No.	:		Churn	et View Road (V	Vest of	Sauir	rels Leap)
PA Ref. No.:			Oakan	•	1031 01	Oquii	reis Ecup	'
LDF Ref. No.:			Oakaii					
			Site Det	ails				
Description	Gated off	flat private land						
Comments:		Site area includes centr		Eastern part of site may be area excludes floodzone				
Area:	0.23 ha	a. gross 0.210 ha	a. net	Policy: 1			Status:	NC
Grid Ref.:	E 4048	59 N 345063		Commitment		7	Use:	1/8
Type:	G	Hierarchy:	SV	Conversion:		NB	Location	n: U
Greenbelt:	N	Flooding:	Υ	Replacement	Dwg:	N	Owner:	4
		Site	e Asses	sment				
e Features:				Deliv	erability	Assess	ment	
ted off private land	Difficult to see	e. Flat. Eastern extrem	ne	Availability:				1
pears ungrassed land	d (used as res	si curtilage?). The remarks to either s	ainder	Current outline applica	ation SMD	/2015/016	31for 6x dwelling	
		nce arbitrary site extent		Applicant appears to I			•	, -
vailabile Access:								
		vay but ends at no. 9 W rels Leap appears there						
	arden to no.9	9. Therefore it is not cle		Suitability:				2
dditional Comments		arrangoment: j.		May be access issues character would allow				
				View Road.				
int to this land. Curre	ent outline app	other public (vehicular)	31for 6x					
vellings on slightly lar oad. Applicant appea		accessed off Churnet by accessed off Churnet by accessed off Churnet by accessed to the control of the control	View	Achievability:				
rengths/ Opportunit	ties:			Development would b	o oconomi	cally viab	lo taking into ac	1
arge flat Within devt	houndary No	ote that development ar	rea could	likely costs and planni				
		ar to have a public func						
eakneses/ Constrai				Classification:	В		II Capacity	6
opears unsurfaced.Ex eas.Backland/landloc		ge/tree uires access across 2 p	orivate			5 Ye	ar Capacity	0
irdens, unless exg re	si curt arrange	ements can be re-align d cars. Possible flood ri	ed?).C				Density	28.57
	-							
		Plan	ning Ap	plication Details	6			
Planning Applicat	ion:		Application	Type:		Approval	Date:	
Building Control F	₹ef		Other Appli	cation:		Approval	Life:	
				L				
Date Last Upd	ated 1	1-Jun-15		Date Form P	rinted	01-Ju	ıl-15	

PA Ref. No.: LDF Ref. No.: Description Comments: Area:	Refined site bo South/West. No and rolled into	ed meadow,wood	as that appea	noor	sidential curtilages	s/domestic garage	es at
Grid Ref.:	E 405524	N 345148		Commitment:	7	Use:	8
Type:	G	Hierarchy:	SV	Conversion:	NB	Location	n: R
Greenbelt:	N	Flooding:	N	Replacement	Dwg: N	Owner:	3
		Site	Assess	sment			
te Features:				Deliv	erability Asses	sment	
	n Carr Bank. Dif	ick trees. Slopes hea fficult to see from mo grazed.		Availability: Landowner communic development (although southern ownership).			
		orner onto Carr Bank	C.	Suitability: Topography and access to SDB, and appears with the state of the state			2 adjacent
dditional Comments buthern panhandle exitiages/garages at Site to topography/tree	xcls. what appea SW. Parts of wide cover - net area		relopable mer	Topography and accest to SDB, and appears v			djacent
dditional Comments buthern panhandle exitilages/garages at Sie to topography/tree buts Cotton Dell Regi rengths/ Opportuni developed. Adjacen cause hidden by tree	xcls. what appea SW. Parts of wide cover - net area onal Nature Res tities:	ar residential er site may be undev a reflects this. NE cor	relopable rner path.	Topography and acces	well screened from	n most aspects.	djacent 1
ditional Comments outhern panhandle extilages/garages at Set to topography/tree uts Cotton Dell Regi rengths/ Opportuni developed. Adjacen cause hidden by tree an surrounding land.	xcls. what appea SW. Parts of wide cover - net area onal Nature Res ities: t to SDB. General e cover at time o	ar residential er site may be undev a reflects this. NE cor serve.Unadopted foot ally not visually prom	relopable rner path.	Topography and access to SDB, and appears we have a substitute of the substitute of	e economically via	n most aspects.	djacent 1
outhern panhandle extilages/garages at Set to topography/tree uts Cotton Dell Regiments	xcls. what appeas W. Parts of wide cover - net area onal Nature Resulties: t to SDB. General cover at time of the	ar residential er site may be undev a reflects this. NE cor serve.Unadopted foot rally not visually prom of site visit, and at low	relopable ner path.	Topography and access to SDB, and appears of the SDB,	e economically via	ble taking into ac	djacent 1 count all site
outhern panhandle extilages/garages at Set to topography/tree uts Cotton Dell Regiments	xcls. what appeas W. Parts of wide cover - net area onal Nature Resulties: t to SDB. General cover at time of the	er residential er site may be undev a reflects this. NE cor serve.Unadopted foot rally not visually prom of site visit, and at low	relopable ner path.	Topography and access to SDB, and appears of the SDB,	e economically via	ble taking into ac ociated with the s	1 count all site

	1024		Field o	pposite				
SMDC Ref. No	o.: OA017		Spring					
NLUD Ref. No).:			r Bank				
PA Ref. No.:								
LDF Ref. No.:			Oakam	oor				
		S	Site Deta	nils				
Description	Undulating ope	en field with est	tablished p	erimeter hedging				
Comments:	Nominal site area I bounded by P/RO\	has been based on W to west. Site are	n field as far ea could be e	north as farm house ar extended northwards be	nd opposite eyond this.	Alcove Co	ottage curtilage, a	and
Area:	0.62 ha. gro	oss 0.620 ha	ı. net	Policy:	3		Status:	NC
Grid Ref.:	E 405473 N	N 345262		Commitment	t: [7	Use:	8
Type:	G I	Hierarchy:	SV	Conversion:		NB	Location:	R
Greenbelt:	N F	Flooding:	N	Replacement	t Dwg:	N	Owner:	4
		Site	Assess	ment				
te Features:				Deli	verability	Assessi	ment	
	field, at higher level the	than road, with		Availability:				2
tablished hedge bo	undanes.			Assumed 2				
vailabile Access:								
		ess via farm which	n is					
		ess via farm which	n is	Suitability:				3
		ess via farm which	nis	Some residential /co				
ccessed off access t	track further NW.	ess via farm which	nis	-				
cessed off access t	track further NW.	ess via farm which	n is	Some residential /co				
dditional Comment	track further NW.	ess via farm which	n is	Some residential /coconsidered a priority Achievability:	site becaus	se of its lo	cation.	not be
ccessed off access t	track further NW.	ess via farm which	n is	Some residential /co considered a priority Achievability:	site becaus	se of its lo	cation.	not be
dditional Comment	ts:	ess via farm which	n is	Some residential /coconsidered a priority Achievability:	site becaus	ically viabl	cation.	not be
dditional Comment trengths/ Opportun arge, relatively flat.	track further NW. ts: nities: lose range' (but gene	erally not visible fro	om	Some residential /coconsidered a priority Achievability: Development would be likely costs and plann	site because	ically viabl	e taking into accidated with the sit	not be
dditional Comment trengths/ Opportun trge, relatively flat.	track further NW. ts: nities:	erally not visible fro	om	Some residential /coconsidered a priority Achievability: Development would be likely costs and plann	site because	ically viabl	e taking into acciciated with the sit	not be 1 ount all te
dditional Comment rengths/ Opportun rge, relatively flat.	track further NW. ts: nities: lose range' (but gene	erally not visible fro	om ment.	Some residential /coconsidered a priority Achievability: Development would be likely costs and plann	oe economing obligat	ically viabl	e taking into acciciated with the sit	not be 1 count all te
dditional Comment trengths/ Opportun arge, relatively flat. /eakneses/ Constra	track further NW. ts: hities: close range' (but gene of thick woodland). Div	erally not visible fro vorced from settler	om ment.	Some residential /coconsidered a priority Achievability: Development would to likely costs and plant Classification:	be economing obligat	ically viabl	e taking into accidated with the sit	not be 1 count all te

Site Ref. No.:	1033	<u> </u>	Meado	ow north of /east of			
SMDC Ref. No.		<u> </u>	Rose	Bank Crescent/ Cotto	on Dell		
PA Ref. No.:			Oakar		JII Dell		
LDF Ref. No.:			Oakai	11001			
			Site Det	ails			
Description	Undulatin	g meadow, trees ar	round peri	pheries			
	TPO.Site in		lose Bank C	nal Nature Reserve at NE.Net area resc between Brookfield and The			
Area:	0.77 ha	a. gross 0.520 ha	a. net	Policy: 1/3		Status:	NC
Grid Ref.:		581 N 345025		Commitment:	7	Use:	9
Type:	G	Hierarchy:	SV	Conversion:	NB	Location:	R/U
Greenbelt:	N	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Site	e Asses	sment			
e Features:				Deliverabili	ty Assess	ment	
me attractive open vi	ews from sit	te but heavy woodland/fo	oliage in	Availability:			2
	s longer viev	vs. Site is 'tummocky' in		Assumed 2			
		waste. Overshading in a	reas.				
vailabile Access:							
		ent. None others noted. t) deleted and rolled into					
try.	•	,		Suitability:			2
Iditional Comments:				Logical extension to SDB. Co residential development.	uld accomm	odate significant	
		reason for 06/271/out re	afueal				
y devt would have to	respect Cot						
		Crescent but excls overs		Achievability:			1
rengths/ Opportunit	es:			Development would be econo	mically viab	le taking into acc	
the SDB. Some nice nerally the site apears	open views is heavily scr	me respects a logical ex into/out of site, although reened which would redust s point into suburban es	n uce the	likely costs and planning oblig	gations asso	ciated with the sit	e
eakneses/ Constrain	ts:			Classification: B	Fu	ıll Capacity	11
		djacent tree/nature cons	servation		5 Ye	ar Capacity	0
sets require considera	au011 t0 aV01	u negative impacts.				Density	21.15
		Plan	ning Ap	plication Details			
Planning Application	on:		Application	Type:	Approval	Date:	
					Approval	Lifo:	
Building Control R	er		Other Appli	cation:	, ippiorai	LIIC.	

Site Ref. No.:	1034	Field e	ast of / north o	f				
SMDC Ref. No.	: OA027	Cotton	otton Dell Wood / Star Bank ar Bank					
NLUD Ref. No.	:							
PA Ref. No.:								
LDF Ref. No.:		Oakam	ioor					
	;	Site Deta	ails					
Description	Large slightly undulating field	l, periphera	al trees. Part of Cot	ton Dell Reg	ional Nature Re	eserve		
Comments:	Net area has a nominal boundary er perimeter and avoids protected tree:					o the S		
Area:	2.58 ha. gross 2.580 ha	a. net	Policy: 3	3/6	Status	: NC		
Grid Ref.:	E 405707 N 345087		Commitment	:: 7	Use:	8		
Type:	G Hierarchy:	SV	Conversion:	NE	B Location	on: R		
Greenbelt:	N Flooding:	N	Replacement	t Dwg: N	Owner:	4		
	Site	e Assess	sment					
te Features:			Deli	verability Ass	sessment			
rge undulating, but s	light slope up to road to East. Thick		Availability:			2		
RoW runs up through	, and internal 'sporadic' individual tre n east part. Traditional field appeara	nce.	Assumed 2					
	but screening prevents much of this.							
vailabile Access:	NA/ F/h	4						
A026. New access fro	E or W. Fence/trees boundary with si om B5417 does not appear feasible a		Suitability:					
te at lower level, and	triick foliage).		Development on this	aita ia nagaibla	but not an abvious	3		
dditional Comments	:		because of access process process process process because of access process process are considered a priority	roblems, and lo	cation generally. N	ot		
			considered a priority	ioi eitilei reside	ential of commercia	ii devi.		
			Achievability:			1		
rengths/ Opportunit	ties:		Development would be likely costs and plann					
elativley flat in places	, large. SW corner almost abuts SDE	3.	likely costs and plant	iing obligations	associated with the	e site		
eakneses/ Constrai	nts:		Classification:	С	Full Capacity	78		
	ss this could be achieved via site OA	NO26?).			5 Year Capacity	0		
oes not abut SDB.					Density	30.23		
	Planı	ning App	olication Details	s				
			-	App	roval Date:			
Planning Applicat	ion:	Application I	ype:		0.4. 24.0.			
Planning Applicat Building Control F)-f	Application 7 Other Applic			roval Life:			

Site Ref. No.:	1037	Land e	ast of / south of				
SMDC Ref. No		Railsto	ones & The Laurels / Star Bank				
NLUD Ref. No	.:	Star Ba					
PA Ref. No.:							
LDF Ref. No.:		Oakam	ioor				
		Site Deta	ails				
Description	Undulating overgrown pastur	re.Screene	d on all sides				
Comments:	Correspondence from owner's ager TPO to east.	nt confirming	owner is interested in residential allocation of land. Abuts Woodland				
Area:	0.77 ha. gross 0.770 h	a. net	Policy: 3 Status: NC				
Grid Ref.:	E 405680 N 344883		Commitment: 7 Use: 8				
Type:	G Hierarchy:	SV	Conversion: NB Location: R				
Greenbelt:	N Flooding:	N	Replacement Dwg: N Owner: 3				
	Site	e Assess	sment				
e Features:			Deliverability Assessment				
dulating pasture, sc	reened on all sides.		Availability: 1				
			Given agent's correspondence, '1'.				
cess from here does	s:	ıld new	Suitability: Good potential as residential site if access problem can be overcome. Commercial potential?				
			Achievahilitus				
engths/ Opportuni	ities:		Achievability: 1 Development would be economically viable taking into account all				
at in places. Well scr gical extension to SC	reened at time of site visit. In some reDB.	espects a	likely costs and planning obligations associated with the site				
eakneses/ Constrai	ints:		Classification: B Full Capacity 23				
pography			5 Year Capacity 0				
			Density 29.87				
	Plan	ning Ap _l	olication Details				
Planning Applica	tion:	Application 7	Гуре: Approval Date:				
Building Control I		Other Applic	Approval Life.				
Date Last Upo	dated 11-Jun-15		Date Form Printed 01-Jul-15				

Description Comments: Net area is nominal portion of larger field, that refrom owners, confirming interest in residential at Area: 0.66 ha. gross 0.660 ha. net Grid Ref.: E 405618 N 344780	noor tails ounds off the existing boundary. Could be extended. Email received illocation.
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Site Det Description Comments: Net area is nominal portion of larger field, that refrom owners, confirming interest in residential all Area: 0.66 ha. gross 0.660 ha. net Grid Ref.: E 405618 N 344780	noor tails ounds off the existing boundary. Could be extended. Email received illocation.
Description Comments: Net area is nominal portion of larger field, that refrom owners, confirming interest in residential all Area: 0.66 ha. gross 0.660 ha. net Grid Ref.: E 405618 N 344780	tails ounds off the existing boundary. Could be extended. Email received illocation.
Site Det Description	ounds off the existing boundary. Could be extended. Email received
Description Attractive overgrown meadow Net area is nominal portion of larger field, that refrom owners, confirming interest in residential all Area: 0.66 ha. gross 0.660 ha. net Grid Ref.: E 405618 N 344780	ounds off the existing boundary. Could be extended. Email received illocation.
Comments: Net area is nominal portion of larger field, that refrom owners, confirming interest in residential all Area: 0.66 ha. gross 0.660 ha. net E 405618 N 344780	llocation.
from owners, confirming interest in residential all Area: 0.66 ha. gross 0.660 ha. net Grid Ref.: E 405618 N 344780	llocation.
Grid Ref.: E 405618 N 344780	
	Policy: 3 Status: NC
Type: G Historian CV	Commitment: 7 Use: 8
Type: G Hierarchy: SV	Conversion: NB Location: R
Greenbelt: N Flooding: N	Replacement Dwg: N Owner: 3
Site Asses	sment
ite Features:	Deliverability Assessment
elatively flat sloping meadow, sloping up to east. Attractive foliage	Availability: 2
nd stone boundaries. Very rural feel.	Assumed 2
vailabile Access:	
lone noted	
ione notes	Suitability: 2
	Good potential for residential development if access can be
dditional Comments:	identified. Commercial development would be more problematic given narrow lane.
could be linked with site OA030	
trengths/ Opportunities:	Achievability: 1
any new development would generally only be visible from southern spect with partial screening along W at time of site visit. Flat.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
/eakneses/ Constraints:	Classification: B Full Capacity 20
/RoW crosses site further south. Narrow country lane	5 Year Capacity 0
	Density 30.30
Planning Application: Application	Type: Approval Date:
	ication: Approval Life:

NLUD Ref. No.: LDF Ref. No.: Description Comments:	Bolton Cop	perworks Site	A52 Site Define Core Stra	tails	fied in the C	hurnet Valley Ma	sterplan.
Area: Grid Ref.: Type: Greenbelt:	17.1 ha.	gross 5.000 has 5 N 347336 Hierarchy: Flooding:		Policy: 3 Commitment: Conversion: Replacement Dwg:	7 NB	Status: Use: Location Owner:	NC 2
e Features:		Site	e Asses	sment Deliverabili	tv Assass	ment	
rategy as a major retural environment. For through the site, Coallabile Access: rectly off the main Approach roads very selectional Comment	generation oppo River Churnet & aldon Canal run 52. Also frontag steep - issue for s:		quality ailway y.	Availability: Existing businesses currently may affect availability of some immediately available subject site in single ownership. Suitability: Masterplan Report identifies within the site as well as a rail related uses. Around 50 high a need for flexibility identified.	e areas. Other to remediate to	ner cleared areasion of the site. V	s are Vhole 2 ppment ent
ough HCA. Site inconcept plan and correngths/ Opportunnal is major asset.	eluded in Churne ncept statement ities:	plan by Taylor Young fet Valley Masterplan in the for the site. Esting improved gatewise long distance views	vay and	Achievability: Development could be made reduced planning obligations render development of parts of	economicall but significa	nt constraints ma	2 ay
	ential for riversid	de views and setting fo	or some	Classification: B		ıll Capacity ar Capacity	50

Site Ref. No.: SMDC Ref. No	2414 :: OC003	Land off
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	SM	Winterfield Lane Hulme
	S	Site Details
Description	Industrial/part vacant	
Comments:	Commercial vehicle repairs site with a	additional vacant land
Area:	0.25 ha. gross 0.250 ha.	a. net Policy: 2 Status: NC
Grid Ref.:	E 393663 N 344290	Commitment: 7 Use: 2
Type:	B Hierarchy:	OC Conversion: Location: R
Greenbelt:	Y Flooding:	N Replacement Dwg: N Owner: 3
	Site	e Assessment
te Features:		Deliverability Assessment
oup of unsightly poo	rly constructed buildings located within	in small Availability: 1
	in open countryside.	Owner has indicated immediate availability. Current planning
railabile Access:		appeal live on a larger area including this site.
	erfield Lane currently available.	
real decess on white	ariola Lane sarronay available.	Suitability: 2
		Potential for redevelopment of brownfield site for other
Iditional Comments	::	employment uses or limited residential to meet affordable or local need only if employment use not viable. Any development should
otential to remove un	sightly buildings and unsocial operation	ons. not have greater impact on openness of green belt than currently.
		Askiowskiller
rengths/ Opportuni	ties:	Achievability: Development would be economically viable taking into account all
ownfield site with ava	ailable utility services and access.	likely costs and planning obligations associated with the site
	·	
eakneses/ Constrai	nte	
	ral location. No local community faciliti	Classification: B Full Capacity 6 ities or 5 Year Capacity 0
rvices.	Total on the second sec	Density 24.00
		24.00
	Plann	ning Application Details
		Annual Data
Planning Applicat		Application Type: Approval Date:
Building Control F	Ket C	Other Application: Approval Life:
Date Last Upd	ated 11-Jun-15	Date Form Printed 01-Jul-15

Date Form Printed

01-Jul-15

Site Ref. No.: SMDC Ref. No.	2701 OC005		Gravel	Bank Farm			
NLUD Ref. No.:				wall Common			
PA Ref. No.:	SM			on Trent			
LDF Ref. No.:			Stoke	on rient			
			Site Deta	ails			
Description	Disused nur	sery in Green B	selt				
Comments:							
Area:	1.3 ha. g	gross 1.300 h	na. net	Policy: 2,3		Status:	NC
Grid Ref.:		N 344636		Commitment:	7	Use:	8
Type:	G	Hierarchy:	OC	Conversion:	NB	Location	n: R
Greenbelt:	Υ	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Sit	te Assess	sment			
e Features:				Deliverabil	ity Assessı	ment	
assland, house and v	acant glass hou		site.	Availability:			1
				SHLAA form received - 263			
ailabile Access:							
ad frontage - Cavers	wall Common						
Ç				Suitability:			3
				The site is located in the Gre			
Iditional Comments:				settlement therefore develope unsustainable.	ment in this i	ocation would b	e
				Achievability:			1
rengths/ Opportunit	ies:			-			
lities available.							
eakneses/ Constrain	nts:	·		Classification: C	Fu	II Capacity	35
een Belt, not related t	to a settlement,	relatively close to [District		5 Yea	ar Capacity	0
undary.						Density	26.92
			_				
		Plar	nning App	olication Details			
Planning Application	on: SM		Application 1	ype:	Approval	Date:	
Building Control R	ef		Other Applic	ation:	Approval	Life:	
Date Last Upda	ated 10 I	un-15		Date Form Printed	01-Ju		

Date Form Printed

01-Jul-15

Site Ref. No.:	507	Former			
SMDC Ref. No	o.: OC050	Anzio (Camp		
NLUD Ref. No	.: 343800101	Buxton	<u>-</u>		
PA Ref. No.:					
LDF Ref. No.:		Diacks	shaw Moor		
		Site Deta	ails		
Description	Former MOD training camp				
Comments:	Former MOD training camp.Most re reuse/redevelopment - Core Strateghousing/tourism. SBI to NE of site.				
Area:	9.67 ha. gross 9.670 ha	a. net	Policy: 3	Stat	us: NC
Grid Ref.:	E 400671 N 359076		Commitment:	7 Use	6
Type:	B/G Hierarchy:	OC	Conversion:	C/NB Loca	ation: R
Greenbelt:	N Flooding:	N	Replacement Dwg:	: N Own	er: 3
	Site	e Assess	sment		
e Features:			Deliverabil	lity Assessment	
	ly from Buxton Road, very prominent		Availability:		1
ading out of Thorncli liage in places. Build	ffe village to Morridge despite perime lings from former use remain on site.	eter	Pre-app enquiry. Planning ap		f uses since
ading out of Thorncli liage in places. Build n site. SBI at NE con	ffe village to Morridge despite perime lings from former use remain on site.	eter	-		f uses since
ading out of Thorncli liage in places. Build n site. SBI at NE con	ffe village to Morridge despite perime lings from former use remain on site.	eter	Pre-app enquiry. Planning ap 2006. Has been promoted th		f uses since
ading out of Thornoli liage in places. Build a site. SBI at NE con vailabile Access:	ffe village to Morridge despite perime lings from former use remain on site. ner (open land).	eter	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above.		f uses since
ading out of Thornoli liage in places. Build a site. SBI at NE con vailabile Access:	ffe village to Morridge despite perime lings from former use remain on site. ner (open land).	eter	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above. Suitability:	rough adopted LDF Po	f uses since licy as
ading out of Thornoli liage in places. Build n site. SBI at NE con vailabile Access: ccess available from	ffe village to Morridge despite perime lings from former use remain on site. ner (open land). Buxton Road	eter	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above.	due to remote location	f uses since licy as 3 . Possibility
ading out of Thorncli liage in places. Build n site. SBI at NE corn vailabile Access: ccess available from dditional Comment	ffe village to Morridge despite perime lings from former use remain on site. ner (open land). Buxton Road	eter Trees	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above. Suitability: Unsuitable for C3 residential	due to remote location	f uses since licy as 3 . Possibility
ading out of Thorncli liage in places. Build a site. SBI at NE con vailabile Access: ccess available from dditional Comment a site is 2+km from e ose proximity it is un	iffe village to Morridge despite perime lings from former use remain on site. ner (open land). Buxton Road s: edge of Leek SDB and having no serv suitable for market housing but poten	vices in ntial for	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above. Suitability: Unsuitable for C3 residential	due to remote location	f uses since licy as 3 . Possibility
ading out of Thorncli liage in places. Build a site. SBI at NE con vailabile Access: ccess available from dditional Comment a site is 2+km from e ose proximity it is un tra care: Pol SS6C s	iffe village to Morridge despite perime lings from former use remain on site. ner (open land). Buxton Road s:	vices in Intial for or	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above. Suitability: Unsuitable for C3 residential	due to remote location	f uses since licy as 3 . Possibility nly.
ading out of Thorncli liage in places. Build n site. SBI at NE con vailabile Access: ccess available from dditional Comment s site is 2+km from e ose proximity it is un dtra care: Pol SS6C s	iffe village to Morridge despite perime lings from former use remain on site. ner (open land). Buxton Road s: edge of Leek SDB and having no serv suitable for market housing but poten specifically identifies this site as majontryside for emp/e-c housing/tourism	vices in Intial for or	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above. Suitability: Unsuitable for C3 residential of some C3 as part of extra or some C3 as part or some C4	due to remote location care housing scheme o	f uses since licy as 3 . Possibility nly.
ading out of Thorncli liage in places. Build n site. SBI at NE con vailabile Access: ccess available from dditional Comment s site is 2+km from e ose proximity it is un dtra care: Pol SS6C seveloped area in cou trengths/ Opportun cownfield site. Buildir	iffe village to Morridge despite perime lings from former use remain on site. ner (open land). Buxton Road s: edge of Leek SDB and having no serv suitable for market housing but poten specifically identifies this site as majontryside for emp/e-c housing/tourism ities:	vices in Intial for or	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above. Suitability: Unsuitable for C3 residential of some C3 as part of extra	due to remote location care housing scheme o	a since licy as 3 . Possibility nly.
ading out of Thorncli liage in places. Build in site. SBI at NE con- vailabile Access: ccess available from dditional Comment is site is 2+km from e ose proximity it is un attra care: Pol SS6C seveloped area in cou- cerengths/ Opportun	iffe village to Morridge despite perime lings from former use remain on site. ner (open land). Buxton Road s: edge of Leek SDB and having no serv suitable for market housing but poten specifically identifies this site as majo ntryside for emp/e-c housing/tourism ities:	vices in Intial for or	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above. Suitability: Unsuitable for C3 residential of some C3 as part of extra	due to remote location care housing scheme o	a since licy as 3 . Possibility nly.
ading out of Thorncli liage in places. Build in site. SBI at NE con- vailabile Access: ccess available from dditional Comment is site is 2+km from e ose proximity it is un otra care: Pol SS6C i eveloped area in cou- trengths/ Opportun rownfield site. Buildir ore Strategy as rede cluding employment.	iffe village to Morridge despite perime lings from former use remain on site. ner (open land). Buxton Road s: edge of Leek SDB and having no serv suitable for market housing but poten specifically identifies this site as majontryside for emp/e-c housing/tourism lities:	vices in initial for or	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above. Suitability: Unsuitable for C3 residential of some C3 as part of extra	due to remote location care housing scheme o	a since licy as 3 . Possibility nly.
ading out of Thorncli liage in places. Build in site. SBI at NE con vailabile Access: ccess available from dditional Comment is site is 2+km from ecose proximity it is un stra care: Pol SS6C seletoped area in cou trengths/ Opportun cownfield site. Building or Strategy as rede cluding employment.	iffe village to Morridge despite perime lings from former use remain on site. ner (open land). Buxton Road Buxton Road S: Edge of Leek SDB and having no serv suitable for market housing but poten specifically identifies this site as majontryside for emp/e-c housing/tourism lities: Ings may be suitable for reuse. Identification velopment site suitable for mixed use the extra care housing and touris evelopment may provide physical/visuelement may provide physical/visuelement.	vices in initial for or	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above. Suitability: Unsuitable for C3 residential of some C3 as part of extra	due to remote location care housing scheme o	a since licy as 3 . Possibility nly. 1 nto account all n the site
ading out of Thorncliliage in places. Build in site. SBI at NE corrected with the second state of the seco	iffe village to Morridge despite perime lings from former use remain on site. ner (open land). Buxton Road Buxton Road S: Edge of Leek SDB and having no serv suitable for market housing but poten specifically identifies this site as majontryside for emp/e-c housing/tourism lities: Ings may be suitable for reuse. Identification velopment site suitable for mixed use the extra care housing and touris evelopment may provide physical/visuelement may provide physical/visuelement.	vices in ntial for or lifed in es ual	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above. Suitability: Unsuitable for C3 residential of some C3 as part of extra	due to remote location care housing scheme o	a since licy as 3 since licy as 1 since licy as 1 since licy as 2 since licy a
ading out of Thorncli iage in places. Build is site. SBI at NE con vailabile Access: ceess available from diditional Comment site is 2+km from e see proximity it is un tra care: Pol SS6C seeloped area in cou rengths/ Opportun ownfield site. Building ore Strategy as rede cluding employment. commodation. Rede eakneses/ Constra	iffe village to Morridge despite perime lings from former use remain on site. her (open land). Buxton Road Buxton Road Buxton Road S: Edge of Leek SDB and having no serv suitable for market housing but potent specifically identifies this site as majontryside for emp/e-c housing/tourism lities: Ings may be suitable for reuse. Identifies velopment site suitable for mixed use, extra care housing and tourise evelopment may provide physical/visuitints: Be of Leek there are sustainablity issued.	vices in ntial for or limites and ontrains	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above. Suitability: Unsuitable for C3 residential of some C3 as part of extra	due to remote location care housing scheme of comically viable taking in gations associated with	a since licy as a since licy a
ading out of Thorncliliage in places. Build in site. SBI at NE convailabile Access: cocess available from additional Comment is site is 2+km from a cocess available from its site is 2+km from a cocess available from its site is 2+km from a cocess available from its site is 2+km from a cocess available from its site is 2+km from a cocess available from its site is 2+km from a cocess available from its site is 2+km from a cocess available from its site is 2+km from a cocess available from its site is 2+km from a cocess available from its site is 2+km from a cocess available fr	iffe village to Morridge despite perime lings from former use remain on site. her (open land). Buxton Road Buxton Road Buxton Road S: Edge of Leek SDB and having no serv suitable for market housing but potent specifically identifies this site as majontryside for emp/e-c housing/tourism lities: Ings may be suitable for reuse. Identifies velopment site suitable for mixed use a extra care housing and touris evelopment may provide physical/visue lints: The of Leek there are sustainablity issue Peak District National Park further co	vices in ntial for or limites and ontrains	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above. Suitability: Unsuitable for C3 residential of some C3 as part of extra	due to remote location care housing scheme of care housing scheme of gations associated with Full Capacity 5 Year Capacity	a since licy as a since licy a
ading out of Thorncliage in places. Building ein places. Building in places. Building in places. Building in places: Additional Comment Addition	iffe village to Morridge despite perime lings from former use remain on site. her (open land). Buxton Road s: edge of Leek SDB and having no serv suitable for market housing but poten specifically identifies this site as majo ntryside for emp/e-c housing/tourism lities: eggs may be suitable for reuse. Identification welopment site suitable for mixed use, extra care housing and touris evelopment may provide physical/visue lints: e of Leek there are sustainablity issue Peak District National Park further count which would be appropriate for the	vices in ntial for or or	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above. Suitability: Unsuitable for C3 residential of some C3 as part of extra	due to remote location care housing scheme of care housing scheme of gations associated with Full Capacity 5 Year Capacity	a since licy as a since licy a
ading out of Thorncliliage in places. Building in places. Buildin site. SBI at NE convailabile Access: cocess available from additional Comment is site is 2+km from each proximity it is under a care: Pol SS6C seveloped area in countries of strategy as redected in countries as a commodation. Redected in countries is a commodation. Redected in countries is a commodation outside its proximity to the	iffe village to Morridge despite perime lings from former use remain on site. her (open land). Buxton Road s: edge of Leek SDB and having no serv suitable for market housing but poten specifically identifies this site as majo ntryside for emp/e-c housing/tourism ities: ngs may be suitable for reuse. Identifies velopment site suitable for mixed use, extra care housing and touris evelopment may provide physical/visu ints: e of Leek there are sustainablity issue Peak District National Park further count which would be appropriate for the	vices in ntial for or or	Pre-app enquiry. Planning ap 2006. Has been promoted the explained above. Suitability: Unsuitable for C3 residential of some C3 as part of extra conclusion. Achievability: Development would be econclikely costs and planning oblicities. Classification: C plication Details	due to remote location care housing scheme of care housing scheme of gations associated with Full Capacity 5 Year Capacity	a since licy as a since licy a

Site Ref. No.:	207	Land o	off Sugar Street	, oppos	ite Royal Oak	pub		
SMDC Ref. No	:: RS005				- '			
NLUD Ref. No.	.:	Sugar	Stroot					
PA Ref. No.:								
LDF Ref. No.:		Rusnic	on Spencer					
		Site Deta	ails					
Description	Sloping overgrown paddock	in centre o	f village					
Comments:			ile for this site. Application refused to convert to resi curtila sived. Also subsequent correspondence from owner 27/01/14					
Area:	0.45 ha. gross 0.450 h	na. net	Policy: 1		Status:	NC		
Grid Ref.:	E 394047 N 362343		Commitment	: [7 Use:	6		
Type:	G Hierarchy:	SV	Conversion:		NB Location	n: U		
Greenbelt:	N Flooding:	N	Replacement	Dwg:	N Owner:	3		
	Sit	te Assess	sment					
ite Features:		,0 2 10000		verability i	Assessment			
lones heavily unward	s away from Sugar St. SHLAA rep s	states no	Availability:			1		
onger in agricultural us		nates no	2011 SHLAA Rep ind	licates avail	able now.			
			·					
Availabile Access:								
One gated access opp	osite pub car park							
			Suitability:			2		
				ugh greenfi	eld and sloping, very ce	entral to		
Additional Comments	::		village and facilties.					
	nning application for a change of us							
hange in character an	efused principally on the grounds that not the likely domestic outbuildings w							
arm the landscape (0			Achievability:			1		
Strengths/ Opportuni	ties:				cally viable taking into a			
	SDB. Central to village and facilities and Road. Owner indicates could make		lively costs and bigin	mig obligatio	ons associated with the	SILC		
	ng pedestrian footpath to the school.							
Veakneses/ Constrai	nts:		Classification:	В	Full Capacity	7		
	an issue. Sugar Street a little narrow	v at this	2.2300410		5 Year Capacity	0		
point.					Density	15.56		
					20.1011	13.30		
	Plan	nina Apr	olication Details	S				
					Approval Data:			
Planning Applicat		Application 7	Гуре:		Approval Date:			
Building Control F	Ref	Other Applic	ation:		Approval Life:			
Date Last Upd	dated 12-Jun-15		Data Farm D	tripted	04 Iul 45			
_ a.c _acc ope			Date Form P	iiiieu	01-Jul-15			

SMDC Ref. No NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description		Rushto	sfield Road on Spencer	PO along	j E boundai	ry	
Comments:	NOTE THAT LETTER RECEIVED (ON LOCAL P	LAN FILE FOR THIS S	SITE. App f	or 2 dwellings	refused 86/	0737.
Area: Grid Ref.: Type: Greenbelt:	0.79 ha. gross 0.790 ha E 393491 N 362665 G Hierarchy: Y Flooding:	s. net	Policy: 2 Commitment Conversion: Replacement	[7 NB N	Status: Use: Location Owner:	NC 6 R
	Site	Assess	ment				
ite Features:			Deli	verability	/ Assessme	nt	
	. Some foliage. Not clear if in current and a Public RoW along SE perimete		Availability: Assumed 2				2
vailabile Access: xisting via Dane Hurs	t		Suitability:				3
dditional Comments	:		Potential for resident may not be consisde SDB, and presence of	red as a p	riority site give	en remotene	
			Achievability:				1
trengths/ Opportuni	ties:		Development would be likely costs and plann				
/eakneses/ Constrai	nts:		Classification:	С	Full C	apacity	24
.ccess from field requi	red. Note that app 06/0744/FUL (new n highway safety grounds. Remote fro	vehic	Oldomodion.		5 Year (0
	and P/RoW may also act as constra				С	ensity	30.38
	Planr	ning App	olication Details	s			
Planning Applicat Building Control F	ion:	Application T	ype:		Approval Dat		
Date Last Upd	ated 12-Jun-15		Date Form F	Printed	01-Jul-1:	5	

Grid Ref.: E 393840 N 362547 Commitment Type: G Hierarchy: SV Conversion:	
Conversion:	
Greenbelt: N Flooding: N Benjacement	NB Location: R
Replacement	t Dwg: N Owner: 3
Site Assessment	
te Features: Deliv	verability Assessment
available Access: se existing vehicular access opposite Smithy Fold dwellings. Suitability: Very good potential Secause of conduit site falls within British Waterways consultation ne [but NOT within a FZ]. Site area now excludes portion rresponding to Marsh Villa approval 09/00643/FUL. Note Public ows run along eastern (canal) boundaries. Achievability:	sequent owner correspondence indicates ars. Permission 09/643 has completed.
	be economically viable taking into account all hing obligations associated with the site
eakneses/ Constraints: Classification:	B Full Capacity 26
outs canal - environmental implications for future development? tractive, and some internal foliage. Understood may be internal sues regarding positioning of septic tanks etc - layout	5 Year Capacity 0

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description	::	wn agricultural pa	Greena Southw Rushto	n between acre and Orcha west of Maccles on Spencer				
Comments: Area: Grid Ref.: Type: Greenbelt:	residential deve	gross 0.500 ha	from co-owner a. net SV N	Policy: 2 Commitment Conversion: Replacement	2/3 :: [7 NB	Status: Use: Location: Owner:	NC 8 R 3
		Site	Assess	ment				
ite Features: ilat agricultural pasture Peripheral hedging/folia		nly visible; historic ch	aracter.	Availability: Correspondence from intention of releasing	n co-owner		ifying they ha	
Availabile Access: Jone onto A52 althoug Drachard End to south		s onto private track to	0	Suitability: Good potential for ho	using/busi	ness		2
Strengths/ Opportuni Plat. Close to (outside) pportunity. Abuts main	SDB. Flanked by		e would	Achievability: Development would be likely costs and plann				
Creen impacts from N. Weakneses/ Constrai Greenfield. Greenbelt.	nts:	ghly visible from road	d.	Classification:	С	Full Ca 5 Year C	apacity apacity	15
						De	ensity	30.00
Planning Applicat Building Control F			ning App Application T			Approval Date		
Date Last Upd	lated 27-M	lay-15		Date Form F	Printed	01-Jul-15		

e Details
se).
se).
et Policy: 2/3 Status: NC
Commitment: 7 Use: 8
Conversion: NB Location: R
N Replacement Dwg: N Owner: 3
ssessment
Deliverability Assessment
Availability: 1
ges. Discussion with owner 16/10/14, who confirmed support for
residential allocation.
Suitability: 2
Potential for residential/business
Achievability: 1
Development would be economically viable taking into account all likely costs and planning obligations associated with the site
Classification: B Full Capacity 30
5 Year Capacity 0
Density 30.00
ag Application Details Approval Date: Approval Life:

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description		Sature, some hed	Rushto	sfield Road on Spencer			
Comments:	boundary.	TER RECEIVED O		Policy: 2		runs along southe	m NC
Grid Ref.:	E 393822 N		. 1101	Commitment:			
Type:		Hierarchy:	SV			Use:	8
Greenbelt:		Flooding:	N	Conversion:	NB	Location	
				Replacement	Dwg: N	Owner:	4
		Site	Assess	sment			
te Features:				Deliv	erability Asse	ssment	
emote, outside SDB. wards west. Lower el ıblic RoW runs along	evation than main r	road (so very visible		Availability: Assumed 2			2
vailabile Access: pes not appear to have ditional Comments		ublic highway.		Suitability: Unsuitable site.			3
rengths/ Opportuni	ties:			Achievability: Development would be likely costs and planning			
eakneses/ Constraintes not appear to have west). Remoteness. reenfield.Greenbelt.	ve access onto a pu		erway	Classification:	C 5	Full Capacity [Year Capacity [Density [31 0 30.10
		Plann	ing App	olication Details	3	, [
						val Date:	

OHA Daf Na	004	. 					
Site Ref. No.:	231		Land r	ear of			
SMDC Ref. No			Glenro	y Garage			
NLUD Ref. No	.:		Maccle	esfield Road			
PA Ref. No.:			Rusht	on Spencer			
LDF Ref. No.:							
		;	Site Det	ails			
Description	Paddock re	ear (east) of car sa	ales premi	ses (in operation)			
Comments:	premises excl			ip as roadside garage). Ne deemed to have little redev			Garage
Area:	0.45 ha.	gross 0.410 ha	a. net	Policy: 3		Status:	NC
Grid Ref.:	E 39375	7 N 362650		Commitment:	7	Use:	8
Type:	G	Hierarchy:	SV	Conversion:	NB	Location	ı: R
Greenbelt:	N	Flooding:	N	Replacement [Owg: N	Owner:	3
		Site	e Asses	sment			
te Features:		2.14			erability Asses	sment	
arge flat fenced nadd	ock behind one	erating car sales firm.N	lot clear	Availability:			2
forms part of premise	es curtilage or v	vacant?Paddock only v neavy established hedg	visible	Assumed 2.			
		es at time of site visit	J19				
vailabile Access:							
		esfield Road, not Tan I					
		rance onto Tan House		Suitability:			2
dditi 1 C		_		Highly developable plot	. But may be gre	enfield.	
dditional Comments							ļ
ublic RoWs run alono ane.	Northern bour	ndary, and along Tan H	House				
				Achievability:			
trengths/ Opportuni	ties:			Development would be	economically via	hle taking into ac	1
at paddock is highly	developable.			likely costs and plannin			
p							ļ
						_	
/eakneses/ Constrai				Classification:		Full Capacity	12
nplications). SuDS m	ay therefore be	nt may have environme require to be incorpor			5 Y	ear Capacity	0
to layout. Presumed	greenfield.					Density	29.27
		Planr	ning A p	plication Details			
Planning Applica	tion:		Application 1	Type:	Approva	al Date:	
Building Control I			Other Applic		Approva	al Life:	
_			этгэг лүрис				
Date Last Upo	lated 12	-Jun-15		Date Form Pri	nted 01-	Jul-15	

Site Ref. No.: 268 Field	l at
	dbank
NLUD Ref. No.:	t of Macclesfield Road
PA Ref. No.:	
LDF Ref. No.:	nton Spencer
Site De	etails
Description Flat triangular paddock with peripher	al hedging
Comments: NOTE THAT LETTER RECEIVED ON LOCA	AL PLAN FILE FOR THIS SITE. Abuts Rudyard railway line which is SBI
Area: 0.46 ha. gross 0.460 ha. net	Policy: 2/3 Status: NC
Grid Ref.: E 393859 N 361836	Commitment: 7 Use: 8
Type: G Hierarchy: SV	Conversion: NB Location: R
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 4
Site Asse	essment
e Features:	Deliverability Assessment
t triangular paddock adj to what appears to be a smallholding.	Availability: 2
ripheral hedging/fencing. Abuts A523 but sits at lower level (3-) therefore very visible from road. Abuts Rudyard railway line ich is an SBI.	Assumed 2
ailabile Access:	
isting access via smallholding.	
	Suitability: 3
ditional Comments:	Unsuitable site.
	Astronomy
rengths/ Opportunities:	Achievability: 1
it.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constraints:	Classification: C Full Capacity 14
moteness from SDB/unsustainability. Would require new access	5 Year Capacity 0
slope (highway safety?). Greenfield in greenbelt. Does not abut DB	Density 30.43
	30.43
Planning A	Application Details
Planning Application: Application	Annual Data

arage premis Road encer	ses		
emises			
has closed & immer rating. Note refusal			
olicy: 2/3/6		Status:	NC
ommitment:	7	Use:	2/6
onversion:	NB	Location	ı: R
placement Dwg	g: N	Owner:	3
Deliverab	ility Assessn	nent	
bility: gh 2011 SHLAA rep, 2014/0665 applicant′			
ility:			3
pelt. Remote from Ruercial/B-use loss.	ushton Spencer	'smaller village	»'.
rability:			
ed '1' given SHLAA	ron		1
eu i given Shizwa i	тер.		
sification: C	Full	I Capacity	7
	5 Yea	nr Capacity Density	16.67
on Details			
on 		Approval L	Approval Date: Approval Life: ate Form Printed 01-Jul-15

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	SM		Maccl	oy Garage / RS0 esfield Road on Spencer)10			
			Site Det					
Description	Heavily woo	ded 'triangle' of	land west	of Macclesfield Roa	d			
Comments:				sets listed for this site (a hat letter therefore reque				
Area:	0.46 ha. g	gross 0.460 h	na. net	Policy:	2/3		Status:	NC
Grid Ref.:	E 393648	8 N 362625		Commitment	:: [7	Use:	6
Type:	G	Hierarchy:	SV	Conversion:		NB	Location	: R
Greenbelt:	Υ	Flooding:	N	Replacement	t Dwg:	N	Owner:	4
		Sit	te Asses	sment				
e Features:				Deli	verability	Assessm	ent	
at triangle of land ve				Availability:				2
ound Station Lane to rage across road.	the south (and l	RS010); opposite G	Blenroy	Assumed 2.				
	ts.							
	ts.			Suitability:				3
visible access poin				Suitability: Given above 'weakne	esses' this	is clearly uns	suitable.	3
ditional Comments uld be combined with a rea as containing	s: th RS010? NB le a 'pond' [ie "can				esses' this	is clearly uns	suitable.	3
ditional Comments build be combined with a great as containing wts/biodiversity impless	s: th RS010? NB le a 'pond' [ie "can lications				esses' this	is clearly uns	suitable.	3
ditional Comments build be combined with a rea as containing with biodiversity implementation. Abuts Macclesfiel	s: th RS010? NB le j a 'pond' [ie "carl lications ities:	r"], and therefore poor	otential	Given above 'weakne	rvation ass pondlife) -	ets subsequ the extent o	rently being ide	3 entified
ditional Comments uld be combined with sarea as containing wits/biodiversity implements rengths/ Opportunitat. Abuts Macclesfiel avy screening any in	s: th RS010? NB le j a 'pond' [ie "carl lications ities:	r"], and therefore poor	otential	Achievability: In the event of conse on this site (eg trees,	rvation ass pondlife) - tion measu	ets subsequ the extent o	rently being ide	3 entified
ditional Comments buld be combined with a area as containing wits/biodiversity implementated to the combined with a containing wits and the combined with a containing wits Macclesfield avy screening any internally visible.	s: th RS010? NB le a 'pond' [ie "can lications ities: ld Road. Group onternal developm	r"], and therefore poor	otential	Achievability: In the event of conse on this site (eg trees, mitigation/compensa	rvation ass pondlife) - tion measu	ets subsequ the extent o rres required	rently being ide	3 entified
ditional Comments ould be combined with a read as containing wits/biodiversity implements at. Abuts Macclesfiel avy screening any internally visible. eakneses/ Constraintenance and the combined with a read as containing and the combined with a read as containing and the combined at th	th RS010? NB let a 'pond' [ie "canlications ities: Id Road. Group onternal developm ints: No access point. ite appears unsu	of houses to south. Itent would presuma	Given bly not be	Achievability: In the event of conse on this site (eg trees, mitigation/compensa development unviable)	rvation ass pondlife) - tion measu e.	sets subsequ the extent o res required Full 0	nently being ide of may make ne	3 entified
ditional Comments uld be combined with sarea as containing wits/biodiversity implements. Abuts Macclesfiel avy screening any internally visible. eakneses/ Constraineenbelt/greenfield. Inservation assets, suddland/alleged wildlings.	th RS010? NB let a 'pond' [ie "canlications ities: Id Road. Group onternal developm ints: No access point. ite appears unsu	of houses to south. Item would presuma Although no record Itable given heavy Trees would there	Given bly not be	Achievability: In the event of conse on this site (eg trees, mitigation/compensa development unviable)	rvation ass pondlife) - tion measu e.	sets subsequ the extent o res required Full 0	iently being ide if may make ne Capacity Capacity	3 entified ew 8
ditional Comments uld be combined with a area as containing wits/biodiversity implements. Tengths/ Opportunit. Abuts Macclesfiel avy screening any internally visible. Pakneses/ Constrainenbelt/greenfield. Inservation assets, sodland/alleged wildlinger	th RS010? NB let a 'pond' [ie "can lications"] ities: Id Road. Group of ternal developm ints: No access point. ite appears unsuffife pond on site.	of houses to south. Item would presuma Although no record Itable given heavy Trees would there	Given bly not be	Achievability: In the event of conse on this site (eg trees, mitigation/compensa development unviable) Classification:	rvation ass pondlife) - tion measue.	sets subsequ the extent o res required Full 0	cently being identification of the control of the c	3 entified ew 8

Description Comments: Area: Grid Ref.:	net area is realistic developable 1.61 ha. gross 1.290 E 393923 N 362700	269 and smaller f le area.		9976. Gross	sarea is both field Status:	ds, NC
Type: Greenbelt:	G Hierarchy N Flooding:		Conversion:	NB	Location:	R
		Site Asses	Replacement Dwg:	N	Owner:	3
ipheral foliage in monhouse Lane or Madavily wooded public ailabile Access: clear - although accurdary, with bridge of ditional Comments area effectively exceeding) - although particular or managements.		from at SW; and 9976. Is along west ath (and tree east allowing	Availability: Site suggested by owner 27/08 Suitability: Overall, considered '3' given conto village as other SHLAA optionsite given overall requirements. Achievability:	onstraints - sions; access o	ite not as well rel	
, notou.		leefield Dood	Assumed '2'		l	
rengths/ Opportuni	house Lane junction with Maccl	lestield Road.				

SMDC Ref. No.: NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:			March off Tar Rushte	mmediately to North side Farm nhouse Lane on Spencer	1 OT		
. [Etalala dia an		Site Det				
• [Abuts Lsted farm c		ning abutting farm comple	ex ————		
Area:	0.65 ha. g	ross 0.650 h	na. net	Policy: 3		Status:	NC
Grid Ref.:	E 393934	N 362636		Commitment:	7	Use:	8
Type:	G	Hierarchy:	SV	Conversion:	NB	Locatio	n: R
Greenbelt:	N	Flooding:	N	Replacement Dwg	j: N	Owner:	3
		Sit	e Asses	sment			
e Features:				Deliverabi	ility Assessn	nent	
pear relatively flat; mauts canal to W. Does			N and W.	Availability:			1
ne/Macc Rd/Sugar St pears to be stream al railabile Access: nclear - presumably vi	. Note abuts Lisong N boundary	ted farm complex t with RS029		Site suggested by owner 27	//08/14.		
rm access?				Suitability:			3
ditional Comments:				Overall, considered '3' given to village as other SHLAA o			related
ould be linked with dev ner	velopment at site	es RS029+RS031?	Same				
				Achievability:			2
rengths/ Opportuniti elatively close to Tanh at, well screened.		ion with Macclesfie	eld Road.	Assumed '2'			
eakneses/ Constrain	ts:			Classification: C	Ful	Capacity	15
ot a logical extension t rrower access track b tting - future developr ritage asset policy. G	eyond). Proximinent would need	ty to Listed farmho	use		5 Yea	r Capacity [23.08
		Plan	ning Ap	plication Details			
Planning Application	on: SM		Application ²	Гуре:	Approval D	Date:	

-	Fields 9558 a heavily woode	rectly adjacent Lis	Rushto Site Deta sted farm of		cludes the I	atter field, which Status: Use:	NC
Type:	G	Hierarchy:	SV	Conversion:	NB	Location:	8 R
Greenbelt:	N	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Sit	e Assess	sment			
eripheral hedging; smalature trees to SE; abustible from Tanhouse Levallabile Access: Inclear - presumably viurm access? Idditional Comments: Outs Listed farm compes RS029+RS030? (S	all triangular fi ts Listed farm ane/Macclesf a Tanhouse L lex. Could be Same owner)	Sugar St at higher leveld 9761 heavily wood complex. Does not a field Rd/Sugar Street anne to Macclesfield Field Field Rd/Sugar Street linked with developm	ded. ppear	Availability: Site suggested by owner 27/08 Suitability: Overall, considered '3' given on to village as other SHLAA optic concerns. Achievability:	onstraints -	site not as well r s and heritage im	3 elated pact
rengths/ Opportunit		oads. Some screening	J.	Assumed '2'.			
rrower access track b	to village; narr beyond). Proxi nent would ne	row Tanhouse Lane (a mity to Listed farmho ged to be acceptable a	use	Classification: C		ar Capacity Density	5 0 23.81
Planning Applicati		Plan	Application Other Applic		Approval Approval		

PA Ref. No.: LDF Ref. No.: Description Comments: Area:	Site suggested Waterways con	at triangular field	Rushto Site Det with thick As watercooning not in a	perimeter foliage to south	y, entire site f	falls within British Status:	n NC
Grid Ref.:	E 393920	N 362233		Commitment:	7	Use:	8
Type:	G	Hierarchy:	SV	Conversion:	NB	Location:	R
Greenbelt:	Υ	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Sit	e Asses	sment			
te Features:				Deliverabil	ity Assessn	nent	
elatively flat triangular west of Macclesfiel uth.Heavily wooded v hly really visible from railabile Access: ated access at NE op ditional Comments outs RS009 (same ov st-west bisects site.	d Road. Site nar watercourse to e opposite Royal posite pub note.	rrows in width to east, screens site fro Oak pub, or from W	om east.	Availability: Site suggested by owner of FRS009) available for resident Suitability: Given constraints, '3'			ide 3
	ies:			Achievability: Development would be econo	omically viable	e taking into acco	1 ount all
rengths/ Opportuni		y. Northern end clos	e to pub	likely costs and planning obli	gations assoc	iated with the sit	e
at, developable, gate c. Heavy screening to				1			20
at, developable, gate	opposite Sugar er away from se as very rural app	ttlement to south, th	erefore	Classification: C		Capacity r Capacity Density	30 0 19.23
eakneses/ Constrain wkward bend in road/fety?). Extends fixth	opposite Sugar er away from se as very rural app	ttlement to south, th pearance. Large field	erefore d - no	Classification: C		r Capacity	0

PA Ref. No.: LDF Ref. No.: Description Comments:	Overgrown However sit	meadow. 2xseparate S	SHLAA Reps 1		wider meadov	w south to 'The [
Area:		a. gross 0.530	na. net	Policy: 2/3		Status:	NC
Grid Ref.:		212 N 358075	0) (Commitment:	7	Use:	5/8
Type:	G	Hierarchy:	SV	Conversion:	NB	Location:	R
Greenbelt:	Υ	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Si	te Asses	sment			
e Features:				Deliverabili	ty Assessm	nent	
		nal (east). Appears wel		Availability: 2XSHLAA Reps 18/06/12 for vavailability for housing. Howev search reveal would be imprain	er subsequen	nt Land Registry	
s site no longer exter adside properties/Ho ditional Comments te relies on backland bunds (inc. RU015), thin British waterway	s: access option or to west to see consultation or to see to the second or to see to the second or to see consultation or to see to see consultation or to see t	ons through either Hote Lake Road properties.	el Rudyard	o/ships around 'The Drive'.But deliverable Suitability: Excellent potential provided very eg through RU009/RU015. Achievability:		alone appears	2
s site no longer exter adside properties/Ho dditional Comments te relies on backland ounds (inc. RU015), thin British waterway crengths/ Opportuni	access option to west to a consultation titles:	grounds. ons through either Hote Lake Road properties.	el Rudyard Site	o/ships around 'The Drive'.But deliverable Suitability: Excellent potential provided veeg through RU009/RU015.	ehicular acces	ss can be achiev	2 red,
s site no longer exter adside properties/Ho dditional Comments te relies on backland ounds (inc. RU015), thin British waterway trengths/ Opportuni vehicular access can evelopment; possibly (central) Rudyard. A	access option or to west to see achieved commercial ppears to ha	ons through either Hote Lake Road properties. In zone (canal).	el Rudyard Site sidential uilt up area neters.	o/ships around 'The Drive'.But deliverable Suitability: Excellent potential provided we eg through RU009/RU015. Achievability: Development would be econorial.	ehicular acces mically viable ations associa	ss can be achieved taking into account attends with the site.	2 red,
s site no longer exter adside properties/Ho dditional Comments te relies on backland ounds (inc. RU015), thin British waterway trengths/ Opportuni vehicular access can evelopment; possibly (central) Rudyard. A	access option or to west to see achieved commercial ppears to ha	ons through either Hote Lake Road properties. In zone (canal).	el Rudyard Site sidential uilt up area neters.	o/ships around 'The Drive'.But deliverable Suitability: Excellent potential provided very degree through RU009/RU015. Achievability: Development would be econollikely costs and planning oblig	mically viable ations associations full	ss can be achieved taking into account attends with the site account attends a	2 red, 1 unt all
s site no longer exter adside properties/Ho dditional Comments te relies on backland ounds (inc. RU015), thin British waterway trengths/ Opportuni vehicular access can evelopment; possibly (central) Rudyard. A	access option or to west to see achieved commercial ppears to ha	ons through either Hote Lake Road properties. In zone (canal).	el Rudyard Site	o/ships around 'The Drive'.But deliverable Suitability: Excellent potential provided very degree through RU009/RU015. Achievability: Development would be econollikely costs and planning oblig	mically viable ations associations full	ss can be achieved taking into account attends with the site account attends a	2 red, 1 unt all 2 13 0
adside properties/Ho dditional Comments te relies on backland ounds (inc. RU015), thin British waterway trengths/ Opportuni vehicular access can evelopment; possibly (central) Rudyard. A	access option or to west to see achieved commercial ppears to ha	ons through either Hote Lake Road properties. In zone (canal).	el Rudyard Site	o/ships around 'The Drive'.But deliverable Suitability: Excellent potential provided very degree through RU009/RU015. Achievability: Development would be econollikely costs and planning oblighted Classification: B Plication Details	mically viable ations associations full	e taking into account at a distribution of the state of t	2 red, 1 1 unit all 2 0

Comments: Area: Grid Ref.:	Part tarmaced, part grassed s Parts of site may be deemed to have south may be deemed greenfield. Co 0.43 ha. gross 0.430 ha E 395372 N 357800	surface e reverted from orrespondence a. net				
Type: Greenbelt:	G/B Hierarchy: Y Flooding:	SV N	Conversion:	NB	Location:	
		Assess	Replacement Dwg:	N	Owner:	3
	armac, which due to time has grass der is grassed. Thick perimeter foliage	0.011	Availability:			1
t of its own. Reliant to roudabout. Iditional Comments ould be linked with Reverted from pub curti	U021?Parts of site may be deemed to lage (b/field) to g/field. Former bowling	cess o have g green	Following owner's agents' corconfirming support for resider Suitability: Development benefits need to on openness. But good poten	ntial use of sit	against any imp	2 acts
Iditional Comments Julid be linked with Reverted from pub curtice south may be g/field tel car park? Yield be rengths/ Opportunicused partially brown	U021?Parts of site may be deemed to lage (b/field) to g/field. Former bowling. Could site be extended further west in ased on agent illustrative plan.	o have g green into	confirming support for resider Suitability: Development benefits need to	b be weighed tial for resider	against any impential developmential	2 Pacts nt. 1

Site Ref. No.: SMDC Ref. No.	2262 : SB014	Land o	on west side of			
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	SM		ld Lane on Brook			
		Site Det	ails			
Description	Garden Site					
Comments:						
Area:	0.35 ha. gross 0.3	350 ha. net	Policy: 2		Status:	NC
Grid Ref.:	E 391373 N 3524		Commitment:	7	Use:	1
Type:	G Hierarc	-	Conversion:	NB	Location	R
Greenbelt:	Y Floodir	ng: N	Replacement Dwg:	N	Owner:	3
		Site Asses	sment			
te Features:			Deliverabili	ty Assessr	ment	
	outbuildings/storage sheds.	Slopes slightly.	Availability:			2
rge plot. Number of t	rees on the site.		No known availability constraint revealed that this land is not re			
/ailabile Access:			Tevealed that this land is not i	cgistered 30	OWNERSHIP IS UN	KIIOWII.
	eed resolving - declassified	one way road.				
	, and the second	,	Suitability:			2
			Potential for residential use.			
Iditional Comments						
CC has no significant	flooding concerns.					
			Achievability:			1
rengths/ Opportunit	ies:		Development would be econo	mically viable	e taking into acc	
rge plot, residential a	rea.		likely costs and planning oblig			
eakneses/ Constrair	nts:		Classification: B	Ful	I Capacity	10
	number of trees on site likel	y to affect	онаостоинот В		ar Capacity	0
pacity.					Density	28.57
		Planning Ap	plication Details			
Planning Applicati	on: SM	Application	Туре:	Approval [Date:	
Building Control R	Ref	Other Applic	cation:	Approval L	_ife:	
Date Last Upda	ated 15-Apr-15		Date Form Printed	01-Ju	145	

Date Form Printed

	2554 L	Land to east
SMDC Ref. No	:: SB016	
NLUD Ref. No.		Stanley Road
PA Ref. No.:	SM	_
LDF Ref. No.:		Stockton Brook
	Si	te Details
Description	Fields	
Comments:		
Area:	0.66 ha. gross 0.660 ha. ı	net Policy: 2,3 Status: NC
Grid Ref.:	E 391956 N 351995	Commitment: 7 Use: 8
Type:	G Hierarchy:	OC Conversion: NB Location: R
Greenbelt:	Y Flooding:	N Replacement Dwg: N Owner: 3
	Cita /	
	Site A	Assessment
te Features:		Deliverability Assessment
ell contained green fi	ield to rear of residential development.	Availability: 2
		No known availability constraints. Land Registry search has revealed that this land is not registered so ownership is unknown.
ailabile Access:		
es - existing bellmout	h access into site from Stanley Road.	
		Suitability: 2
		Potentially suitable for a sensitive low density infill scheme. Sustainable location in a central part of the village.
ditional Comments) :	Odstalliable location in a central part of the village.
_		
		Achievability:
rengths/ Opportuni	ties:	Development would be economically viable taking into account all
	ties: ose to village facilities.	
		Development would be economically viable taking into account all
a residential area, cl	ose to village facilities.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
a residential area, cl	ose to village facilities.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 15
a residential area, cl eakneses/ Constrai	ose to village facilities. nts:	Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 15 5 Year Capacity 0
a residential area, cle eakneses/ Constrai reen field, green belt,	ose to village facilities. nts: there is a listed building in the vicinity +	Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 15 5 Year Capacity 0
a residential area, cl eakneses/ Constrai	ose to village facilities. nts: there is a listed building in the vicinity + ssible ground gas issues from historic la	Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0 Density 22.73
a residential area, cle eakneses/ Constrai reen field, green belt, auldon Canal CA, pos	nts: there is a listed building in the vicinity + ssible ground gas issues from historic la	Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0 Density 22.73 ng Application Details
reakneses/ Constrai	nts: there is a listed building in the vicinity + ssible ground gas issues from historic la Plannii tion: SM Ap	Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: B Full Capacity 5 Year Capacity 0 Density 22.73

Site Ref. No.: 402 Land SMDC Ref. No.: ST001	at			
NLUD Ref. No.: PA Ref. No.: Stanle Stanle	ley Bank ley			
Site De	etails			
Description greenfield land in the greenbelt				
Comments: Field in the Green Belt to north of Stanley village	ge with development interest.			
Area: 2.21 ha. gross 2.210 ha. net	Policy: 2/5 Status: NC			
Grid Ref.: E 393305 N 352443	Commitment: 7 Use: 8			
Type: G Hierarchy: SV	Conversion: NB Location: R			
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 3			
Site Asses	ssment			
te Features:	Deliverability Assessment			
rge sloping field (south to north), appears undeveloped but has	Availability: 1			
prently been quarried in the past. Difficult to view the whole site. HLAA form states no ecological or landscape features.	Available immediately according to SHLAA form (180).			
ccess on to Stanley Bank but this is narrow and highways oblems surrounding the capacity of this road are anticipated could the site ever be developed. SHLAA form states this was a eviously agreed access for a golf course and club house. Idditional Comments: RA needed. Watercourse along eastern boundary. Consult EA and SCC.	Suitability: Unsuitable - g'field, g'belt, does not relate well to village in terms of access by foot, topography of neighbouring land presents a physical boundary to village, visual impact, only a smaller village in hierarchy so this level of development not required			
I.				
	Achievability: 1			
ilities are available according to SHLAA form which states that the e has no physical constraints and forms part of an area previously anted permission for a golf course. Adjoins built up area of	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.			
ilities are available according to SHLAA form which states that the le has no physical constraints and forms part of an area previously lanted permission for a golf course. Adjoins built up area of anley.	Development would be economically viable taking into account all			
trengths/ Opportunities: tilities are available according to SHLAA form which states that the te has no physical constraints and forms part of an area previously anted permission for a golf course. Adjoins built up area of anley. Teakneses/ Constraints: Teen field, Green Belt, does not relate well to village in terms of coess by foot. Topography of neighbouring land presents a hysical boundary to village. Part of land in Conservation Area, sual impact, lack of village facilities. FRA.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site.			
cilities are available according to SHLAA form which states that the te has no physical constraints and forms part of an area previously anted permission for a golf course. Adjoins built up area of anley. Yeakneses/ Constraints: Ireen field, Green Belt, does not relate well to village in terms of coess by foot. Topography of neighbouring land presents a hysical boundary to village. Part of land in Conservation Area, sual impact, lack of village facilities. FRA.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: C Full Capacity 50 5 Year Capacity 0 Density 22.62			
cilities are available according to SHLAA form which states that the te has no physical constraints and forms part of an area previously anted permission for a golf course. Adjoins built up area of anley. Yeakneses/ Constraints: Ireen field, Green Belt, does not relate well to village in terms of coess by foot. Topography of neighbouring land presents a hysical boundary to village. Part of land in Conservation Area, sual impact, lack of village facilities. FRA.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site. Classification: C Full Capacity 50 5 Year Capacity 0 Density 22.62 pplication Details			

LDF Ref. No.:	::	6 Draycott Road Upper Tean
-	_	Site Details
Description Comments:	Grazing Land and Garden Area of grazing land and garden on fi	fringe of settlement
Area: Grid Ref.: Type: Greenbelt:	0.32 ha. gross 0.320 ha E 400728 N 339667 B/G Hierarchy: N Flooding:	Commitment: 7 Use: 1/8 Conversion: Location: R Replacement Dwg: N Owner: 3
	Site	Assessment
ite Features: redominantly grassed	d field and some garden land, slopes to	Deliverability Assessment to north. Not available.
vailabile Access: ossible direct access ut poor junction dditional Comments	from Draycott Road or from track if wi	Suitability: Good potential for development but capacity may be restricted by access. May be possible to include site UT015 to increase capacity.
trengths/ Opportuni	i ties: ntial development. Near to village cen	Achievability: Development could be made economically viable through reduced planning obligations
/eakneses/ Constrai	i nts: untryside. Would intensify developme	Classification: C Full Capacity 10 ent in 5 Year Capacity 0
e area.	unityside. Would intensity developme	ent in 5 Year Capacity 0 Density 31.25
Planning Applica Building Control	tion:	Application Details Application Type: Approval Date: Approval Life: Approval Life:

SMDC Ref. No NLUD Ref. No PA Ref. No.: LDF Ref. No.:	.:	Land adjoining and to rear of 11-35 Cheadle Road Upper Tean Site Details
Description	Grazing and Vacant Land	Site Details
Comments:	Field between properties on Cheadle	adle Road and River Tean.
Area: Grid Ref.:	0.63 ha. gross 0.300 ha E 400845 N 339787	
Type:	G Hierarchy:	Commitment: 7 Use: 8
Greenbelt:	N Flooding:	Conversion: Location: R
		Replacement Dwg: N Owner: 3
	Site	ite Assessment
e Features:		Deliverability Assessment
	ong road frontage with few features with	
t of trees along rive pes down significa	er and large hedgerow along frontage to ntly to valley.	No known availability constraints
ditional Comment	e from Cheadle Road. s: xclude area within flood risk zone. Pos se if surplus. Loss of frontage gap	Achiovability
engths/ Opportun	ities:	Development would be economically viable taking into account all
ension to existing r ar to village centre.	esidential development along Cheadle	likely costs and planning obligations associated with the site
akneses/ Constra	ints:	Classification: C Full Capacity 10
rusion into countrys	ide. Extensive area along river within	in 5 Year Capacity 0
III 1100020110		Density 33.33
Planning Applica	tion:	nning Application Details Application Type: Approval Date: Approval Life:
	Ref (Application Type: Approva

Site Ref. No.: SMDC Ref. No NLUD Ref. No. PA Ref. No.: LDF Ref. No.:	5 C	Land to rear of 57-77 Cheadle Road Upper Tean
	Sit	Site Details
Description Comments:	Agricultural Land Extensive area of agricultural land between	etween properties along Cheadle Road and River Tean.
Area: Grid Ref.: Type: Greenbelt:	1.3 ha. gross 0.700 ha. n E 400739 N 339936 G Hierarchy: N Flooding:	Net Policy: 3/8 Status: NC Commitment: 7 Use: 8 LV Conversion: Location: R Y Replacement Dwg: N Owner: 3
	Site A	Assessment
te Features:		Deliverability Assessment
ently sloping site with ver. vailabile Access:	few features within it. Belt of trees alon	Availability: No known availability constraints
om Willow Close.	ble from Cheadle Road but possible acc	Relates well to existing residential development but would impact on countryside setting of this part of village. Floodplain constraints could limit potential for development.
		Achievability:
trengths/ Opportuni	ties: ntial development to north and east.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constrai trusion into countrysi odplain in floodzone	de. Extensive area along river within	Classification: C Full Capacity 20 5 Year Capacity 0 Density 28.57
	Plannir	ning Application Details
Planning Applicat Building Control F	D-f	Application Type: Approval Date: Approval Life:
Date Last Upd	ated 11-Jun-15	Date Form Printed 01-Jul-15

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Croft Mill Cheadle Road Upper Tean
		Site Details
Description	Mill Building and Surrounding	
Comments:	Existing employment site occupied b yard. Also includes small greenfield	by Arc Gas Welding comprising of large mill building and various outbuildings and d are to south.
Area:	1 ha. gross 0.700 ha	a. net Policy: 1/3 Status: NC
Grid Ref.:	E 400626 N 340170	Commitment: 7 Use: 2/6
Type:	B/G Hierarchy:	Location: U
Greenbelt:	N Flooding:	Replacement Dwg: N Owner: 3
	Site	e Assessment
te Features:		Deliverability Assessment
ith extensive area of reenfield site to south vailabile Access: existing access directly nited and on short terms dditional Comments	ry off Cheadle Road. Existing busines m leases only.	SHLAA request submitted by consultant and landowner
rengths/ Opportuni	ties:	Development could be made economically viable through
djoining existing estab		Classification: B Full Capacity 15
	e. Part of site lies within flood plain ar outside settlement boundary.	Density 21.43
	Plann	ning Application Details
Planning Applicat	2-4	Application Type: Approval Date: Other Application: Approval Life:

Date Last Updated 11-Jun-15 Date Form Printed 01-Jul-15

PA Ref. No.: LDF Ref. No.: Description		Details
Comments:		west of village between Cheadle Road and River Tean
Area: Grid Ref.: Type: Greenbelt:	1.8 ha. gross 1.600 ha. net E 400661 N 340327 G Hierarchy: LV N Flooding: Y	Conversion: Location: R
		Replacement Dwg: N Owner: 3
	sed fields and woodland area around River vs along road frontage. Site slopes westward die Road available.	SHLAA request submitted by consultant
dditional Comments	s: clude area within flood risk zone.	Logical northern development of settlement but would have a significant impact on character of this part of village whilst floodplain and landscape constraints would limit extent of possible development.
	ntial development to south with residential lle Road. Extent of site would give	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
	o countryside, particularly alongside River s of woodland along river and half of site	Classification: B Full Capacity 50 5 Year Capacity 0 Density 31.25
	Planning	Application Details tion Type: Approval Date:

Site Assessment Deliverability Assessment	Site Ref. No.:	29						
Cheadle Road Upper Tean Cheadle Road Upper Tean	SMDC Ref. No	.: UT014	Croft					
Description Bungalow and Adjoining Land Comments: Bungalow and outbuildings with underused land within site	NLUD Ref. No.	.:		o Dood				
Site Details Description Bungalow and Adjoining Land Comments: Bungalow and outbuildings with underused land within site Area:	PA Ref. No.:							
Description Bungalow and Adjoining Land Comments: Bunglaow and outbuildings with underused land within site Area: O.15 ha gross O.150 ha. net Grid Ref.: E 400656 N 340117 Type: B Hierarchy: Commitment: 7 Use: 1 Commitment: 7 Commitment: 7 Use: 1 Commitment: 7 Use: 1 Commitment: 7 Use: 1 Commitment: 7 Commitment: 7 Use: 1 Commitment: 1 C	LDF Ref. No.:		Upper	l ean				
Comments: Bunglaow and outbuildings with underused land within site Area: 0.15 ha. gross 0.150 ha. net Grid Ref.: E 400656 N 340117 Type: B Hierarchy: LV Greenbelt: N Flooding: N Replacement Dwg: N Owner: 3 Site Assessment Site Assessment Deliverability Assessment Availability: 2 No known availability constraints (understood to be owned also by Arc Welding) Are Welding) April Deportunities: It in settlement boundary and adjoining established residential demployment areas. Bunglaow and outbuildings with underused land within site. Existing access off Cheadle Road Classification: B Full Capacity 5 S Year Capacity 0 Density 33.33 Planning Application: Approval Date: Approval Life: Duly Approval Life: Appr		S	ite Deta	ils				
Area: 0.15 ha. gross 0.150 ha. net	Description	Bungalow and Adjoining Land						
Grid Ref.: E 400656 N 340117 Type: B Hierarchy: LV Conversion: Location: U Greenbelt: N Flooding: N Replacement Dwg: N Owner: 3 Site Assessment Site Assessment Deliverability Assessment Availability: 2 No known availability constraints (understood to be owned also by Arc Welding) Availability: 1 Site would be suitable for redevelopment of infill development either on its own or in conjunction with redevelopment of mill site to north (UT011). Achievability: 2 Sutability: 1 Site would be suitable for redevelopment of mill site to north (UT011). Achievability: 2 Development could be made economically viable through reduced planning obligations Classification: B Full Capacity 5 S Year Capacity 0 Density 33.33 Planning Application: Approval Date: Building Control Ref Other Application: Approval Life: Other Application: Approval Life: Other Application: Approval Life: Other Application: Approval Life: Approval Life: Approval Life: Other Application: Approval Life: Development could be made economically viable through reduced planning obligations Approval Life: Other Application: Approval Life: Other Application: Approval Life: Other Application: Approval Life: Other Approval Life:	Comments:	Bunglaow and outbuildings with under	rused land w	vithin site				
Type: B Hierarchy: LV Conversion: Location: U Greenbelt: N Flooding: N Replacement Dwg: N Owner: 3 Site Assessment Deliverability Assessment Availability: 2 No known availability constraints (understood to be owned also by Arc Wielding) Site would be suitable for redevelopment of infill development either on its own or in conjunction with redevelopment of mill site to north (UT011). Achievability: 2 Site would be suitable for redevelopment of infill development either on its own or in conjunction with redevelopment of mill site to north (UT011). Achievability: 2 Development could be made economically viable through reduced planning obligations Classification: B Full Capacity 5 5 Year Capacity 0 photyment use to north and sub-station to sout-east may limit tential for housing. Planning Application Details Planning Application: Approval Date: Approval Life:	Area:	0.15 ha. gross 0.150 ha.	net	Policy: 1		Sta	tus:	NC
Site Assessment Conversion:	Grid Ref.:	E 400656 N 340117		Commitment	:	7 Use) :	1
Site Assessment Deliverability Assessment	Type:	B Hierarchy:	LV	Conversion:		Loc	ation:	U
Deliverability Assessment Availability: Z No known availability constraints (understood to be owned also by Arc Welding) Suitability: Site would be suitable for redevelopment of infill development either on its own or in conjunction with redevelopment of mill site to north (UT011). Achievability: Z Site would be suitable for redevelopment of mill site to north (UT011). Achievability: Z Development could be made economically viable through reduced planning obligations Classification: B Full Capacity 5 Year Capacity 0 Density 33.33 Planning Application Details Planning Application: Approval Life: Building Control Ref Other Application: Approval Life:	Greenbelt:	N Flooding:	N	Replacement	Dwg:	N Own	ner:	3
Availability: Availability: 2		Site	Assess	ment				
No known availability constraints (understood to be owned also by Arc Welding) Suitability:	te Features:			Deli	verability A	ssessment		
by Arc Welding) Suitability:	ainly buildings, garde	en land and yard		Availability:				2
Suitability: Italianal Comments: Site would be suitable for redevelopment of infill development either on its own or in conjunction with redevelopment of mill site to north (UT011). Achievability: Development could be made economically viable through reduced planning obligations Classification: B Full Capacity 5 Year Capacity 0 Density 33.33 Planning Application Details Planning Application: Approval Date: Building Control Ref Other Application: Approval Life:					constraints (understood to be	owned	also
Suitability: Interpretability:	/ailabile Access:			,				
Suitability: Site would be suitable for redevelopment of infill development either on its own or in conjunction with redevelopment of mill site to north (UT011). Achievability:	kisitng access off Cho	eadle Road						
either on its own or in conjunction with redevelopment of mill site to north (UT011). Achievability: Development could be made economically viable through reduced planning obligations Classification: B Full Capacity 5 Year Capacity 0 pensity 33.33 Planning Application Details Planning Application: Approval Date: Building Control Ref Other Application: Approval Life:	-			Suitability:				1
to north (UT011). Achievability: Development could be made economically viable through reduced planning obligations Classification: B Full Capacity 5 Year Capacity 0 Density 33.33 Planning Application Details Planning Application: Approval Date: Building Control Ref Other Application: Achievability: 2 Development could be made economically viable through reduced planning obligations Classification: B Full Capacity 5 Year Capacity 0 Density 33.33				Site would be suitable	e for redevelo	ppment of infill de	evelopme	ent
Development could be made economically viable through reduced planning obligations Classification: B Full Capacity 5 S Year Capacity 0 Density 33.33 Planning Application: Approval Date: Building Control Ref Other Application: Approval Life:	dditional Comments	5:			conjunction	with redevelopm	ent of m	ill site
Development could be made economically viable through reduced planning obligations Classification: B Full Capacity 5 S Year Capacity 0 Density 33.33 Planning Application: Approval Date: Building Control Ref Other Application: Approval Life:								
rengths/ Opportunities: Development could be made economically viable through reduced planning obligations Classification: B Full Capacity 5 Year Capacity 0 Density 33.33 Planning Application Planning Application Approval Date: Building Control Ref Other Application: Approval Life:				Achievability:				
reduced planning obligations reduced planning obligations Classification: B Full Capacity 5 Year Capacity 0 neployment use to north and sub-station to sout-east may limit tential for housing. Planning Application Details Planning Application: Approval Date: Building Control Ref Other Application: Approval Life:	rengths/ Opportuni	ties:		-	e made econ	omically viable t	hrough	2
Planning Application: Planning Application: Planning Control Ref Other Application: Classification: B Full Capacity 5 Year Capacity 0 Density 33.33 Planning Application Details Approval Date: Approval Life:	ithin settlement bour	ndary and adjoining established residen	ntial			onnouny viable a	mougn	
Planning Application: Planning Application Approval Date: Building Control Ref Other Application: Classification: By Tull Capacity 5 Year Capacity 0 Approval Date: Approval Life:	d employment areas	i.						
Planning Application: Approval Date: Building Control Ref Approval Life:	eakneses/ Constrai	nts:		Classification	Б	Full Canaci	tv	E
Planning Application Details Planning Application Type: Approval Date: Building Control Ref Other Application: Approval Life:	ay be some existing	employment use within the site. Existir	ng	Olussineution.			_	
Planning Application Details Planning Application: Approval Date: Approval Date: Approval Life: Approval Life:		rth and sub-station to sout-east may lin	nit			Density	/ 3	33.33
Planning Application: Approval Date: Building Control Ref Other Application: Approval Life: Approval Life:								
Building Control Ref Other Application: Approval Life:		Plann	ing App	lication Details	s			
	Planning Applica	tion: A	pplication T	уре:	Ap	pproval Date:		
Date Leat Hadated 44 him 45	Building Control I	Ref O	ther Applica	ation:	Ap	pproval Life:		
Date Last Updated 11-Jun-15 Date Form Printed 01-Jul-15	Date Last Upo	lated 11-Jun-15		5 / 5 -	Nints I	04		

SMDC Ref. No NLUD Ref. No. PA Ref. No.: LDF Ref. No.:		2 Draycott Road Upper Tean
Description Comments:	Garden and Allotments Urban fringe site currently used as allo	Site Details Illotments and garden area.
Area: Grid Ref.: Type: Greenbelt:	0.36 ha. gross 0.150 ha. E 400787 N 339678 G Hierarchy: N Flooding:	A. net Policy: 3/8 Commitment: 7 Use: 5 Location: R Replacement Dwg: N Owner: 3
	Site	e Assessment
ite Features:		Deliverability Assessment
ond and horticultural bites vailabile Access: only accessible along to arrow and has poor juice. dditional Comments		No known availability constraints
trengths/ Opportunit djoins exisitng resider entre.	ies: tial development to south. Near to vill	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
leakneses/ Constrain lost of site in open con le area. Much of site	untryside. Would intensify develoopme	Classification: C Full Capacity 5 The property of the propert
Planning Applicat Building Control F	on: A	Application Type: Approval Date: Approval Life:

Site Ref. No.: SMDC Ref. No	12 .: UT016		Land N	lorth of				
NLUD Ref. No.	:		Drayes	ott Road				
PA Ref. No.:			_					
LDF Ref. No.:			Upper	rean				
			Site Deta	ails				
Description	Agricultural	Land						
Comments:	Extensive area	a of open countryside	e to rear of exi	sting development alor	ng north side	e of Draycott	Road	
Area:	6.5 ha.	gross 4.000 h	a. net	Policy:	3/8		Status:	NC
Grid Ref.:	E 40060	1 N 339843		Commitmer	nt:	7	Use:	8
Type:	G	Hierarchy:	LV	Conversion	: [Location	: R
Greenbelt:	N	Flooding:	Υ	Replacemer	nt Dwg:	N	Owner:	3
		Sit	e Assess	sment				
te Features:				Del	liverability	/ Assessm	ent	
everal fields seperate			ed by river	Availability:				2
east and north. Slop	oes towards rive	er.		No known availabili	ty constraint	ts		
vailabile Access: o direct access availa ack with poor junctior		ott Road, only minor	narrow	Suitability:				3
dditional Comments				Development of site this part of settleme restricts opportunity	ent. Poor ac	cess and flo	oding severley	ter of
et area reduced to ex	clude area with	in flood risk zone.						
				Achievability:				1
rengths/ Opportuni	ties:			Development would				
xtension to existing re ear to village centre. ovide other facilities.				likely costs and plar	ming obligat	uons associa	ileu willî lile Si	ıc
eakneses/ Constrai	nts:			Classification:	С	Full (Capacity	30
ignificant intrusion int		Access limited. Area	as along			5 Year	Capacity	0
•						1	Density	7.50
		Plan	ıning Apı	olication Detai				
Planning Applica			Application 7	Гуре:		Approval Da		
Building Control I	Ref		Other Applic	ation:		Approval Lif	e:	
Date Last Upo	lated 06-	Aug-09		Date Form	Printed	01-Jul-	15	

PA Ref. No.: LDF Ref. No.:			Upper		
Description	Agricultural	Land			
Comments:	Triangular area	a of grazing/agricultua	al land boun	ded by roads and existing development	
Area:	1 ha.	gross 1.000 ha	a. net	Policy : 3/10	Status: NC
Grid Ref.:	E 401309	9 N 340270		Commitment: 7	Use: 8
Type:	G	Hierarchy:	LV	Conversion:	Location: R
Greenbelt:	N	Flooding:	N	Replacement Dwg: N	Owner: 3
		Site	e Asses	sment	
e Features:				Deliverability Assessmen	nt
		es and with small are	a of	Availability:	2
odland to north wes	t.			No known availability constraints	
ailabile Access: th Tenford Lane ian suitable for access		oad are narrow roads of	currently		
				Suitability:	2
ditional Comment	s:			Logical extension enclosed by roads and exist development of this site may impact adversely settlement due to its contibution to the rural characteristics.	y on this part of the
				Achievability:	1
rengths/ Opportun joins existing reside es by roads and de	ntial developme	ent to west. Enclosed	on all	Development would be economically viable ta likely costs and planning obligations associate	
	ints:			Classification: B Full Ca	apacity 25
eakneses/ Constra	oor access at present although could be improved from Tenford ane. Forms part of open countryside which define edge of this art of settlement. Woodland area subject to TPO.			5 Year C	
ne. Forms part of o					ensity 25.00
or access at preser					
or access at preser ne. Forms part of o		Plan	ning Ap	plication Details	
or access at preser ne. Forms part of o	tion:	Plan	ning Ap	- Annual Date	r.

Date Form Printed

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		St Tho	lage Depot homas's Road er Tean				
5		Site Deta	ails				
Description Comments:	Haulage Depot Large haulage yard and hardstanding	ng					
Area:	0.4 ha. gross 0.400 ha	a. net	Policy: 1/5		Status:	NC	
Grid Ref.:	E 401066 N 339623		Commitment:	7	Use:	2	
Type:	B Hierarchy:	LV	Conversion:		Location	: U	
Greenbelt:	N Flooding:	N	Replacement Dwg:	N	Owner:	3	
	Site	e Assess	sment				
te Features:			Deliverabil	ity Assessn	nent		
of site coouried by	puildings and extensive hardstanding	aroa	Availability:			1	
or site occupied by t	buildings and extensive hardstanding	aica					
	oulidings and extensive nardstanding	alea	SHLAA representation from o	consultant on	belhalf of lando	wner	
vailabile Access: xisitng access availab	lle from St Thomas's Road	alea		ctive employm onmentally po nt - possible m	nent use but of li or. Would offer nixed uses giver	2 imited good	
vailabile Access: xisitng access availab dditional Comments elocation of existing heart trengths/ Opportunity	ele from St Thomas's Road : aulage yard necessary ties: other residential areas and within set	ettlement	SHLAA representation from of SHLAA representa	ctive employm onmentally po nt - possible m elocation of e	nent use but of li lor. Would offer nixed uses giver existing business	2 imited good	
vailabile Access: disiting access available diditional Comments elocation of existing has been been been been been been been bee	ele from St Thomas's Road : aulage yard necessary ties:	ettlement	SHLAA representation from of SHLAA representa	ctive employm onmentally po nt - possible m elocation of e	nent use but of li lor. Would offer nixed uses giver existing business	2 imited good	
vailabile Access: xisitng access availabile dditional Comments elocation of existing hardeness trengths/ Opportunity rownfield site, adjoins bundary. Opportunity onforming use.	ele from St Thomas's Road : aulage yard necessary ties: other residential areas and within set to improve site visually and remove r	ettlement	SHLAA representation from of SHLAA representa	ctive employm onmentally po nt - possible m delocation of e	nent use but of li lor. Would offer nixed uses giver existing business	2 imited good	
vailabile Access: xisitng access availabile dditional Comments elocation of existing heart and the comment of the comment o	ile from St Thomas's Road : aulage yard necessary ties: other residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove remove remove site visually and remove	ettlement non-	Suitability: Brownfield site currently in ac employment value and enviro opportunity for redevelopmer proximity to village centre. Reneeded Achievability: Development could be made reduced planning obligations	ctive employmonmentally pont - possible melocation of e	nent use but of lipor. Would offer nixed uses giver existing business or viable through	2 imited good	
vailabile Access: disiting access available diditional Comments elocation of existing hardeness available crengths/ Opportunity counfield site, adjoins coundary. Opportunity counforming use. eakneses/ Constrain te is within Conserval usiness would be required	ile from St Thomas's Road : aulage yard necessary ties: other residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove	ettlement non-	Suitability: Brownfield site currently in ac employment value and enviro opportunity for redevelopmer proximity to village centre. Reneeded Achievability: Development could be made reduced planning obligations	ctive employmonmentally pont - possible melocation of e	nent use but of lipor. Would offer nixed uses giver existing business viable through	imited good liss	
vailabile Access: xisitng access availabile dditional Comments elocation of existing harder trengths/ Opportunity rownfield site, adjoins bundary. Opportunity onforming use. Veakneses/ Constrain ite is within Conserva	ile from St Thomas's Road : aulage yard necessary ties: other residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove residential areas and within set to improve site visually and remove	ettlement non-	Suitability: Brownfield site currently in ac employment value and enviro opportunity for redevelopmer proximity to village centre. Reneeded Achievability: Development could be made reduced planning obligations Classification: B	ctive employmonmentally pont - possible melocation of e	nent use but of lipor. Would offer nixed uses giver existing business viable through	2 imited good 15 2 2 15 15 15	

Description Agricultural Land Comments: Triangular grassed field lying between house Area: 0.74 ha. gross 0.740 ha. net Grid Ref.: E 401261 N 339207 Type: G Hierarchy: LV Greenbelt: N Flooding: N	Policy: 3 Status: NC Commitment: 7 Use: 8 V Conversion: R
Comments: Triangular grassed field lying between house Area: 0.74 ha. gross 0.740 ha. net Grid Ref.: E 401261 N 339207 Type: G Hierarchy: LY Greenbelt: N Flooding: N Site Ass The Features: Site Features within site. Hedgerows	Policy: 3 Status: NC Commitment: 7 Use: 8 V Conversion: R
Area: 0.74 ha. gross 0.740 ha. net Grid Ref.: E 401261 N 339207 Type: G Hierarchy: LV Greenbelt: N Flooding: N Site Ass re Features: irly level grassed field with no features within site. Hedgerows	Policy: 3 Status: NC Commitment: 7 Use: 8 V Conversion: R
Grid Ref.: E 401261 N 339207 Type: G Hierarchy: N Flooding: Site Ass te Features: irly level grassed field with no features within site. Hedgerows	Commitment: 7 Use: 8 Conversion: R
Type: G Hierarchy: L\ Greenbelt: N Flooding: N Site Ass re Features: irly level grassed field with no features within site. Hedgerows	Conversion: Location: R
Greenbelt: N Flooding: N Site Ass te Features: irly level grassed field with no features within site. Hedgerows	Conversion: Location: R
Site Ass te Features: irly level grassed field with no features within site. Hedgerows	
te Features: irly level grassed field with no features within site. Hedgerows	Replacement Dwg: N Owner: 3
irly level grassed field with no features within site. Hedgerows	sessment
	Deliverability Assessment
ing road frontage and southern boundary.	Availability: 2
	No known availability constraints
rect access possible from Uttoxeter Road but site is raised above rel of road. Iditional Comments: e has been promoted for investment on internet through restorsinland.com	Suitability: Logical extension to settlement but the lack of a strong defensible boundary to the south could result in a significant long term change in character of this area.
rengths/ Opportunities:	Achievability: 1
joins existing residential development to north. Enclosed on 3 es by roads and development.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constraints:	Classification: B Full Capacity 20
rther encroachment of development into countryside with no ong defensible boundary to south - could set a precedent for	5 Year Capacity 0
ther development.	Density 27.03
Planning Application: Applica	Application Details
Other A	Application: Approval Life:

Site Details	Site Ref. No.: SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.:			77	outh of ter Road Tean			
Comments: Open field fronting Uttoxeter Road between No. 77 and farmstead. Area: 0.48 ha. gross 0.480 ha. net Office Ref.: E 401158 N 339261 Commitment: 7 Use: 8 Type: G Hierarchy: LV Conversion: Location: Replacement Dwg: N Owner: 3 Site Assessment Site Assessment Te Features: Deliverability Assessment Deliverability Assessment Availability: 2 Inditional Comments: Suitability: 2 Additional Comments: Suitability: 2 Achievability: 2 Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site positive. Their encroachment of development into countryside with no rong defensible boundary to west - could set a precedent for other development. Would lead to loss of open frontage. Planning Application Details Planning Application: Approval Date: Policy: 3 Status: NC Commitment: 7 Use: 8 Conversion: Location: R Replacement Dwg: N Owner: 3 Site Assessment Availability: 2 Availability: 2 Availability: 2 Athievability: 2 Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site of the area. **Classification: B Full Capacity 15 S Year Capacity 0 Density 31.25				Site Deta	ails			
Grid Ref.: E 401158 N 339261 Type: G Hierarchy: LV Conversion: Location: R Greenbelt: N Flooding: N Replacement Dwg: N Owner: 3 Site Assessment Site Assessment Deliverability Assessment Availability: 2 No known availability: 2 No known availability constraints well grassed field. No significant features within site - low degrow along road frontage. Availability: 2 No known availability constraints well grassed field. No significant features within site - low degrow along road frontage. Availability: 2 No known availability constraints well grassed field in the settlement due to its openness and contibution to the rural character of the area. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site possible boundary to west - could set a precedent for their development. Would lead to loss of open frontage. Planning Application: B Full Capacity 15 S Year Capacity 0 Density 31.25 Planning Application: Application Details Planning Application: Application Type: Approval Date:	-			between No.	77 and farmstead.			
Grid Ref.: E 401158 N 339261 Type: G Hierarchy: LV Conversion: Location: R Greenbelt: N Flooding: N Replacement Dwg: N Owner: 3 Site Assessment Site Assessment Deliverability Assessment Availability: 2 No known availability: 2 No known availability constraints well grassed field. No significant features within site - low degrow along road frontage. Availability: 2 No known availability constraints well grassed field. No significant features within site - low degrow along road frontage. Availability: 2 No known availability constraints well grassed field in the settlement due to its openness and contibution to the rural character of the area. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site possible boundary to west - could set a precedent for their development. Would lead to loss of open frontage. Planning Application: B Full Capacity 15 S Year Capacity 0 Density 31.25 Planning Application: Application Details Planning Application: Application Type: Approval Date:								
Type: G Hierarchy: LV Conversion: Location: R Greenbelt: N Flooding: N Replacement Dwg: N Owner: 3 Site Assessment to Features: Deliverability Assessment Deliverability Assessment Availability: 2 No known availability: 2 Mo known availability: 2 Mo known availability: 2 Although well related to existing development, development of this site would impact adversely on this part of the settlement due to its openness and contibution to the rural character of the area. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: B Full Capacity 15 Syear Capacity 0 Density 31.25 Planning Application: Approval Date: Planning Application: Planning Application: Approval Date: Planning Application: Planning Application: Planning Application: Planning Application: Approval Date: Planning Application: Plann				₁a. net	•			NC
Greenbelt: N Flooding: N Replacement Dwg: N Owner: 3 Site Assessment te Features: Deliverability Assessment Availability: 2 No known availability: 2 No known availability: 2 Although well related to existing development, development of the sate would impact adversely on this part of the settement due to its openness and contibution to the rural character of the area. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site ong defensible boundary to west - could set a precedent for ther development. Would lead to loss of open frontage. Planning Application: Application Type: Approval Date: Planning Application: Approval Date: Planning Application: Approval Date: Application Type: Approval Date:				11/	Commitment	:	7 Use:	8
Site Assessment te Features: Deliverability Assessment Availability: In a poliverability Assessment Achievability: In a poliverability Assessment Achievability: In a poliverability Assessment Achievability: In a poliverability Assessment Achievabili			•		Conversion:		Location	n: R
Deliverability Assessment Availability: In known availability constraints In known availability constraints In known availability constraints In known availability constraints In known availability availability availability availability ava	Greenbeit:	IN	Flooding:	IN	Replacement	Dwg:	Owner:	3
Availability: Availability: 2			Sit	e Assess	sment			
Achievability: rengths/ Opportunities: joins existing residential development to north and development posite. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site ong defensible boundary to west - could set a precedent for ther development. Would lead to loss of open frontage. Planning Application Details No known availability constraints Suitability: 2 Atthough well related to existing development, development, development of this site would impact adversely on this part of the settlement due to its openness and contribution to the rural character of the area. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: B Full Capacity 5 Year Capacity Density 31.25	te Features:				Deli	verability As	sessment	
aliabile Access: ect access off Uttoxeter Road possible - need to stagger junction h Hollinscroft Court. ditional Comments: ditional Comments: Suitability: Achievability: Lengths/ Opportunities: joins existing residential development to north and development posite. Achievability: Lengths/ Opportunities: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: B Full Capacity 5 Year Capacity 0 Density 31.25 Planning Application Details Planning Application: Approval Date: Planning Application Type: Approval Date:			tures within site - lov	v	Availability:			2
Suitability: Although well related to existing development, development of this site would impact adversely on this part of the settlement due to its openness and contibution to the rural character of the area. Achievability:	dgerow along road fi	ontage.			No known availability	constraints		
Development would be economically viable taking into account all likely costs and planning obligations associated with the site string residential development to north and development posite. Classification: B Full Capacity 15 5 Year Capacity 0 ong defensible boundary to west - could set a precedent for ther development. Would lead to loss of open frontage. Planning Application Details Planning Application: Approval Date:	rect access off Uttox th Hollinscroft Court.		ible - need to stagge	r junction	Although well related this site would impac	t adversely on	this part of the settle	nent of ement due
Development would be economically viable taking into account all likely costs and planning obligations associated with the site	renaths/ Opportuni	ties:						
Planning Application: Planning Application: Approval Date: Approval Date:	ljoins existing resider		nt to north and devel	opment				
Planning Application: Approval Date: Approval Life.	eakneses/ Constrai	nts:			Classification:	В	Full Capacity	15
Planning Application: Approval Date: Approval Life.							5 Year Capacity	0
Planning Application: Approval Date: Approval Life.							Density	31.25
Other Application: Approval Life:			Plan	Application 7	Гуре:	Ар		
	Building Control F	<er< td=""><td></td><td>Other Applic</td><td>ation:</td><td>Apı</td><td>DIOVAI LITE:</td><td></td></er<>		Other Applic	ation:	Apı	DIOVAI LITE:	

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	:	45				
Description	Agricultural Land					
Comments:	Large grassed field near junction of	Hollington Ro	oad and Greatwood Roa	nd.		
Area:	1.63 ha. gross 1.500 ha	a. net	Policy: 3	,	Status	: NC
Grid Ref.:	E 401571 N 339561		Commitment	:	7 Use:	8
Type:	G Hierarchy:	LV	Conversion:		Locatio	on: R
Greenbelt:	N Flooding:	N	Replacement	Dwg:	N Owner:	3
	Site	Assess	sment			
te Features:			Deliv	verability /	Assessment	
	ntly undulating. No significant feature	es within	Availability:			2
e - Iow nedgerow and	d mature trees along road frontage.		No known availability	constraints		
dditional Comments			this site would impact	t adversely o	development, developr on this part of the settl o the rural character of	ement due
rengths/ Opportuni	ties:		Achievability:			1
	ntial development to west and develo	pment			ally viable taking into a	
eakneses/ Constrai	nts:		Classification:	В	Full Capacity	50
	of development into countryside with dary to west - could set a precedent f		·		5 Year Capacity	0
rther development. \	Nould lead to loss of open frontage. sting strong edge to settlement				Density	33.33
	Planı	ning App	olication Details			
Planning Applicat		Application T	уре:		pproval Date:	
Building Control F	Ref	Other Applic	ation:	^	pproval Life:	
Date Last Upd	lated 11-Jun-15		Date Form P	Printed	01-Jul-15	

Site Ref. No.:		I to South of				
SMDC Ref. No						
NLUD Ref. No.		allfield Street				
PA Ref. No.:		pper Tean				
LDF Ref. No.:	ОР					
	Site	Details				
Description	Agricultural Land					
Comments:	Large single field in agricultural use.					
Area:	1.4 ha. gross 1.400 ha. net	Policy: 3 Status: NC				
Grid Ref.:	E 400572 N 339497	Commitment: 7 Use: 8				
Type:	G Hierarchy: L	Conversion: Location: R				
Greenbelt:	N Flooding:	N Replacement Dwg: N Owner: 3				
	Site As	sessment				
te Features:		Deliverability Assessment				
	d field sloping slightly uphill to south.	Availability: 2				
oundaries defined by	hedgerows and mature trees.	No known availability constraints				
vailabile Access:		-				
	Drawatt Dand via svisitor and de analys					
	Draycott Road via exisitng cul-de-sac on ited width may restrict number of dwellings	Suitability: 2				
There can be served.		Although well related to existing development, potential for				
dditional Comments	s:	development of this site may be restricted by capacity of local estate road. Also may impact on landscape setting.				
ublic right of way cros	sses site					
trengths/ Opportuni	ities:	Achievability: 1				
		Development would be economically viable taking into account all likely costs and planning obligations associated with the site				
ear to village centre.	ed residential area and settlement boundary	·				
/eakneses/ Constrai		Classification: B Full Capacity 40				
cale of development.	ews across countryside. Access may limit Public right of way along south eastern	5 Year Capacity 0				
dge. Landscape iden [·] village.	ntified in L&SCA as being important to settin	Density 28.57				
	Planning	Application Details				
Planning Applicat	tion: Applic	cation Type: Approval Date:				
Building Control F	D-4	Application: Approval Life:				
Date Last Upd	dated 11-Jun-15	Date Form Printed 01-Jul-15				

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	Agricultural		Upper Site Deta		ı 'sold' as plots on	the internet	
Area:		gross 1.200 h	na. net	Policy: 3		Status:	NC
Grid Ref.:		4 N 331105		Commitment:	7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:		Location	n: R
Greenbelt:	N	Flooding:	N	Replacement D)wg: N	Owner:	3
		Sit	te Assess	sment			
e Features:				Delive	rability Assess	ment	
enerally level area of atures within site, he				Availability: No known availability coinvestment on internet.	onstraints. Site ha	s been promote	2 od for
access to this site of			(from	Suitability:			3
access to this site of coxeter Road), or site	e 27 (from Hone	ysuckle Close)		Suitability: Unsuitable for development only be developed as procumulatively have significations settlement.	art of adjoining de	velopment whic	s. Could
vailabile Access: o access to this site of toxeter Road), or site ditional Comments te has been promote vestorsinland.com.	e 27 (from Hone s: d for investmen	ysuckle Close) t on internet through		Unsuitable for developmently be developed as positively have significantly settlement.	art of adjoining de	velopment whic	s. Could th would
access to this site of oxeter Road), or site distributional Comments to has been promote testorsinland.com. Notes.	e 27 (from Hone s: d for investmen Net area reduce	ysuckle Close) t on internet through		Unsuitable for developments only be developed as pure cumulatively have signi	art of adjoining de ficant impact on the economically viate	evelopment which his edge of the his edge of t	s. Could th would 1
diccess to this site of toxeter Road), or site dictional Comments e has been promote restorsinland.com. Notes.	e 27 (from Hone s: ed for investmen Net area reduce ities: a to north.	ysuckle Close) t on internet through		Unsuitable for development only be developed as programment. Achievability: Development would be likely costs and planning.	art of adjoining de ficant impact on the economically viate g obligations asso	evelopment which his edge of the his edge of t	s. Could th would 1
o access to this site of toxeter Road), or site ditional Comments the has been promote vestorsinland.com.	e 27 (from Hone s: d for investmen Net area reduce ities: a to north. ints: existing settlemer sites, likely to	t on internet through d slightly to exclude	flood risk	Unsuitable for development only be developed as programment. Achievability: Development would be likely costs and planning.	economically viate g obligations asso	evelopment which his edge of the object taking into accorded with the second control of the object taking into according to the object taking into according to the second control of the object taking into according to the object taking the object taking into according to the object taking the object	s. Could th would 1
access to this site of oxeter Road), or site oxeter Road), or site oxeter Road), or site of oxeter Road), or site oxeter	e 27 (from Hone s: d for investmen Net area reduce ities: a to north. ints: existing settlemer sites, likely to	t on internet through d slightly to exclude	flood risk	Unsuitable for development only be developed as programment. Achievability: Development would be likely costs and planning.	economically viate g obligations asso	evelopment which is edge of the object taking into accordance with the second capacity and capacity are Capacity	a. Could the would the wou

Description Comments:					as plots on the interne	
Grid Ref.:		4 N 339204		Commitment:	7 Use:	8
Type:	G	Hierarchy:	LV	Conversion:	Loca	ation: R
Greenbelt:	N	Flooding:	N	Replacement Dwg:	N Owne	er: 3
		Sit	te Asses	sment		
e Features:				Deliverabilit	y Assessment	
nificant features with undaries of fields.	nin site, hedger	ows and mature tree	es along	No known availability constrair investment on internet.	nts. Site has been pro	moted for
cess available off Hovelopment which conditional Comments e has been promote	uld be accessed	d may be restricted.		Suitability: Unsuitable for development du on character of area. Poor rela access. Achievability:		
cess available off Hovelopment which conditional Comments to has been promote testorsinland.com	uld be accessed i: d for investmen ties:	d may be restricted.		Suitability: Unsuitable for development du on character of area. Poor relaaccess.	ationship to settlemen	e and impact it and limited
cess available off Hovelopment which conditional Comments to has been promote vestorsinland.com rengths/ Opportunity ions residential area to be a seakneses/ Constrains available of the conditional company to the conditional conditional conditional conditional conditional conditional condi	d for investmenties: a to west.	t on internet through		Suitability: Unsuitable for development du on character of area. Poor rela access. Achievability: Development would be econorial.	nically viable taking in ations associated with	e and impact it and limited 1 to account all the site
ccess available off Hevelopment which conditional Comments te has been promote vestorsinland.com crengths/ Opportunity djoins residential area ceakneses/ Constraintees not relate well to grificant cumulative elds which form part of	ties: a to west. existing settlemencroachment in	t on internet through	other	Suitability: Unsuitable for development du on character of area. Poor rela access. Achievability: Development would be economikely costs and planning obligations.	nically viable taking in ations associated with Full Capacity 5 Year Capacity	e and impact it and limited 1 Ito account all the site
ccess available off Herelegeneric which conditional Comments the has been promote vestorsinland.com rengths/ Opportunitions residential area eakneses/ Constraintees not relate well to	ties: a to west. existing settlemencroachment in farea 'for sale'	t on internet through tent, likely to lead to not countryside with Extreme western expoparaphy.	other edge at	Suitability: Unsuitable for development du on character of area. Poor rela access. Achievability: Development would be economikely costs and planning obligations.	nically viable taking in ations associated with	e and impact it and limited 1 to account all the site
icess available off He velopment which con ditional Comments te has been promote vestorsinland.com rengths/ Opportuni ijoins residential area eakneses/ Constrai bes not relate well to gnificant cumulative of	ties: a to west. existing settlemencroachment in farea 'for sale' impact due to to	t on internet through tent, likely to lead to not countryside with Extreme western expoparaphy.	other edge at	Suitability: Unsuitable for development du on character of area. Poor rela access. Achievability: Development would be econor likely costs and planning obligation: Classification: C plication Details	nically viable taking in ations associated with Full Capacity 5 Year Capacity	e and impact it and limited 1 Ito account all the site

SMDC Ref. No.: UT039 NLUD Ref. No.: 40	
Area: 0.35 ha. gross 0.350 ha. net Grid Ref.: E 400535 N 339792 Type: G Hierarchy: LV Greenbelt: N Flooding: N	Policy: 3 Status: NC Commitment: 7 Use: 1 Conversion: Location: R Replacement Dwg: N Owner: 3
Site Asses	sment
Site Features:	Deliverability Assessment
lat largely grassed garden land	Availability: 2
Availabile Access: No direct access available. May be possible from Coplow Avenue or through dwelling if replaced elsewhere on site. Additional Comments:	Suitability: Access constraint would need to be overcome therefore currently unsuitable Achievability:
trengths/ Opportunities: djoins existing settlement and near to village services and facilities	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
Veakneses/ Constraints:	Classification: C Full Capacity 5
lo direct access and would create backland developnment	5 Year Capacity 0
	Density 14.29
Planning Ap Planning Application: SM Application Building Control Ref Other Appli Date Last Updated 11-Jun-15	Americal Life.

Site Ref. No.: SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.:			o North of d Lane Tean			
	:	Site Det	ails			
Description	Agricultral fields					
Comments:	Comprises of 2 agricualtural fields					
Area:	5 ha. gross 5.000 ha	a. net	Policy: 3		Status:	NC
Grid Ref.:	E 400952 N 339870		Commitment:	7	Use:	8
Type:	G Hierarchy:	LV	Conversion:		Locatio	n: R
Greenbelt:	N Flooding:		Replacement	Dwg:	Owner:	3
	Site	e Asses	-			
ite Features:			Deliv	erability As	sessment	
	oping open grassland. No significant bounded by large woodland area to		Availability:			1
vailabile Access:	y from Tenford Lane.		Suitability:			2
dditional Comments	::		Unsuitable for develop excessive scale of develop settlement. However,	velopment rela	ative to needs of the	
pportunity for significative portunity for signification in the properties of the pr	ant community gain contributions from dable housing.	m	with associated open owner.	•		
	4 1		Achievability:			1
trengths/ Opportuning the dege of settlement. In faciltiies.	Uper Tean has good range of local	services	Development would be likely costs and planni			
/eakneses/ Constrai	nts:		Classification:	В	Full Capacity	50
evelopment of whole beness of this edge o	northernmost edge of settlement. site would have significant impact or f the settlement and would considera t may be scope for more limited				5 Year Capacity Density	10.00
	Plan	ning Ap	plication Details	.		
Planning Applicat	ion: SM	Application	Type:	Арр	proval Date:	
Building Control F		Other Applic		Арр	proval Life:	
Date Last Upd	lated 11-Jun-15		Date Form Pr	rinted	01-Jul-15	

Site Ref. No.: 139	
SMDC Ref. No.: WA003	
NLUD Ref. No.:	Tankers Site
PA Ref. No.:	Road
LDF Ref. No.:	rhouses
Site De	etails
Description WG Tankers Site	
Comments: Existing HGV repair business. Within Flood Zo	one 3.
Area: 0.2 ha. gross 0.200 ha. net	Policy: 1 Status: NC
Grid Ref.: E 408182 N 350268	Commitment: 7 Use: 2
Type: B Hierarchy: LV	Conversion: NB Location: U
Greenbelt: N Flooding: Y	Replacement Dwg: N Owner: 3
Site Asses	ssment
re Features:	Deliverability Assessment
rmer petrol station. Site is located within the village	Availability: 1
velopment boundary adjacent to dwellings and chapel.	SHLAA form put forward.
vailabile Access:	
rect access onto Leek Road	
oot access onto 2000 Nous	Suitability: 3
	Flood Zone 3 is likely to make the site unsuitable for residential
Iditional Comments:	development.
rious applications approved for storage containers, maintenance orkshop and storage buildings.	
monop and storage samanige.	
rengths/ Opportunities:	Achievability: 2
eviously developed site which is central to the village. Existing	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
e can be noisy and generates some traffic.	
eakneses/ Constraints:	Classification: C Full Capacity 6
te is directly adjacent to the River Hamps and in flood zone 3. though the existing user is too congested and requires larger	5 Year Capacity 0
e - it is an important local employer. Contamination issues.	Density 30.00
Planning A	pplication Details
	Agranual Date:
Planning Application: Building Control Ref Application Other App	n Type: Approval Date:

Date Form Printed

PA Ref. No.: LDF Ref. No.: Description Comments:	SM Site allocated		Site Det	nouses			
Area: Grid Ref.:		gross 1.200 ha	a. net	Policy: 3		Status:	NC
Type:	G G	Hierarchy:	LV	Commitment: Conversion:	NB	Use:	8 U
Greenbelt:	N	Flooding:	N	Replacement Dwg		Location: Owner:	4
		Site	Asses				
e Features:				Deliverab	ility Assessı	ment	
oad. Divided by a sto	ne wall, no ve	eld directly fronting Le getation along stone w ible when looking sout	/all	Availability: No known ownership constr	aints.		1
Iditional Comments				Suitability: Site has potential for resident	ntial developm	ent.	2
e allocated as extens nning application Ma		gemployment. Current		Achievability:			
rengths/ Opportunit	ent use in 1998	B Local Plan. Well relat	ted to	Development would be ecor likely costs and planning ob			
eakneses/ Constrai	nts:			Classification: B	Fu	II Capacity	36
	aping could he as being imp	ecting into the open lp assimilate into lands ortant to the character			5 Yea	Density	0 30.00
		Planı	ning Ap	plication Details			
Planning Applicat	ion: SM		Application		Approval	Date:	

Date Form Printed

Site Ref. No.: SMDC Ref. No	141 :: WA005		Land n	orth of			
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:			Leek R Waterh				
Description Comments:	Greenfield site		Site Deta				
Area: Grid Ref.: Type: Greenbelt:	E 407528 N		LV N	Policy: 3 Commitment Conversion: Replacement	:: [7 Use: NB Location N Owner:	8 on: R
		Site	Assess	<u> </u>	<u> </u>		
ite Features:				Deli	verability	Assessment	
airly flat site - very open - adjacent to the unimplemented mployment allocation site. Grassy meadow with low stone walls ith combination of hedgerows / odd trees along the boundaries. o other particular features.				Availability: No known ownership	constraints	i	2
ccess could be achie	ed directly off Leel	Road.		Suitability:			2
dditional Comments o planning history.	:			Site has potential for	employmer	nt or residential develo	oment.
trengths/ Opportuni	ties:			Achievability: Development would be	oe economic	cally viable taking into	1 account all
ndeveloped site which /A004.	n could be develope	ed in conjunction w	vith			ons associated with the	
/eakneses/ Constrai	nts:			Classification:	В	Full Capacity	40
rominent greenfield si ountryside. Identified naracter of the settlen	within L&SCA as b		the			5 Year Capacity Density	30.77
-		Planr	ning App	olication Detail	s		
Planning Applicat Building Control F			Application T			Approval Date:	
Date Last Upd	ated 11-Jun	-15		Date Form F	Printed	01-Jul-15	

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Site Ref. No.:	1056 L	_and west of
SMDC Ref. No	:: WA006	
NLUD Ref. No.		Hamps Valley Road
PA Ref. No.:		
LDF Ref. No.:		Waterhouses
	Sit	te Details
Description	Field in agricultural use	
Comments:		
Area:	1.15 ha. gross 1.000 ha. r	net Policy: 3 Status: NC
Grid Ref.:	E 407665 N 350653	Commitment: 7 Use: 8
Type:	G Hierarchy:	LV Conversion: NB Location: R
Greenbelt:	N Flooding:	N Replacement Dwg: N Owner: 4
		3
	Site A	Assessment
te Features:		Deliverability Assessment
elatively flat open fiellijacent to play area.	d west of development boundary and	Availability: 2
, p,		No known ownership constraints
vailabile Access:		
o direct means of acc	ess to site.	
		Suitability: 2
		Site has potential for residential development.
dditional Comments	:	
o planning history.		
		Achievability:
rengths/ Opportuni	ties:	Development would be economically viable taking into account all
elatively flat site adja	cent to development boundary.	likely costs and planning obligations associated with the site
eakneses/ Constrai	nts:	Classification: B Full Capacity 30
djacent to allocated e	mployment site. Identified within L&SCA	
ing important to the	character of the settlement.	Density 30.00
		30.00
	Plannii	ng Application Details
		Approval Date:
Planning Applicat Building Control F	2-6	plication Type: Approval Date: her Application: Approval Life:

Comments: Area: 2.35 ha. gross 2.350 Grid Ref.: E 407585 N 350987	Commitment: 7 Use: 8
Type: Greenbelt: N Flooding:	Conversion: NB Location: R
	Replacement Dwg: N Owner:
te Features:	e Assessment Deliverability Assessment
	A
eld in agricultural use on edge of settlement.	No known ownership contraints.
and the American	
rectly off Cross Lane.	
rectly on cross Edite.	Suitability: 3
	Not considered suitable because of its ecological interest, the
Iditional Comments:	impact on the landscape and the Peak Park and not well related to the settlement.
	Achievability: 2
rengths/ Opportunities:	Development would be economically viable taking into account a likely costs and planning obligations associated with the site
reenfield site.	
eakneses/ Constraints:	Classification: C Full Capacity 70
entified as an SBI. In the open countryside and adjacer eak District National Park Boundary. Identified within Leing important to the character of the settlement.	SCA as
ing important to the character of the settlement.	Density 29.79

Date Form Printed

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.:			vest of the playgrou	nd off		
PA Ref. No.:	SM	Waterh				
LDF Ref. No.:		watern				
	;	Site Deta	nils			
Description	Land west of the playground					
Comments:	Field adjacent to playground					
Area:	0.6 ha. gross 0.600 ha	a. net	Policy: 3		Status:	NC
Grid Ref.:	E 407654 N 350734		Commitment:	7	Use:	8
Type:	G Hierarchy:	LV	Conversion:	NB	Location	: R
Greenbelt:	N Flooding:	N	Replacement Dwg:	N	Owner:	4
	Site	e Assess	sment			
e Features:			Deliverabil	ity Assessm	ent	
otments owned by th	ne Parish Council.		Availability:			2
			Site owned by the Parish Co	uncil.		
ailabile Access: direct access to site d to the north of the s		area	Suitability: Currently used as an allotme	nt.		3
	cabin to provide changing facilities					
	_		Achievability:			2
rengths/ Opportunit e is located adjacent	to the development boundary.		Development would be econolikely costs and planning obli			
eakneses/ Constrair	nts:		Classification: C	Full	Capacity	18
otments. Identified waracter of the settlem	vithin L&SCA as being important to t ent.	the		5 Year	Capacity	0
					Density	30.00
	Plan	ning App	Dication Details			
Planning Applicati		Application T		Approval D		
Date Last Upda	ated 11-Jun-15		Date Form Printed	01-Jul-	15	

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Site Ref. No.: SMDC Ref. No.:	2178 WA011		Land s	outh of the rec	reation	ground		
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	SM		Waterfa Waterh	all Lane ouses				
Description Comments:	Agricultural f	field adjacent to t	Site Deta					
Area:			a. net	Policy: 3	3	Sta	atus:	NC
Grid Ref.: Type:	E 407556	N 350759 Hierarchy:	LV	Commitment	: _	7 Us		8
Greenbelt:	N	Flooding:	N	Conversion:			cation	
			_	Replacement	Dwg:	N Ow	ner:	4
		Site	Assess		1. 1114			
te Features:					verability	Assessment		
elatively flat agricultura	l field adjacent	to recreation area		Availability:				2
				No known ownership	contraints			
vailabile Access:								
o direct access. Track	connects site	with Waterfall Lane.						
				Suitability:				3
dditional Comments:				Isolated site not well boundary.	related to th	ne existing develo	pment	
1/00949 siting of portac oproved.	cabin to provide	changing facilities						
				Achievability:				1
reengths/ Opportunition	es:	_		Development would to likely costs and plann				
/eakneses/ Constrain	ts:			Classification:	С	Full Capac	ity	30
lentified within L&SCA ettlement. Divorced from						5 Year Capa		30.00
		Planı	ning App	lication Details	s			
Planning Application			Application T	ype:	,	Approval Date: Approval Life:		
Date Last Upda	ted 11-J	un-15		Date Form F	Printed	01-Jul-15		

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LDF Ref. No.:		Details
Comments:	Isolated field with no direct access.	
Area: Grid Ref.: Type: Greenbelt:		t Policy: 3 Status: NC Commitment: 7 Use: 8 Location: R N Replacement Dwg: N Owner: 4
	Site As	sessment
ite Features: elatively flat agricultind village. vailabile Access: o direct access avai dditional Comment		Availability: No known ownership contraints. Suitability: Suitability: No access. Isolated site not well related to the existing development boundary.
trengths/ Opportur	ities: conjunction with adjacent site.	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site.
	ints:	Classification: C Full Capacity 25 y. 5 Year Capacity 0

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PA Ref. No.: LDF Ref. No.: Description Comments:	Field directly fronting	Site Det	houses		
Area: Grid Ref.: Type: Greenbelt:	E 407889 N 3	0.540 ha. net 50431 archy: LV ding: N	Policy: 3 Commitment: Conversion: Replacement Dwg:	Status: 7 Use: NB Location N Owner:	NC 8 : R 4
		Site Asses	sment		
op and is currently gr a post and rail fence vailabile Access:	ved directly off Leek Roa	n part is separated	Availability: No known ownership contraints Suitability: Not considered to be appropria impact on the landscape and Can important break between the countryside. Achievability: Development would be economic.	ate for development becaus Crowtrees farm. Leek Road e settlement and the open	forms 1 count all
eakneses/ Constrai	nich remains undevelope ljacent to flood plain and	ed and an open	likely costs and planning obligation:	Full Capacity 5 Year Capacity	15 0 27.78
Planning Applicat Building Control F		Planning Ap Application Other Applie		Approval Date: Approval Life:	

Date Form Printed

Site Ref. No.: 2181 SMDC Ref. No.: WA014 NLUD Ref. No.: SM LDF Ref. No.:	Land south of Leek Road Waterhouses
	Site Details
Description Attractive open field south o	f Leek Road
Comments: Adjacent to campsite.	
Area: 2.13 ha. gross 2.130 h	na. net Policy: 3 Status: NC
Grid Ref.: E 407711 N 350444	Commitment: 7 Use: 8
Type: G Hierarchy:	LV Conversion: NB Location: R
Greenbelt: N Flooding:	N Replacement Dwg: N Owner: 4
Sit	e Assessment
ite Features:	Deliverability Assessment
pen fields south of Leek Road and north of the river.	Availability: 2
	No known ownership contraints
vailabile Access:	
ccess could be achieved directly off Leek Road.	
	Suitability: 3
	Not considered to be appropriate for development because of the
dditional Comments:	impact on the landscape. Leek Road forms an important break between the settlement and the open countryside.
o planning history.	
trengths/ Opportunities:	Achievability: 1
	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
ot identified as area which is important to the setting of atterhouses.	
/eakneses/ Constraints:	Classification: C Full Capacity 60
outh of Leek Road which remains undeveloped and an at	tractive 5 Year Capacity 0
pen countryside setting. Adjacent to flood plain.	Density 28.17
Plan	ning Application Details
Planning Application: SM	Application Type: Approval Date:

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Comments: Area:					7	Status: Use:	NC 1/2/6
Type:		rarchy:	LV	Conversion:	NB	Location:	R
Greenbelt:	N Flo	oding:	N	Replacement D)wg: N	Owner:	3
		Site	e Assess	sment			
e Features:				Delive	rability Asses	sment	
rmer quarry site well scr	eened by existing t	rees.		Availability:			1
				Agent states that it coul	ld be available w	thin 1- 2 years.	
ailabile Access:							
ared drive off Earlsway.							
				Suitability:			3
ditional Comments:				The site is well screene boundary.	d but lies outside	e current developm	ent
	4 divalling baseurs	of ita Innatia	n in the	boundary.			
00024/OUT refused for en countryside. Function armful effect on the cha	nal need not justifie	ed but would n	not have				
	- actor and appoars			Achievability:			2
engths/ Opportunities:	:			Development likely to b all likely costs and plant			
e is previously developed ps.	d. Close to village	shops, pub a	nd bus	contamination issues?	illig obligations a	associated with the	316 -
eakneses/ Constraints:				Classification:	C F	Full Capacity	15
tside the current develop	pment boundary.			_	5 Y	ear Capacity	0
						Density	28.30

Date Form Printed

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:			Stone	djacent to nouse Farm ank Road gton				
			Site Deta	ails				
Description Comments:	Agricultural land							
Area:	2.876 ha. g	gross 2.876 h	na. net	Policy: 2	/3		Status:	NC
Grid Ref.:	E 393861	N 347296		Commitment	: [7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:		NB	Location	ı: R
Greenbelt:	Υ	Flooding:	N	Replacement	Dwg:	N	Owner:	3
		Sit	e Assess	sment				
te Features:				Deliv	erability	Assessm	ent	
ricultural land. Land ong eastern part of n dgerow. Mature tree	orthern boundar	y, north western bou		Availability: No known availability details out of date as				2 ontact
rrently a track of Asi	s: o the south of sit	te, Salters Close wh		Suitability: May be suitable for re required. Site is well s relates relatively well proximity to services a	screened by to existing o	mature tre developme	ees and hedge	erows,
hin the green belt (Ventifies the southern ttlement.				Achievability:				1
sual intrusion into op reened to south by matively well to existin rvices and facilities.	en countryside v	edgerows. Would re	late	Development would b likely costs and plann				count all
eakneses/ Constrai	nts:		_	Classification:	В	Full	Capacity	85
en countryside and	green belt .					5 Year	Capacity	0
							Density	29.55
		Plan	ıning Apı	olication Details	5			
Planning Applicat			Application 7			Approval Da		
Date Last Upd	ated 11-J	Jun-15		Date Form P	rinted	01-Jul-	15	

Site Ref. No.: SMDC Ref. No NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	:: WE013	Little A				
Comments:	SHLAA rep received which extends th	e area 0.49				
Area: Grid Ref.: Type: Greenbelt:	0.49 ha. gross 0.490 ha. E 393047 N 347057 G Hierarchy: Y Flooding:	net LV N	Policy: 2/ Commitment: Conversion: Replacement	7 NB	Status: Use: Location Owner:	8
	Site A	Assess	ment			
ite Features:				erability Asso	essment	
	ed lawn area. Mature trees along north outh western boundaries. SHLAA form		Availability: No known availability of			1
sh Bank Road. May norder to provide suitable ditional Comments		7 in	Suitability: May be suitable for res Relatively close to ser developed alongside V	vices and facilit	es. May need to b	e access.
trengths/ Opportuni	ties:		Achievability:			1
elatively close to serv	ices and facilities.					
Veakneses/ Constrai	nts:		Classification:	В	Full Capacity	10
pen countryside and ite runs to the north w	green belt designated. Stream outside est and west.	of the		Ę	Year Capacity	0
					Density	20.41
Planning Applicat Building Control F	ion: A	ing App		Appro	val Date:	
Date Last Upd	ated 11-Jun-15		Date Form Pr	rinted 0	1-Jul-15	

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:		Bridle I Werring	gton
Area: Grid Ref.: Type: Greenbelt:	0.24 ha. gross 0.240 ha. E 393115 N 347256 B/G Hierarchy: N Flooding:	LV N	Policy: 1/10 Status: NC Commitment: 7 Use: 9 Conversion: NB Location: U Replacement Dwg: N Owner: 3
	Site sed area to rear. Three trees with TF ding and another TPO on northern bo		Deliverability Assessment Availability: Appears to be in use.
availabile Access: Bridle Path Additional Comments POS on site could coralculate as 8 dwellings	strain development and therfore cap	acity	Suitability: 2 If became available may be suitable for development as is in a sustainable location, within the devel boundary & potential to relate well to existing residential however issue of loss of a community use. Several TPOS on site could constrain development.
trengths/ Opportunit	ies: undary, close to services and facilitie	S.	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
	nts: be in use. If became available would s of a community type use.	I need	Classification: C Full Capacity 8 5 Year Capacity 0 Density 33.33
Planning Applicati Building Control F	on:	ning App Application T Other Applica	Annestallife

	Expired plannir consideration f	ool previously hac ng permission for resi for 31 dwellings SMD/	dential devel 2014/0764.	ails on for residential developm opment granted at appeal. Plann	ning application pending	NC
Area: Grid Ref.:		gross <u>0.810</u> ha 1 N 347578	a. Het	Policy: 1 Commitment:	Status:	
Type:	B/G	Hierarchy:	LV	Commitment: Conversion:	7 Use: NB Location	9 1: U
Greenbelt:	N	Flooding:	N	Replacement Dwg:	N Owner:	3
		0:4	Λοοοο		Owner.	
		Site	Assess		ty Assassment	
te Features:					ty Assessment	
rmer school building, een space. Some ma		ss and hardstanding)	and	Availability:		1
				No known availability constrain Staffordshire County Council a		
/ailabile Access:						
				Suitability:		2
vailabile Access: conehouse Road dditional Comments	:			Suitability: Has previously had outline per development. In a sustainable well to existing area and improvacant site. Issue of loss of control of the suitable statement of the suitable statement of the suitable suitabl	e location, development wou ove the appearance of this o	ld relate
tonehouse Road	:			Has previously had outline per development. In a sustainable well to existing area and impro	e location, development wou ove the appearance of this o	ld relate
dditional Comments: trengths/ Opportunit	ies:	development would reppearance of this cur		Has previously had outline per development. In a sustainable well to existing area and improvacant site. Issue of loss of co	e location, development wou ove the appearance of this community type use.	ld relate currently
rengths/ Opportunit art pdl site, in a sustail to existing area and cant site.	ies: nable location, d improve the a			Has previously had outline per development. In a sustainable well to existing area and improvacant site. Issue of loss of control of the cont	e location, development wou ove the appearance of this community type use.	ld relate currently
onehouse Road Iditional Comments: rengths/ Opportunit art pdl site, in a sustainell to existing area and	ies: nable location, d improve the a			Has previously had outline per development. In a sustainable well to existing area and improvacant site. Issue of loss of control of the cont	e location, development wou ove the appearance of this community type use. mically viable taking into acations associated with the s	1 count all
rengths/ Opportunit ort pdl site, in a sustail to existing area and cant site.	ies: nable location, d improve the a			Has previously had outline per development. In a sustainable well to existing area and improvacant site. Issue of loss of control of the cont	e location, development would be the appearance of this community type use. mically viable taking into act ations associated with the second community type.	1 count all ite
rengths/ Opportunit ort pdl site, in a sustai ell to existing area and cant site. eakneses/ Constrair	ies: nable location, d improve the a	ppearance of this cur	rently	Has previously had outline per development. In a sustainable well to existing area and improvacant site. Issue of loss of control of the cont	e location, development would be the appearance of this community type use. mically viable taking into actuations associated with the second the second term of the	1 count all ite
rengths/ Opportunit art pdl site, in a sustai ell to existing area and cant site. eakneses/ Constrair	ies: nable location, d improve the a nts: nity type use	Planı	rently	Has previously had outline per development. In a sustainable well to existing area and improvacant site. Issue of loss of control of the cont	e location, development would be the appearance of this community type use. mically viable taking into actuations associated with the second the second term of the	1 count all ite

Date Form Printed

SMDC Ref. No	223 D.: WE019	Land adjacent to
NLUD Ref. No PA Ref. No.: LDF Ref. No.:).:	Washerwall (Brookfield) Farm Werrington
		Site Details
Description	Agricultural fields	
Comments:		
Area:	1.6 ha. gross 1.600 l	ha. net Policy: 2/3 Status: NC
Grid Ref.:	E 393238 N 347824	Commitment: 7 Use: 8
Type:	G Hierarchy:	LV Conversion: NB Location: R
Greenbelt:	Y Flooding:	N Replacement Dwg: N Owner: 3
	Si	ite Assessment
ite Features:		Deliverability Assessment
	ssland) bound by trees, western bou	oundary Availability: 2
eavily tree lined, land	relatively flat.	Land owners have confirmed availability in writing but part of site is unregistered.
vailabile Access:		
	ft between properties 142 and 134	
rack on Opianus Cro		0.26-1-26-1
· 		
· 		Development of the site would encroach on open countryside which is Green Belt & would be visually intrusive. Identified in L&SCA as forming important landscape setting to settlement
Additional Comment	s:	Suitability: Development of the site would encroach on open countryside which is Green Belt & would be visually intrusive. Identified in L&SCA as forming important landscape setting to settlement however western boundary is well screened. Achievability: 1 Development would be economically viable taking into account all
dditional Comment trengths/ Opportun	ities: neavily tree lined which would provid	Suitability: Development of the site would encroach on open countryside which is Green Belt & would be visually intrusive. Identified in L&SCA as forming important landscape setting to settlement however western boundary is well screened. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site
dditional Comment trengths/ Opportun /estern boundary is horeening for any resid	ities: neavily tree lined which would providential scheme.	Suitability: Development of the site would encroach on open countryside which is Green Belt & would be visually intrusive. Identified in L&SCA as forming important landscape setting to settlement however western boundary is well screened. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site
Additional Comment Strengths/ Opportun Western boundary is horeening for any resid	ities: neavily tree lined which would provid dential scheme. ints: ent boundary within Green Belt. HE	Suitability: Development of the site would encroach on open countryside which is Green Belt & would be visually intrusive. Identified in L&SCA as forming important landscape setting to settlement however western boundary is well screened. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: B Full Capacity 5 Year Capacity 0
Additional Comment Strengths/ Opportun Western boundary is horeening for any residentifies area as havidentified in L&SCA as	ities: neavily tree lined which would provid dential scheme. ints:	Suitability: Development of the site would encroach on open countryside which is Green Belt & would be visually intrusive. Identified in L&SCA as forming important landscape setting to settlement however western boundary is well screened. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: B Full Capacity 5 Year Capacity 0 Density 31 25
trengths/ Opportun /estern boundary is horeening for any residutiside the development lentifies area as havilentified in L&SCA as	ities: neavily tree lined which would providential scheme. ints: ent boundary within Green Belt. Heng heritage assets-squatter enclosus forming important landscape settinestern bindary is well screened. NE	Suitability: Development of the site would encroach on open countryside which is Green Belt & would be visually intrusive. Identified in L&SCA as forming important landscape setting to settlement however western boundary is well screened. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: B Full Capacity 5 Year Capacity 0 Density 31 25
Additional Comment Strengths/ Opportun Vestern boundary is horeening for any residentifies area as havidentified in L&SCA as	ities: neavily tree lined which would provided dential scheme. ints: nent boundary within Green Belt. HE ng heritage assets-squatter enclosus forming important landscape setting estern bindary is well screened. NE	Suitability: Development of the site would encroach on open countryside which is Green Belt & would be visually intrusive. Identified in L&SCA as forming important landscape setting to settlement however western boundary is well screened. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: B Full Capacity 5 Year Capacity 0 Density 31.25

PA Ref. No.: LDF Ref. No.: Description Agricultural field Comments: Agricultural fields outside the dev Area: 1.3 ha. gross 1.300	
Grid Ref.: E 392188 N 347137	Commitment: 7 Use: 8
Type: G Hierarchy:	LV Conversion: NB Location: R
Greenbelt: Y Flooding:	N Replacement Dwg: N Owner: 3
S	te Assessment
e Features:	Deliverability Assessment
ailabile Access: h Bank Road	No known availability constraints. Suitability: 3
ditional Comments:	Appears unsuitable for development as would increase linear development along the Ash Bank Road, inappropriate development in the green belt close to Stoke. Also considerable distance from the existing settlement facilities (doctor surgery, pharmacy etc)
	Achievability: 1
rengths/ Opportunities:	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constraints:	Classification: C Full Capacity 40
tside development boundary and green belt land. Development be visually intrusive although already so me the road by a hedgerow. Stream runs through site (thing on GMS constraints)	reened
	nning Application Details
Pla	nning Application Details
Planning Application:	Application Type: Approval Date:

Date Last Updated 11-Jun-15 Date Form Printed 01-Jul-15

PA Ref. No.: LDF Ref. No.:			Salters Werrin Site Deta	gton			
Description	Agricultural						
Comments:	Agricultural fiel	ds adjacent to High C	Coppice Farm	n, outside the development bound	dary within the	Green Belt	
Area:	4.56 ha.	gross 4.560 ha	a. net	Policy: 2/3		Status:	NC
Grid Ref.:	E 393855	5 N 347112		Commitment:	7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:	NB	Location:	R
Greenbelt:	Υ	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Site	e Assess	sment			
Features:				Deliverabilit	ty Assessme	ent	
		ns along the Salters La the two fields, views t		Availability:			2
			.	INO KHOWH availability constrail			
ailabile Access:	eld entrance onto	Salters Lane opposit	·	No known availability constrain received. Suitability: Mature trees/ hedgerows to no	orth of site cur	rently form strop	3
ailabile Access: ere is currently a fie mmunity car park		Salters Lane opposit	·	Suitability: Mature trees/ hedgerows to not edge to settlement. Developm settlement & cause a significa Green Belt however the site is	ent would sigr int intrusion int	nificantly alter the to open country	ng ne
ailabile Access: ere is currently a fiemmunity car park ditional Comment	s:	Salters Lane opposit	·	Suitability: Mature trees/ hedgerows to not edge to settlement. Developm settlement & cause a significa Green Belt however the site is Achievability:	ent would sigr int intrusion int close to servi	nificantly alter the to open country ices & facilities.	ng ne side/
ere is currently a fie mmunity car park ditional Comment engths/ Opportun acent to Salters Clo	s: ities: ose residential de	evelopment (which is ximity to services and	te the outside	Suitability: Mature trees/ hedgerows to not edge to settlement. Developm settlement & cause a significa Green Belt however the site is	ent would sign int intrusion into close to servi	nificantly alter the to open country ices & facilities.	ng ne side/
engths/ Opportunacent to Salters Clodevelopment boundlities.	s: ities: ose residential de dary). Close prod	evelopment (which is	te the outside	Suitability: Mature trees/ hedgerows to not edge to settlement. Developm settlement & cause a significa Green Belt however the site is Achievability: Development would be econorical.	ent would sign int intrusion into close to servi	nificantly alter the to open country ices & facilities. taking into accounted with the site	ng ne side/
engths/ Opportun acent to Salters Cle development boun silities.	ities: ose residential dedary). Close produints: e the developme	evelopment (which is ximity to services and	outside	Suitability: Mature trees/ hedgerows to not edge to settlement. Developm settlement & cause a significa Green Belt however the site is Achievability: Development would be econor likely costs and planning obligations.	ent would sign int intrusion into close to servi	nificantly alter the to open country ices & facilities. taking into accounted with the site	ng pe side/
engths/ Opportun acent to Salters Cle development boun lities. akneses/ Constra enfield site, outsid t. Intrusion into coustern and southern	ities: Discreption of the development of the devel	evelopment (which is ximity to services and	outside	Suitability: Mature trees/ hedgerows to not edge to settlement. Developm settlement & cause a significa Green Belt however the site is Achievability: Development would be econor likely costs and planning obligations.	ent would sign int intrusion into s close to servi mically viable s ations associa	nificantly alter the to open country ices & facilities. taking into accounted with the site country. Capacity Capacity	ng lee side/
engths/ Opportun acent to Salters Cle development boun lities. akneses/ Constra enfield site, outsid t. Intrusion into constern and southern	ities: Discreption of the development of the devel	evelopment (which is ximity to services and ent boundary and in the volume runs along northern, aller field and across t	outside	Suitability: Mature trees/ hedgerows to not edge to settlement. Developm settlement & cause a significa Green Belt however the site is Achievability: Development would be econor likely costs and planning obligation. Classification:	ent would sign int intrusion into s close to servi mically viable s ations associa	nificantly alter the to open country ices & facilities. taking into accounted with the site country. Capacity Capacity	ng lee side/
engths/ Opportun acent to Salters Cle development boun slitties. eakneses/ Constra eenfield site, outsid t. Intrusion into cou	ities: Discreption of the development of the devel	evelopment (which is ximity to services and ent boundary and in the volume runs along northern, aller field and across t	outside	Suitability: Mature trees/ hedgerows to not edge to settlement. Developm settlement & cause a significa Green Belt however the site is Achievability: Development would be econor likely costs and planning obligations.	ent would sign int intrusion into s close to servi mically viable s ations associa	taking into accounted with the site Capacity Capacity Density 2	ng lee side/

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	257		Land o	off				
SMDC Ref. No NLUD Ref. No								
	/··		Kaydo	r Close, Philip	Lane, C	arolin	e Close Ar	nd Ho
PA Ref. No.:			Werrin	gton				
LDF Ref. No.:								
		;	Site Deta	ails				
Description	Scrubland							
Comments:	Scrubland outsi of open country		boundary wit	thin green belt, adjacent	to a site o	f special so	cientific interest,	views
Area:	0.86 ha. g	gross 0.500 ha	a. net	Policy: 2	2/3		Status:	NC
Grid Ref.:	E 393609	N 347845		Commitment	:: [7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:		NB	Location	R
Greenbelt:	Υ	Flooding:	N	Replacement	t Dwg:	N	Owner:	4
		Site	e Assess	sment				
te Features:		Oitt	<i>-</i> 100000		verability	Assessr	nent	
crubland mature tree	es eastern nart re	latively flat		Availability:				2
stablana mature tree	o, castem part re	natively hat		No housing suggestion	on form rec	eived. No	known availabilit	
				constraints.				
vailabile Access:								
	المرياء مافات المفاد أسمامات	l!! + + - OOO!						
lose, Philip Lane and	d Howard Close a							
lose, Philip Lane and	d Howard Close a			Suitability:				3
lose, Philip Lane and acs that lope dow to	Howard Close a the site.			Open countryside & constrain developme	nt as it is li	kely that si	ignificant buffer v	would
lose, Philip Lane and acs that lope dow to ditional Comment	d Howard Close a the site.	re narrow open ende	ed cul de	Open countryside & 0	nt as it is li pland appea	kely that si arance sug	ignificant buffer v gests it may hav	would
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ose, Philip Lane and acs that lope dow to distinguished ditional Comment rming important sette north and west of	d Howard Close a the site. s: ing to the settlem the site. Due to ac	re narrow open ende	cape to	Open countryside & constrain developme be required. Its scrub	nt as it is li pland appea	kely that si arance sug	ignificant buffer v gests it may hav	would
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dditional Comment rming important sett e north and west of e suitable for develop trengths/ Opportun ue to nature of site (te accessed by Kayo evelopment due to he	d Howard Close a the site. s: ing to the settlem the site. Due to acoment. ities: low level) & foliage to Close may havow it would relate	ent unlike the landsodjacency to SSSI une/trees the eastern per slightly more pote to existing development.	cape to likely to	Open countryside & constrain developme be required. Its scrub nature conservation when the conservation when t	nt as it is li pland appea value. Not i	kely that si arance sug dentified ir	ignificant buffer v gests it may hav n L&SCA as e taking into acc	would //e
dditional Comment rming important sett e north and west of e suitable for develop trengths/ Opportun ue to nature of site (te accessed by Kayo evelopment due to h as forming importar	d Howard Close at the site. s: ing to the settlem the site. Due to acoment. ities: low level) & foliage dor Close may have own it would relate at setting to settler	ent unlike the landsodjacency to SSSI une/trees the eastern per slightly more pote to existing development.	cape to likely to	Open countryside & constrain developme be required. Its scrub nature conservation where the conservation of the conservation o	nt as it is li pland appea value. Not i pe economi ning obligat	kely that si arance sug dentified ir ically viable ions assoc	ignificant buffer vagests it may have a L&SCA as	would /e 1 ount all te
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dditional Comment orming important sette north and west of a suitable for development use to nature of site (te accessed by Kayo evelopment due to he as forming important development due to he as forming important deakneses/ Constrautside the development development duside the development designer deakneses/ Constrautside the development designer deakneses/ Constrautside the development down deakneses/ Constrautside the development deakneses/ Constrautside the developme	d Howard Close at the site. s: ing to the settlem the site. Due to accoment. ities: low level) & foliage for Close may have be would relate at setting to settler ints: ent boundary with opearance sugges	ent unlike the landsodjacency to SSSI undertrees the eastern processes to existing development.	cape to likely to	Open countryside & Constrain developme be required. Its scrub nature conservation of Achievability: Development would be likely costs and plann Classification:	nt as it is li pland appea value. Not i pee economi ning obligat	kely that si arance sug dentified ir ically viable ions assoc	ignificant buffer vagests it may have be taking into accordated with the signar Capacity Density	would ye 1 ount all te 15 0

Description Comments: Area: Grid Ref.:	Vacant grassla planning perm 0.639 ha.	ssland/ agricultura	although no T) for two dw	sign of it being used for grazing. F	Part of site p	reviously refused Status: Use:	NC 6/8
Type: Greenbelt:	G	Hierarchy: Flooding:	LV	Conversion:	NB	Location:	R
——————————————————————————————————————			1 1	Replacement Dwg:	N	Owner:	3
		Site	e Asses	sment			
ailabile Access: readily available apportunity to create as (overgrown scrut es to edges) or via ditional Comment e land at Ash Farm	ccess off Ash Ba an access where land surroundin Ash Farm acces s: Little Ash Farm hire Green Belt I	ank Road however made the public footpath or ing footpath and some ss.	ay be the currently mature	No known availability constrair received. However previous repart of site. Suitability: Green belt site. May be suitable services & facilities. There are including the area forms import settlement. Stream along east development. PROW. Achievability:	le for develoconstraints	opment. Close to to development ape setting to	thern 2
rengths/ Opportun	hich is within the	e development bound es	lary,	Development would be econor likely costs and planning obliga			
jacent to housing w se proximity to serv							

Site Ref. No.: 447		Land o	ff			
SMDC Ref. No.: WE	028					
NLUD Ref. No.:		Kingsle	ey Road			
PA Ref. No.:		Werrin	_			
LDF Ref. No.:						
		Site Deta	ails			
Description Agricu	Iltural land					
Comments: Agricult	ural land					
Area: 1.5	ha. gross 1.500 I	ha. net	Policy: 2/3		Status:	NC
Grid Ref.: E 3	95952 N 347459		Commitment:	7	Use:	8
Type: G	Hierarchy:	LV	Conversion:	NB	Location:	R
Greenbelt: Y	Flooding:	N	Replacement Dwg:	N	Owner:	3
	Si	te Assess	sment			
te Features:			Deliverabili	ty Assess	ment	
			Availability:			2
gricultural grass land, bound b	iy neugerows		, tranability.			2
gricultural grass land, bound b	by neagerows		No housing suggestions form		wever enquiry in	
	ny nedgerows		-		wever enquiry in	
vailabile Access:	ny riedgerows		No housing suggestions form		wever enquiry in	
vailabile Access:	ny neugerows		No housing suggestions form regarding potential uses for th		wever enquiry in	2000
vailabile Access:	y nedgerows		No housing suggestions form regarding potential uses for the suitability:	e land.		2000
vailabile Access: into Kingsley Road	y neugerows		No housing suggestions form regarding potential uses for th	d be inapprofrom the set	opriate due to its o	2000 3
vailabile Access: nto Kingsley Road	y neugerows		No housing suggestions form regarding potential uses for the suitability: Suitability: Development of this site would belt status and its seperation is	d be inapprofrom the set	opriate due to its o	2000 3
vailabile Access: nto Kingsley Road	y riedgerows		No housing suggestions form regarding potential uses for the suitability: Development of this site would belt status and its seperation distance from the services and	d be inapprofrom the set	opriate due to its o	2000 3
vailabile Access: Into Kingsley Road dditional Comments:	y nedgerows		No housing suggestions form regarding potential uses for the suitability: Development of this site would belt status and its seperation distance from the services and distance from the services and status and its seperation of the services and status and its separation of the services and status an	d be inapprofrom the set	opriate due to its of tlement. Conside f the settlement.	2000 3 green rable
vailabile Access: nto Kingsley Road dditional Comments:	y riedgerows		No housing suggestions form regarding potential uses for the suitability: Development of this site would belt status and its seperation distance from the services and	d be inapprofrom the set d facilities o	opriate due to its on the settlement.	2000 3 green rable 1 punt all
vailabile Access: nto Kingsley Road dditional Comments:	y riedgerows		No housing suggestions form regarding potential uses for the suitability: Development of this site would belt status and its seperation distance from the services and stance from the services and services are services and services are services are services are services are services as services are services and services are services.	d be inapprofrom the set d facilities o	opriate due to its on the settlement.	2000 3 green rable 1 punt all
vailabile Access: into Kingsley Road dditional Comments: trengths/ Opportunities:	y neugerows		No housing suggestions form regarding potential uses for the suitability: Development of this site would belt status and its seperation distance from the services and stance from the services and services are services and services are services and services and services are services and services are services and services and services are services and services are services.	d be inapprofrom the set d facilities o	opriate due to its on the settlement.	2000 3 green rable 1 punt all
vailabile Access: nto Kingsley Road dditional Comments: trengths/ Opportunities:			No housing suggestions form regarding potential uses for the suitability: Development of this site would belt status and its seperation distance from the services and stance from the services and services are services and services are services and services and services are services and services are services and services and services are services and services are services.	d be inapprofrom the set d facilities o	opriate due to its of the settlement. Ile taking into accordicated with the sit	2000 3 green rable 1 punt all
vailabile Access: Into Kingsley Road dditional Comments: trengths/ Opportunities: Veakneses/ Constraints: utside development boundary rea. Development would lead to	, green belt and special lar		No housing suggestions form regarding potential uses for the suitability: Development of this site would belt status and its seperation distance from the services and distance from the services and planning obliging the suggestion of the services and planning obliging the suggestions of the suggestion of the services and planning obliging the suggestion of the services and suggestion of the suggestion of the services and suggestion of the suggestion of the services and suggestion of the services	d be inapprofrom the set d facilities o	opriate due to its of the settlement. Ile taking into accordicated with the site of the settlement are capacity ar Capacity	2000 3 green rable 1 Dount all e
vailabile Access: nto Kingsley Road dditional Comments: trengths/ Opportunities: //eakneses/ Constraints: utside development boundary rea. Development would lead to	, green belt and special lar		No housing suggestions form regarding potential uses for the suitability: Development of this site would belt status and its seperation distance from the services and distance from the services and planning obliging the suggestion of the services and planning obliging the suggestions of the suggestion of the services and planning obliging the suggestion of the services and suggestion of the suggestion of the services and suggestion of the suggestion of the services and suggestion of the services	d be inapprofrom the set d facilities o	opriate due to its of the settlement. Ile taking into accordicated with the sit ar Capacity	2000 3 green rable 1 punt all e
vailabile Access: nto Kingsley Road dditional Comments: trengths/ Opportunities:	, green belt and special lar to visual intrusion into ope	en	No housing suggestions form regarding potential uses for the suitability: Development of this site would belt status and its seperation distance from the services and distance from the services and likely costs and planning obligible. Classification:	d be inapprofrom the set d facilities o	opriate due to its of the settlement. Ile taking into accordicated with the sit ar Capacity	2000 3 green rable 1 punt all be 45 0
vailabile Access: nto Kingsley Road dditional Comments: trengths/ Opportunities: //eakneses/ Constraints: utside development boundary rea. Development would lead to	, green belt and special lar to visual intrusion into ope	en	No housing suggestions form regarding potential uses for the suitability: Development of this site would belt status and its seperation distance from the services and distance from the services and planning obliging the suggestion of the services and planning obliging the suggestions of the suggestion of the services and planning obliging the suggestion of the services and suggestion of the suggestion of the services and suggestion of the suggestion of the services and suggestion of the services	d be inapprofrom the set d facilities o	opriate due to its of tlement. Conside f the settlement. Ile taking into accordiated with the sit ar Capacity Density	2000 3 green rable 1 punt all be 45 0
vailabile Access: Into Kingsley Road dditional Comments: trengths/ Opportunities: Veakneses/ Constraints: utside development boundary rea. Development would lead to	, green belt and special lar to visual intrusion into ope	en	No housing suggestions form regarding potential uses for the suitability: Development of this site would belt status and its seperation distance from the services and distance from the services and likely costs and planning obliging Classification: Classification: C	d be inapprofrom the set d facilities o	opriate due to its of tlement. Conside f the settlement. Ile taking into accordiated with the sit ar Capacity Density	2000 3 green rable 1 punt all be 45 0

Date Last Updated 11-Jun-15 Date Form Printed 01-Jul-15

Site Ref. No.:	2192	and to rear of				
SMDC Ref. No.						
NLUD Ref. No.:		eath Avenue				
PA Ref. No.:		/errington				
LDF Ref. No.:						
	S	e Details				
Description	Agricultural grazing land					
Comments:						
Area:	17.9 ha. gross 17.900 ha	et Policy : 2/3	Status:	NC		
Grid Ref.:	E 395316 N 348040	Commitment:	7 Use:	8		
Type:	G Hierarchy:	LV Conversion:	NB Locatio	n: R		
Greenbelt:	Y Flooding:	N Replacement Dv	wg: N Owner:	3		
	Site	ssessment				
te Features:	Cito		ability Assessment			
	s fact not by rung from Llooth Avenue to		·			
outhlowe Farm.	footpath runs from Heath Avenue to	No known availability cor	nstraints	2		
vailabile Access:						
otentail access off Ro	wnall Road					
		Suitability:		3		
dditional Comments	:	topography & lack of scre	e a significant visual impact due eening however land is not iden	tified in		
ot identified in the L&S	SCA as forming important settlement	open area involved 9 lee	L&SCA as forming important setting to settlement. Significant open area involved & lack of screening for smaller scale development			
etting.		uevelopment.				
		Achievability:		1		
rengths/ Opportunit	ies:		conomically viable taking into a obligations associated with the			
			-			
eakneses/ Constrair	nts:	Classification:	Full Capacity	300		
	en Belt. Would have a significant visu hy and lack of screening for smaller s	e	5 Year Capacity	0		
	houses on Heath Avenue currently fo		Density	16.76		
-						
	Plann	g Application Details				
Planning Applicati	fon:	lication Type:	Approval Date:			
Building Control R		er Application:	Approval Life:			

Site Ref. No.: SMDC Ref. No.:	1836 : WE032	Land so	outh of A52		
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	SM	Cheadl Werring			
	•	Site Deta	ils		
Description	Agricultural fields				
Comments:					
Area:	1.1 ha. gross 1.100 ha	a. net	Policy: 2/3	Status	: NC
Grid Ref.:	E 395817 N 347452		Commitment:	7 Use:	8
Type:	G Hierarchy:	LV	Conversion:	NB Location	on: R
Greenbelt:	Y Flooding:	N	Replacement Dwg:	N Owner:	3
	Site	Assess	ment		
te Features:			Deliverabil	ity Assessment	
vo agricultural fields b	ounded by hedgerows and some ma	ature	Availability:		1
orner to south western	ns through the site from north easter corner. Larger of the two fields is at		Housing suggestions form reimmediately available.	ceived which states the sit	e is
gher level vailabile Access:			inineulately available.		
neadle Road					
			Suitability:		3
			Open countryside & Green B		land
dditional Comments:			which does not relate well to to distance from services & fa	acilities & landscape impa	ct.
			Identified in L&SCA as being settlement	important landscape settii	ng to
			Achievahility		
rengths/ Opportuniti	es:		Achievability:	omically viable taking into	1
			Development would be econolikely costs and planning obliq		
eakneses/ Constrain			Classification: C	Full Capacity	30
ettlement & being sma	ea as forming important landscape s Il scale landscape following many of of 2 fields is at a higher level than A	foriginal		5 Year Capacity	0
	of 2 fields is at a higher level than A would be visually prominent	1020 Q		Density	27.27
	Planı	nina Ann	lication Details		
				Approval Date:	
Planning Application		Application T		Approval Life:	
Building Control R	et	Other Applica	ation:	Approval Life:	
Date Last Upda	ated 11-Jun-15		Date Form Printed	01-Jul-15	

Date Form Printed

Description Comments: Area: Grid Ref.: Type:		gross 1.940 7 N 347986 Hierarchy:	Site Deta		3 7 NB	Status: Use: Locatio	8
Greenbelt:	Υ	Flooding:	N	Replacement I	Dwg: N	Owner:	4
		Si	te Assess	•			
ite Features:		31	ie Assess		erability Assess	sment	
gricultural land. Maturees/ hedgerow along to learn the Leek Rd bunded by hedgerow. vailabile Access: eek Road (currently a	he western bou (eastern bound Slopes very sli	undary which is at a ary). Eastern edge ghtly down to north	lower of site is west.	Availability: No known availability of the state of the	constraints. SHLA	A form received	2
dditional Comments SSCA identifiesthe ho dge to settlement.		Avenue as forming	a strong	Backs of properties on boundary to settlement could form a strong bo suitable for developme	t. Mature trees ald undary if site deve	ng northern bou loped. Potentia	undary Illy
trengths/ Opportunit ature trees along nort site developed.		could form a strong	boundary	Achievability: Development would be likely costs and planning			
emnant Parkland beyon acks of houses on He settlement. Green Bette from Rownall Road	ond the north e ath Avenue cui	rently form a strong yside.Far reaching	g boundary	Classification:		ull Capacity ear Capacity Density	60 0 30.93
Planning Applicati		Pla	Application T		Approva Approva		

PA Ref. No.: LDF Ref. No.: Description Comments: Area: Grid Ref.:	Agricultural 4.55 ha. E 395036	gross 4.550 I	Werrin Site Deta		7	Status: Use:	NC 8
Type:	G	Hierarchy:	LV	Conversion:	NB	Locatio	
Greenbelt:	Y	Flooding:	N	Replacement Dwg		Owner:	4
		Si	te Assess	•			
te Features:				Deliverab	oility Assessr	nent	
gricultural grazing land edgerow along western bundary. Fields are divuthern boundary with vailabile Access:	boundary and boundary and by hedge	l fence along easter row. Pylon within sit	n e close	Availability: No known availability const	raints.		2
Iditional Comments: e L&SCA identifies th				Suitability: Not considered suitable for have a significant impact o properties to the southern I settlement. Not a strong de	n the openness coundary form a	of the green to a strong edge	celt. The to the
rengths/ Opportuniti				Achievability: Development would be ecolikely costs and planning of			
eakneses/ Constrain operties adjacent to s ttlement. Developmer land, open rolling hills rth/north east from Ro	outhern edge outhe	ually intrusive due to aching views toward	o nature	Classification: C		Il Capacity [ar Capacity [Density [140 0 30.77
		Plar	nning App	olication Details			
Planning Application			Application T		Approval I		

Site Ref. No.: 2036 Land	I to west of
PA Ref. No.:	nall Road rington
Site De	etails
Description Agricultural grazing land Comments:	
Area: 4.75 ha. gross 4.750 ha. net	Policy: 2/3 Status: NC
Grid Ref.: E 394671 N 347929	Commitment: 7 Use: 8
Type: G Hierarchy: LV	Conversion: NB Location: R
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 4
Site Asse	ssment
te Features:	Deliverability Assessment
ricultural grazing land. Two fields separated by fence with some	Availability: 2
ature trees along boundary. North western part of site at a higher rel than south eastern. Site slopes in down in a south easterly ection. Stone wall along south eastern boundary.	No known availability constraints.
ailabile Access:	
wnall Road	Cuitabilita :
	Suitability: 3 Considered unsuitable for development on Armshood Bood and
Iditional Comments:	Considered unsuitable for development as Armshead Road and Rownall Road currently form strong edge to settlement. Development would have a significant impact on the openness of the green belt in this part of the settlement.
	Achievability:
rengths/ Opportunities:	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constraints:	Classification: C Full Capacity 145
pen countryside, green belt. Pylon on north western boundary with erhead wires crossing the site from s.eastern corner of site to mid by along north western boundary. L&SCA identifies Armshead Rd Rownall Rd as forming strong edge to settlement.	5 Year Capacity 0 Density 30.53
Planning A	pplication Details
	••
Planning Application: Building Control Ref Other Apr	on Type: Approval Date: Approval Life:

Date Form Printed

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:		Lordshire Farm Rownall Road Werrington Site Details
Area: Grid Ref.: Type: Greenbelt:	1.317 ha. gross 1.317 ha E 394435 N 347881 G Hierarchy: Y Flooding:	Commitment: 7 Use: 8 Conversion: NB Location: R Replacement Dwg: N Owner: 3
	Site	e Assessment
Slightly slopes down to	:	Suitability: Considered unsuitable for development as Armshead Road currently forms a strong boundary to settlement although north eastern part of site is better screened than other sites along Armshead Road. Achievability: 1
	te is well screened by mature trees.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
	nts: en belt designated. Armshead Rd curr ry to the settlement (L&SCA)	Classification: C Full Capacity 40 5 Year Capacity 0 Density 30.37
Planning Applicat Building Control F	ion: A	Application Details Application Type: Approval Date: Approval Life: Other Application: Approval Life: 01-Jul-15

Site Ref. No.:	2038	Land to	d to north of					
SMDC Ref. No.	:WE037							
NLUD Ref. No.	:	Armob	and Bood					
PA Ref. No.:			ead Road					
LDF Ref. No.:		Werrin	gton					
	•	Site Deta	nils					
Description	Agricultural grazing land							
Comments:								
Area:	2.2 ha. gross 2.200 ha	net	Policy: 2/	/3	Status:	NC		
Grid Ref.:	E 394280 N 347934		Commitment:		Use:	8		
Type:	G Hierarchy:	LV	Conversion:	NB	Location			
Greenbelt:	Y Flooding:	N	Replacement		Owner:	4		
	Cita		-					
	Site	e Assess		1 1114	4			
ite Features:				erability Asses	sment			
razing land used for hastern boundary. Sout	azing land used for horses. Mature trees & fencing along north stern boundary. South eastern corner of site there is hard		Availability: 2					
	or approx. 5 horses. Stone wall along		No known availabilty of	constraints.				
vailabile Access:								
rmshead Road								
			Suitability:			3		
			Not considered suitab currently forms a stror	le for developmen	t as Armshead I	Road		
Additional Comments			development would hat the green belt.					
Vould need a strong bo	oundary forming to the north east.		and green sen					
			Achievability:			1		
trengths/ Opportunit	ties:		Development would be	e economically via	ble taking into a	ccount all		
			likely costs and planni	ng obligations ass	ociated with the	site		
/eakneses/ Constrai	nts:		Classification:	C	Full Capacity	65		
&SCA identifies the ar	rea as having views across open land	dscape			ear Capacity	0		
nd Armshead Rd form	ning a strong boundary to settlement.				Density	29.55		
	Planr	ning App	olication Details					
Planning Applicati	ion:	Application T	·vpe:	Approva	ıl Date:			
Building Control F)-f	Other Applic		Approva	ıl Life:			
				_				
Date Last Upd	ated 11-Jun-15		Date Form Pr	rinted 01-	Jul-15			

SMDC Ref. No.: WE038 Armshead Road Werrington Site Details Site Details Description Agricultural grazing land Comments: Area: 3.94 Na. gross 3.940 Na. net Policy: 2/3 Status: NC Commitment: 7 Use: 8 Conversion: NB Location: R Conversion: NB Location: NB Locat	Site Ref. No.: 2039 Land at							
PA Ref. No.: Site Details	SMDC Ref. No.	: WE038		Armshoad Boad				
Site Details	NLUD Ref. No.	:	Armeh					
Site Details Description	PA Ref. No.:							
Description Agricultural grazing land	LDF Ref. No.:		vverrin	gton				
Comments: Area: 3.94 ha. gross 3.940 ha. net		S	Site Deta	nils				
Area: 3.94 ha. gross 3.940 ha. net Policy: 2/3 Status: NC Grid Ref.: E 394118 N 347921 Type: G Hierarchy: LV Conversion: NB Location: R Greenbelt: Y Flooding: N Replacement Dwg: N Owner: 4 Site Assessment Site Assessment Deliverability Assessment Deliverability Assessment Availability: 2 Suitability: 2 Suitability: 3 Suitability: 3 Suitability: 3 Suitability: 3 Suitability: 3 Suitability: 3 Achievability: 3 Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site settlement. Planning Application: C Full Capacity 120 Syer Capacity 0 Density 30.46 Planning Application: Approval Date: Approval Life: Suitability: Approval Life: Status 1 Approval Life: Approval Life: Status 2 Other Application: Approval Life: Status 3 Suitability: 7 Sealing Ind. Status: NC Commitment: 7 Use: 8 Conversion: NB Location: R Replacement Dwg: N Owner: 4 Site Assessment Deliverability Assessment Availability: 2 Suitability: 3 Suitability: 4 Suitability: 4 Suitability: 4 Suitability: 5 Suitability: 5 Suitability	Description	Agricultural grazing land						
Grid Ref.: E 394118 N 347921 Type: G Hierarchy: LV Conversion: NB Location: R Replacement Dwg: N Owner: 4 Site Assessment Site Assessment Deliverability Assessment Availability: 2 Suitability: 2 Suitability: 3 Boundaries. Which considered suitable for development. Armshead Road currently forms a strong edge to settlement. Development would have an adverse impact on the openness of the green belt. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site Planning Application: C Full Capacity 120 Building Control Ref Other Application: Approval Date: Approval Life: Content and there being views across open landscape in this part Approval Life: Approval Life: Content and there being views across open landscape in this part Approval Life: Approval Life: Content and there being views across open landscape in this part Approval Life: Content and there being views across open landscape in this part Approval Life: Content and there being views across open landscape in this part approval Life: Content and there being views across open landscape in this part approval Life: Content and there being views across open landscape in this part approval Life: Content and there being views across open landscape in this part approval Life: Content and there being views across open landscape in this part approval Life: Content and there being views across open landscape in this part approval Life: Content and there being views across open landscape in this part approval Life: Content and there being views across open landscape in this part approval Life: Content and there being views across open landscape in this part approval Life: Content and there being views across open landscape in this part approval Life: Content and there being views across open landscape in this part approval Life: Content and there being views across open landscape in this part approval Life: Content and there being views across open landscape in this part ap	Comments:							
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Type: G Hierarchy: LV Conversion: NB Location: R Replacement Dwg: N Owner: 4 Site Assessment Deliverability Assessment Deliverability Assessment Availability: 2 In known availability: 3 In known availability: 3 Suitability: 3 In known availability constraints. Suitability: 3 Not considered suitable for development. Armshead Road currently forms a strong edge to settlement. Development would have an adverse impact on the openness of the green belt. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 120 5 Year Capacity 0 Density 30.46 Planning Application Details Planning Application: Approval Life: Approval	Grid Ref.:			, _				
Site Assessment Site Assessment	Type:	G Hierarchy:	LV	Conversion:		NB Locat		
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selic into smaller fields. Some mature trees along boundaries. Inch wall and telegraph pole along Armshead Road boundary. Italiabile Access: Imshead Road Suitability: Inch considered suitable for development. Armshead Road currently forms a strong edge to settlement. Development would have an adverse impact on the openness of the green belt. Achievability: Inch pevelopment would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity Density 120 5 Year Capacity Density Planning Application Details Planning Application: Approval Date: Building Control Ref Other Application: Approval Life:	te Features:				verability A	Assessment		
site into smaller fields. Some mature trees along boundaries. one wall and telegraph pole along Armshead Road boundary. ailabile Access: mshead Road Suitability: Suitability: Not considered suitable for development. Armshead Road currently forms a strong edge to settlement. Development would have an adverse impact on the openness of the green belt. Achievability: Tengths/ Opportunities: Classification: C Full Capacity Density 30.46 Planning Application Details Planning Application: Approval Life: Other Application: Approval Life: Approval Life:			o divide	Availability:			2	
Suitability: Suitability: Suitability: Suitability: Not considered suitable for development. Armshead Road currently forms a strong edge to settlement. Development would have an adverse impact on the openness of the green belt. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 5 Year Capacity Density 30.46 Planning Application Details Planning Application: Approval Date: Building Control Ref Other Application: Approval Life:	e site into smaller fields. Some mature trees along boundaries.		ries.					
Suitability: Suitability: Su								
Suitability: Not considered suitable for development. Armshead Road currently forms a strong edge to settlement. Development would have an adverse impact on the openness of the green belt. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 5 Year Capacity 0 Density 30.46 Planning Application Details Planning Application: Approval Date: Building Control Ref Other Application: Approval Life:	vailabile Access:							
Not considered suitable for development. Armshead Road currently forms a strong edge to settlement. Development would have an adverse impact on the openness of the green belt. Achievability:	mshead Road			Suitability				
currently forms a strong edge to settlement. Development would have an adverse impact on the openness of the green belt. Achievability:					blo for dovol	onmont Armohood I		
Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 120 5 Year Capacity 0 The planning Application Details Planning Application: Approval Date: Building Control Ref Other Application: Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site 1 Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site 1 Development would be economically viable taking into account all likely costs and planning obligations assoc	dditional Comments	:		currently forms a strong edge to settlement. Development would				
Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 5 Year Capacity 0 Density 30.46 Planning Application Planning Application: Approval Date: Building Control Ref Other Application: Approval Life:				nave an adverse imp	400 011 1110 0	somices of the green		
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Classification: C Full Capacity 120 SCA identifies Armshead Rd as forming a strong edge to titlement and there being views across open landscape in this part settlement. Planning Application Details Planning Application: Approval Date: Building Control Ref Other Application: Approval Life:	erigins/ opportunit			Development would be likely costs and plann	oe economic ning obligatio	ally viable taking into ns associated with t	account all he site	
Classification: C Full Capacity 120 SCA identifies Armshead Rd as forming a strong edge to titlement and there being views across open landscape in this part settlement. Planning Application Details Planning Application: Approval Date: Building Control Ref Other Application: Approval Life:								
Classification: C Full Capacity 120 SCA identifies Armshead Rd as forming a strong edge to titlement and there being views across open landscape in this part settlement. Planning Application Details Planning Application: Approval Date: Building Control Ref Other Application: Approval Life:								
Planning Application Details Planning Application Type: Building Control Ref Other Application: Approval Life:				Classification:	С		120	
Planning Application Details Planning Application: Approval Date: Approval Date: Approval Life: Approval Life:	&SCA identifies Armshead Rd as forming a strong edge to ettlement and there being views across open landscape in this part		this part				0	
Planning Application: Approval Date: Building Control Ref Other Application: Approval Life:	settlement.					Density	30.46	
Planning Application: Approval Date: Building Control Ref Other Application: Approval Life:		Diana	nina Arr	Nicotion Datail				
Building Control Ref Other Application: Approval Life:		Piann	mig App	meation Details				
Outer Application.	Planning Applicat	ion:	Application T	ype:				
Date Last Updated 11-Jun-15 Date Form Printed 01-Jul-15	Building Control F	tef	Other Applic	ation:	A	pproval Life:		
	Date Last Upd	ated 11-Jun-15		Date Form F	Printed	01-Jul-15		

Site Ref. No.: 2040 Land SMDC Ref. No.: WE039	opposite the junction of				
PA Ref. No.: SM	Drawell Lane and Armshead Road Werrington				
Site De	tails				
Description Agricultural grazing land					
Comments:					
Area: 1.074 ha. gross 1.074 ha. net	Policy: 2/3 Status: NC				
Grid Ref.: E 393957 N 347992	Commitment: 7 Use: 8				
Type: G Hierarchy: LV	Conversion: NB Location: R				
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 4				
Site Asses	ssment				
te Features:	Deliverability Assessment				
gricultural grazing land. Used for horses. Hedgerow along mshead Road boundary. Mature trees to north/north east	Availability: 2				
bundary. Part of site is steeply sloping. South western part of site at highest level with land falling away to the north ne and nw	No known availabilty constraints.				
vailabile Access:					
rmshead Road					
	Suitability: 3				
dditional Comments:	Not considered suitable for development due to impact on the landscape and would extend development further along Armshead Road. Topography may constrain development.				
	Achievability: 1				
rengths/ Opportunities:	Development would be economically viable taking into account all likely costs and planning obligations associated with the site				
eakneses/ Constraints:	Classification: C Full Capacity 40				
pen countryside, Green Belt designated. Steeply sloping in part.	5 Year Capacity 0				
	Density 37.24				
Planning Ar	oplication Details				
.					
Planning Application: SM Application	n Type: Approval Date:				

Date Form Printed

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	.: C	roft Farm Vasherwall Lane Verrington e Details
Area: Grid Ref.: Type: Greenbelt:	0.23 ha. gross 0.230 ha. n E 393427 N 347833 G Hierarchy: Y Flooding:	et Policy: 2/3 Status: NC Commitment: 7 Use: 8 LV Conversion: NB Location: U N Replacement Dwg: N Owner: 4
	Site A	ssessment
Site Features:		Deliverability Assessment
gricultural grazing lan	d	Availability: 2
Availabile Access: Access off Washerwall Additional Comments		Suitability: May be suitable for development if boundary was drawn to include site. The site is well screened & relates relatively well to existing residential. Landscape and heritage considerations may constrain development. Achievability:
Strengths/ Opportuni	ties: Ites relatively well to existing residential.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
Veakneses/ Constrai	nts:	Classification: B Full Capacity 7
orth western part of the	en belt site. L&SCA identifies the whole one site as forming important setting to the cture in the south eastern corner of site.	
Planning Applica Building Control I	dion: App	ag Application Details Approval Date: Approval Life:

PA Ref. No.: LDF Ref. No.: Description Comments:		rrington Details
Area: Grid Ref.: Type: Greenbelt:	0.73 ha. gross 0.730 ha. net E 39377 N 347886 G Hierarchy: LV Y Flooding: N	Conversion: NB Location: R
	Site Ass	sessment
ite Features:		Deliverability Assessment
gricultural grazing lar	nd.	Availability: 2
vailabile Access: /asherwall Lane dditional Comment	3:	Suitability: 2 May be suitable for residential development as relates relatively well to the existing development however landscape and heritage considerations may constrain development.
trengths/ Opportunelatively flat and well sidential developmen	screened. Relates relatively well to existing	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
/eakneses/ Constra	ints:	Classification: B Full Capacity 22
	entifies the area as forming important ne settlement. HECZ identifies the area as - squatter enclosure	5 Year Capacity 0 Density 30.14
ndscape setting to the		

Date Form Printed

Site Ref. No.: SMDC Ref. No.: NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Tregar	d to north of garon Court rington				
LDI Kel. No		Site Deta	ails				
Description	Vacant grassland						
Comments:							
Area:	2.18 ha. gross 2.180 ha	a. net	Policy: 2/3 Status: NC				
Grid Ref.:	E 392994 N 347473		Commitment: 7 Use: 8				
Type:	G Hierarchy:	LV	Conversion: NB Location: R				
Greenbelt:	Y Flooding:	N	Replacement Dwg: N Owner: 4				
	Site	Asses:	sment				
te Features:			Deliverability Assessment				
acant grassland. Well screened by woodland (TPOS) beyond the			Availability: 2				
rth western boundary uth east behind West	 Row of TPOS running from north w ton Close. 	vest to	No known availability constraints.				
reliabile Assess.							
vailabile Access:	ff Transpara Court unlikely to be suite	bla fan					
	ff Tregaron Court unlikely to be suitatively narrow open ended cul-de-sac		Suitability: 3				
			Not considered suitable for development due to landscape and				
dditional Comments	:		access constraints.				
ROW adjacent to sout	th western boundary.						
			Achievability: 1				
rengths/ Opportunit			Development would be economically viable taking into account all likely costs and planning obligations associated with the site				
ell screened by wood oundary.	land (TPOs) beyond the north weste	rn					
eakneses/ Constrair	nts:	_	Classification: C Full Capacity 60				
	n belt. Would require loss of mature		5 Year Capacity 0				
	ess to the site from Bridle Path. Iden important landscape setting.	unea in	Density 27.52				
	Plani	ning Ap _l	plication Details				
Planning Applicati	on:	Application ⁻	Type: Approval Date:				
Building Control R	lef	Other Applic	cation: Approval Life:				
Date Last Upda	ated 11-Jun-15		Date Form Printed 01-Jul-15				

Site Ref. No.: 2044	nd off				
SMDC Ref. No.: WE043					
NLUD Ref. No.:	Langton Court				
PA Ref. No.:					
LDF Ref. No.:	errington				
Site	Details				
Description Vacant grassland					
Comments:					
Area: 1.56 ha. gross 1.560 ha. net	Policy: 2/3 Status: NC				
Grid Ref.: E 393159 N 347636	Commitment: 7 Use: 8				
Type: G Hierarchy: L'	Conversion: NB Location: R				
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 4				
Site As:	sessment				
Features:	Deliverability Assessment				
ant grassland. Steeply sloping site. Well screened by woodland	Availability: 2				
OS) beyond the north western boundary.	No known availability constraints.				
illabile Access:					
obvious suitable access to serve site as Langton Court is a tively narrow open ended cul-de-sac.	Suitability:				
	Suitability: Not considered suitable for development due to landscape and				
ditional Comments:	access constraints.				
engths/ Opportunities:	Achievability: 1				
	Development would be economically viable taking into account all likely costs and planning obligations associated with the site				
Il screened by woodland (TPOs) beyond the north western ndary.					
akneses/ Constraints:	Classification: C Full Capacity 45				
en countryside and green belt. Identified in the L&SCA as ning important landscape setting.	5 Year Capacity 0				
	Density 28.85				
	Application Datails				
Dia!	Application Details				
Planning					
	eation Type: Approval Date:				
Planning Application: Applica	Approval Date: Approval Life:				

Comments: Area: Grid Ref.:			Site Deta		7	Status:	NC 8
Type: Greenbelt:	Y	Flooding:	N	Conversion: Replacement	Dwa: N	Location Owner:	n: R 4
		Sit	e Assess	•	Dwg.	Owner.	
ricultural land. Streat ught glimpses of site th Bank Road railabile Access: to obvious access. PR tidle Path.	through garden	s of residential prop	perties on	Availability: No known availability of the suitability: Unlikely to be suitable access issues and impersal.	for development of		
rengths/ Opportunit	ies:			Achievability: Development would be likely costs and planning			
	green belt desig int parkland. Im uld require loss	pact on setting of a of mature trees (TP	listed	Classification:		Full Capacity [Year Capacity [Density [270 0 31.03
ASCA as being remna uilding (Ash Hall). Wo rm an access to the s Planning Applicati Building Control F	uld require loss ite from Bridle F	of mature trees (TP Path.	OS) to		Approva	al Date:	31.03

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:	SM	Fieldway Werrington Site Details
Area: Grid Ref.: Type: Greenbelt:	5.6 ha. gross 5.600 ha E 392962 N 346957 G Hierarchy: Y Flooding:	Commitment: 7 Use: 8 LV Conversion: NB Location: R Replacement Dwg: N Owner: 4
ream along the north oping site which falls ns adjacent to the no vailabile Access: eldway is an open en rge scale development dditional Comments	d divided into several fields by fencingern boundary of site and mature trees away markedly close to the stream. In them boundary. ded cul de sac unlikely to be able to set. : urea identified in the L&SCA as forming to the settlement.	No known availability constraints. Suitability: Unlikely to be suitable for large scale development due to impact on the landscape, encroachment into open countryside designated as green believe to fall large a detailed in the LASCA or forming important landscape as the total of the landscape and the landscape and the landscape are the total of the landscape and the landscape and the landscape are the landscape.
eakneses/ Constrain pen countryside and strict boundary and B	green belt designated. Proximity to th entilee.	Classification: C Full Capacity 170 5 Year Capacity 0 Density 30.36
Planning Applicat Building Control F	on: SM	Application Type: Approval Date: Approval Life: Date Form Printed 01-Jul-15

Site Ref. No.:	2224	Land off
SMDC Ref. No	D.: WE047	
NLUD Ref. No	.:	New Road
PA Ref. No.:		
LDF Ref. No.:		Werrington
	S	Site Details
Description	Agricultural land	
Comments:		
Area:	3.577 ha. gross 3.577 ha	. net Policy: 2/3 Status: NC
Grid Ref.:	E 392749 N 346899	Commitment: 7 Use: 8
Type:	G Hierarchy:	LV Conversion: NB Location: R
Greenbelt:	Y Flooding:	N Replacement Dwg: N Owner: 4
	Site	Assessment
te Features:		Deliverability Assessment
gricultural grassland.	Sloping site. Residential properties to	the Availability: 2
rth of site.		No known availability constraints.
vailabile Access:		
	Road to site via farm track.	
cess on Ash Dank r	todu to site via iaitii track.	Suitability: 3
		Unlikely to be suitable for residential development due to
dditional Comment	s:	proximity of the site to the district boundary and Bentilee to the south west of site. The area is part of a larger area identified in
		the L&CSA as forming important landscape setting.
		Achteria
rengths/ Opportun	ities:	Achievability: 1
		Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constra	inte:	
	Green Belt designated site. The L&S0	CA Classification: C Full Capacity 110 5 Year Capacity 0
entifies the area as f	orming important landscape setting to the ward boundary and Bentilee.	the
		Density 30.75
	Planr	ing Application Details
Planning Applica		Application Type: Approval Date:

Site Ref. No.:	e Ref. No.: 2219 Land to west of IDC Ref. No.: WE048					
NLUD Ref. No.:		Clough Lane				
PA Ref. No.:						
LDF Ref. No.:		Werrington				
EDI Nel. No						
Г		ite Details				
Description	Agricultural grazing land					
Comments:						
Area:	2.1 ha. gross 2.100 ha.	net Policy : 2/3 Status : NC				
Grid Ref.:	E 393187 N 346839	Commitment: 7 Use: 8				
Type:	G Hierarchy:	LV Conversion: NB Location: R				
Greenbelt:	Y Flooding:	N Replacement Dwg: N Owner: 3				
	Site	Assessment				
to Footunes.	Oite	Deliverability Assessment				
te Features:						
pricultural grazing land. Site slopes heavily down in north westerly rection. Clough Road frontage is at the highest level. Mature trees		e trees				
nd stream along northe oundary. Mature trees	ern boundary. PROW runs along west along boundaries.	ern No known availability constraints.				
vailabile Access:						
ough Lane						
		Suitability: 3				
dditional Comments:		Due to topography and relationship to existing settlement this site is considered unsuitable for development.				
	CA as being important to setting of					
	ent field to north/ north west of site is					
		Achievability: 1				
rengths/ Opportuniti	es:	Development would be economically viable taking into account all				
		likely costs and planning obligations associated with the site				
eakneses/ Constrain	ts:	Classification: C Full Capacity 65				
	ting linear residential development ale	ong 5 Year Capacity 0				
ough Lane. Site slope reen Belt.	s heavily down in a north westerly dire	Density 30.95				
	Plann	ing Application Details				
		Agranual Date:				
Planning Application		pplication Type: Approval Date: ther Application: Approval Life:				

Shughborough Close Werrington Site Details Description	Site Ref. No.: SMDC Ref. No	2218 .: WE049	Land o	ff					
Description Agricultural field Comments: Area: 2.47 ha gross 2.470 ha. net Policy: 2/3 Status: NC Grid Ref.: E 393358 N 346804 Type: G Hierarchy: LV Commitment: 7 Use: 8 Type: G Hierarchy: LV Conversion: NB Location: R Replacement Dwg: N Owner: Site Assessment Site Assessment Site Features: Agricultural grazing land. Mature trees and hedgerows along poundaries. Stream runs along northern edge of site Availability: 2 No known availability constraints. Additional Comments: Additional Comments: Site Assessment Additional Comments: Conversion: NB Location: R Replacement Dwg: N Owner: Deliverability Assessment Availability: 2 Suitability: 3 The existing residential development forms a strong edge to settlement. Would not be appropriate to develop the final means are over eleveloped tongstide other sites to the north of Hulme Lane were developed longstide other sites to the north of Hulme Lane were developed longstide other sites to the north of Hulme Lane were developed longstide other sites to the north of Hulme Lane were developed longstide other sites to the north of Hulme Lane were developed longstide other sites to the north of Hulme Lane were developed longstide other sites to the north of Hulme Lane were developed longstide other sites to the north of Hulme Lane were developed longstide other sites to the north of Hulme Lane were developed longstide other sites to the north of Hulme Lane were developed longstide other sites to the north of Hulme Lane were developed longstide other sites to the north of Hulme Lane were developed longstide other sites to the north of Hulme Lane were developed longstide other sites to the north of Hulme Lane were developed longstide other sites to the north of Hulme Lane were developed longstide other sites to the north of Hulme Lane were developed longstide other	PA Ref. No.:								
Comments: Area:			Site Deta	ails					
Area: 2.47 ha. gross 2.470 ha. net Grid Ref.: E 393358 N 346804 Type: G Hierarchy: LV Commitment: 7 Use: 8 Greenbelt: Y Flooding: N Replacement Dwg: N Owner: Site Assessment Site Assessment Site Assessment Site Assessment Deliverability Assessment Availability: 2 No known availability constraints. Wallabile Access: Under Lane: Also Shugborough Close is an open ended cul-de-sac diditional Comments: The existing residential development forms a strong edge to settlement but would be a significant Lane could form a strong edge to settlement if developed oneside other sites to the north of Hulme Lane were developed then the Lane could form a strong edge to settlement but would be a significant Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site oneside other sites to the north of Hulme Lane were developed energies to settlement. Stream runs along the northern edge os tell file of the sites to the north of Syear Capacity 0 Every Conversion: NB Location: R Replacement Dwg: N Owner: Site Assessment Availability: 2 Suttability: 3 Status: NC Commitment: 7 Use: 8 Replacement Dwg: N Owner: Site Assessment Availability: 2 No known availability constraints. Sutability: 3 Sutability: 1 The existing residential development forms a strong edge to settlement but would be a significant Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site of the north of Hulme Lane were developed ones the north of Hulme Lane were developed all likely costs and planning obligations associated with the site of the north of Hulme Lane were developed all likely costs and planning obligations associated with the site of the north of Hulme Lane were developed and the site of the north of Hulme Lane were developed and	Description	Agricultural field							
Grid Ref.: E 393358 N 346804 Type: G Hierarchy: LV Conversion: NB Location: R Replacement Dwg: N Owner: Site Assessment Site Assessment Deliverability Assessment Availability: 2 No known availability constraints. Suitability: 3 The existing residential development forms a strong edge to settlement into open countryside. Site Assessment Availability: 1 The existing residential development forms a strong edge to settlement but would be a significant encroachment into open countryside. Classification: C Full Capacity 70 S Year Capacity 0 Density 28.34 Planning Application: Application Details Planning Application: Application Type: Approval Date: Planning Application Planning Application Details	Comments:								
Type: G Hierarchy: LV Conversion: NB Location: R Greenbelt: Y Flooding: N Replacement Dwg: N Owner: Site Assessment Site Assessment Deliverability Assessment Deliverability Assessment Availability: 2 No known availability: 2 No known availability: 3 Indication: Suttability: 4 Indication: Suttability: 3 Indication: Suttability: 4 Indication: Suttability: 5 Indication: Suttability:	Area:	2.47 ha. gross 2.470 ha	a. net	Policy: 2/3		Status:	NC		
Greenbelt: Y Flooding: N Replacement Dwg: N Owner: Site Assessment	Grid Ref.:	E 393358 N 346804		Commitment:	7	Use:	8		
Site Assessment te Features: pricultural grazing land. Mature trees and hedgerows along undaries. Stream runs along northern edge of site Availability: [In No known availability constraints.] Suitability: [In No known availability: [In No known availabi	Type:	G Hierarchy:	LV	Conversion:	NB	Locatio	n: R		
Deliverability Assessment Availability: Zultabile Access: Idine Lane. Also Shugborough Close is an open ended cul-de-sac Iditional Comments: Coroachment into open countryside. Idine Lane could form a strong edge to settlement. If developed an the Lane could form a strong edge to settlement Iditional Comments: Coroachment into open countryside. Iditional Comments: Coroachment into open countryside to developed an a strong edge to settlement. If developed an the Lane could form a strong edge to settlement but would be a significant likely costs and planning obligations associated with the site of the port of the country into the coroachment into open countryside (245 dwellings) Planning Application Details Planning Application: Availability: In No known availability constraints. Suitability: Suitability: Achievability: Achievability: In Development would be economically viable taking into account all likely costs and planning obligations associated with the site of the province of the country into account all likely costs and planning obligations associated with the site of the province	Greenbelt:	Y Flooding:	N	Replacement Dv	vg: N	Owner:	3		
Availability: Availability: 2		Site	e Assess	sment					
Iditional Comments: croachment into open countryside. Ime Lane could form a strong edge to settlement. If developed on the Lane could form a strong edge to settlement but would be a significant. Achievability: I Development would be economically viable taking into account all likely costs and planning obligations associated with the site onge dege to settlement. Stream runs along the northern edge ose. If WEDGS & WEDGS1 were developed alongside this would be pincant encroachment into open countryside (245 dwellings) Planning Application Details Planning Application: Approval Date: No known availability constraints. Suitability: 3 The existing residential development forms a strong edge to settlement. Would not be appropriate to developed in settlement. Would not be appropriate to developed then the Lane could form a strong edge to settlement but would be a significant. Achievability: 1 Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 5 Year Capacity 0 Density 28.34	te Features:			Delivera	bility Assessn	nent			
No known availability constraints. Suitability: 3			g	Availability: 2					
Suitability: In the Lane. Also Shugborough Close is an open ended cul-de-sac Suitability: The existing residential development forms a strong edge to settlement. Would not be appropriate to develop in isolation. Other sites to the north of Hulme Lane were developed then the Lane could form a strong edge to settlement but would be a significant. Achievability: The existing residential development forms a strong edge to settlement but would be appropriate to develop in isolation. Other sites to the north of Hulme Lane were developed and significant. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site with the site seaknesses/ Constraints: Classification: C Full Capacity 5 Year Capacity 0 Density Planning Application Details Planning Application Details Approval Date:	undaries. Stream rui	is along northern edge of site		No known availability constraints.					
Suitability: Suitability: The existing residential development forms a strong edge to settlement. Would not be appropriate to developed in isolation. Other sites to the north of Hulme Lane were developed then the Lane could form a strong edge to settlement but would be a significant Achievability: Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site Classification: C Full Capacity 5 Year Capacity 0 more dege to settlement. Stream runs along the northern edge os te. If WE050 & WE051 were developed alongside this would be pricant encroachment into open countryside (245 dwellings) Planning Application Details Planning Application: Approval Date: Approval Date:	vailahila Accass:								
Suitability: The existing residential development forms a strong edge to settlement would not be appropriate to develop in isolation. Other sites to the north of Hulme Lane were developed then the Lane could form a strong edge to settlement. If developed on the Lane could form a strong edge to settlement but would be a significant Development would be economically viable taking into account all likely costs and planning obligations associated with the site of the north of Hulme Lane were developed on the Lane could form a strong edge to settlement Classification:		ghorough Close is an open ended cu	l-de-sac						
In the existing residential development forms a strong edge to settlement. Would not be appropriate to develop in isolation. Other sites to the north of Hulme Lane were developed then the Lane could form a strong edge to settlement but would be a significant. Achievability:	aime Lane. Also Ond	gborough close is an open chied cal	1-40-340	Suitability:			3		
Other sites to the north of Hulme Lane were developed then the Lane could form a strong edge to settlement but would be a significant Achievability: I Development would be economically viable taking into account all likely costs and planning obligations associated with the site likely costs and planning obligations associated with the site onge edge to settlement C Full Capacity To Sear Capacity To S				-	evelopment forms	s a strong edg			
significant Achievability: I Development would be economically viable taking into account all likely costs and planning obligations associated with the site on the Lane could form a strong edge to settlement Beakneses/ Constraints: Classification: C Full Capacity 5 Year Capacity To Sec A identifies the existing residential development as forming a rong edge to settlement. Stream runs along the northern edge os lee. If WE050 & WE051 were developed alongside this would be gnicant encroachment into open countryside (245 dwellings) Planning Application: Application Type: Approval Date:	dditional Comments):							
Development would be economically viable taking into account all likely costs and planning obligations associated with the site one of the Lane could form a strong edge to settlement. If developed one of the Lane could form a strong edge to settlement. Classification: C Full Capacity To Sec A identifies the existing residential development as forming a rong edge to settlement. Stream runs along the northern edge os te. If WE050 & WE051 were developed alongside this would be gnicant encroachment into open countryside (245 dwellings) Planning Application Details Planning Application: Approval Date: Approval Date:	ncroachment into ope	n countryside.			edge to settleme	nt but would b	e a		
Development would be economically viable taking into account all likely costs and planning obligations associated with the site on the Lane could form a strong edge to settlement. If developed on the Lane could form a strong edge to settlement. Classification: C Full Capacity To Second identifies the existing residential development as forming a congregation of the control of									
Development would be economically viable taking into account all likely costs and planning obligations associated with the site ongside other sites to the north of Hulme Lane were developed en the Lane could form a strong edge to settlement Classification: C Full Capacity To Sec A identifies the existing residential development as forming a rong edge to settlement. Stream runs along the northern edge os e. If WE050 & WE051 were developed alongside this would be enicant encroachment into open countryside (245 dwellings) Planning Application Approval Date: Approval Date:	rengths/ Opportuni	ties:		_		Anthin - 5 f			
Approval Date: Classification: Classification: Classification: Classification: Classification: Classification: Classification: Syear Capacity 5 Year Capacity Density 28.34 Planning Application Details Planning Application: Approval Date:	ulme Lane could form	n a strong edge to settlement. If develop the north of Hulme Lane were develop	eloped loped						
Planning Application: Approval Date: Approval Date:	eakneses/ Constrai	nts:		Classification: C	Ful	Capacity	70		
Planning Application: Approval Date: Approval Date:					5 Yea	r Capacity	0		
Planning Application: Approval Date: Approval Date: Approval Life:	te. If WE050 & WE05	51 were developed alongside this wou	uld be			Density	28.34		
Publish Control Def		Plan	ning App	olication Details					
Publisher Control Def	Planning Applicat	tion:	Application 3	Type:	Approval [Date:			
Other Application.		2.6							
	J 22		Outer Applic	auon.	,,				

Description Agricultural field Comments: Area: 4.06 ha. gross 4.060 ha. net Grid Ref.: E 393556 N 346888 Type: G Hierarchy: LV	Policy: 2/3 Status: NC Commitment: 7 Use: 8 Conversion: NB Location: R
Area: 4.06 ha. gross 4.060 ha. net Grid Ref.: E 393556 N 346888	Conversion: Conversion: NB Location: R
	Conversion: NB Location: R
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 3
Site Asse	essment
te Features:	Deliverability Assessment
gricultural grazing land. Sloping site northern part of site at lowest vel with Hulme Lane at higher level. vailabile Access: ulme Lane. Open ended cul-de-sacs of Haden Close, Moreton	Availability: No known availability constraints.
dditional Comments: croachment into open countryside.	Suitability: The existing residential development forms a strong edge to settlement. Would not be appropriate to develop in isolation. Other sites to the north of Hulme Lane were developed then the Lane could form a strong edge to settlement but would be a significant
rengths/ Opportunities:	Achievability: Development would be economically viable taking into account all
ilme Lane could form a strong edge to settlement.	likely costs and planning obligations associated with the site
eakneses/ Constraints: ASCA identifies the existing properties as forming a strong edge to ttlement. Open countryside and Green Belt designated. If WE049	
WE051 developed alongside this site would be signicant acroachment into open countryside (245 dwellings) Planning A	Application Details
Planning Application: Applicati	ion Type: Approval Date: Approval Life:

Site Ref. No.: SMDC Ref. No.	2216 · WE051	Land to	west of				
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Salters Werring					
		Site Deta	iils				
Description	Agricultural land						
Comments:							
Area:	1.9 ha. gross 1.900 ha	a. net	Policy: 2	2/3		Status:	NC
Grid Ref.:	E 393759 N 346987		Commitment	:	7	Use:	8
Type:	G Hierarchy:	LV	Conversion:		NB	Location	: R
Greenbelt:	Y Flooding:	N	Replacement	Dwg:	N	Owner:	4
	Site	Assess	ment				
ite Features:			Deli	verability	Assessme	nt	
gricultural grazing lan	d. Bounded by mature trees & hedge	rows.	Availability:				2
	, ,		No known availability	constraints).		
vailabile Access: alters Lane. Open cul	-de-sacs off Hardewick Close and Be	eaulieu	Suitability: The existing resident	ial developr	ment forms a	strong edge	3 to
dditional Comments			settlement. Would no Other sites to the nor Lane could form a str significant	ot be approp th of Hulme	oriate to deve Lane were o	lop in isolation developed the	on. en the
transtha/ Opportunit			Achievability:				1
trengths/ Opportunit	ces and facilities. Hulme Lane could	form a	Development would be likely costs and plann				
/eakneses/ Constrai	nts:		Classification:	С	Full Ca	apacity	55
pen countryside and of	designated Green Belt. L&SCA identi	ifies the			5 Year C	apacity	0
peration. If WE049 &	WE050 developed alongside this site nent into open countryside (245 dwell	would			D	ensity	28.95
	Planr	ning App	lication Details	s			
Planning Applicat	ion:	Application T	ype:	,	Approval Date	e:	
Building Control F		Other Applica			Approval Life	:	
Date Last Upd	ated 11-Jun-15		Date Form F	Printed	01-Jul-15	5	

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:				institute		
Area: Grid Ref.: Type: Greenbelt:	0.91 ha. gross 0.910 ha E 394293 N 347443 G Hierarchy: Y Flooding:	a. net	Policy: 2 Commitment Conversion: Replacement	N	Status 7 Use: NB Locati N Owner	8 on: R
	Site	Assess	sment			
orms the northern bou Offenders Institute to s oundary. Availabile Access: Ash Bank Road Additional Comments The L&SCA identifies t original linear scattered Strengths/ Opportuni Relates relatively well t	his part of the settlement as being the distribution is settlement centred around windmill.	Young eastern e	Availability: No known availability owner but address de Suitability: Suitability: May be suitable for dexisting development services and facilities may constrain develor. Achievability: Development would be likely costs and plann	evelopment a stalong Ash Baston Proximity to oppment.	Land Registry recor ate so trying to trace s it relates relatively ank Road. Close pro HM Young Offende	2 well to eximity to ers Institute
Veakneses/ Constrai Open countryside and Offenders Institute.	nts: green belt designated. Proximity to Y	oung	Classification:	В	Full Capacity 5 Year Capacity Density	25 0 27.47
Planning Applicat Building Control F Date Last Upd	ion:	ning App Application T		Ар	proval Date: proval Life:	

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	.:	Sunnyside Farm Ash Bank Road Werrington				
		Site Det	tails			
Description	Agricultural field					
Comments:						
Area:	0.63 ha. gross 0.	630 ha. net	Policy: 2/	/3	Statu	s: NC
Grid Ref.:	E 394292 N 3474	447	Commitment:		7 Use:	8
Type:	G Hierard	chy: LV	Conversion:		NB Loca t	tion: R
Greenbelt:	Y Floodin	ng: N	Replacement	Dwg:	N Owne	r: 4
		Site Asses	sment			
ite Features:				erability A	ssessment	
ito i cuturos.				•		
and a life was I find a Danie	- d- d b t	David David	Availability:			0
ontage. Site slopes of	nded by stone wall along Ash down from north west to sout		Availability:	constraints	Owners are unsure	but have
ontage. Site slopes of	lown from north west to sout		Availability: No known availability on not given an outright n			
ontage. Site slopes of ast at lowest level. M	lown from north west to sout		No known availability			
ontage. Site slopes of ast at lowest level. M	lown from north west to sout	th east. South	No known availability			
ontage. Site slopes of ast at lowest level. Mast at lowest level. Was a lowest level.	down from north west to sout lature trees to south.	th east. South	No known availability			
ontage. Site slopes of ast at lowest level. Market level.	down from north west to sout lature trees to south.	th east. South	No known availability on not given an outright not given and not given an outright not give an outright not	in a sustair and there a	re thinking about it.	but have 2 se proximity side of the
ontage. Site slopes of ast at lowest level. Market level.	down from north west to sout ature trees to south. ess track to Sunnyside Farm s:	th east. South	No known availability on not given an outright not give	in a sustair and there a	re thinking about it.	but have 2 se proximity side of the
ontage. Site slopes of ast at lowest level. Manuallabile Access: sh Bank Road - accessional Comment the L&SCA identifies	down from north west to sout lature trees to south.	th east. South	No known availability on not given an outright not given and not given an outright not give an outright not	in a sustair and there a	re thinking about it.	but have 2 se proximity side of the
ontage. Site slopes of ast at lowest level. Manuallabile Access: Ash Bank Road - access Additional Comment The L&SCA identifies	down from north west to sout ature trees to south. ess track to Sunnyside Farm s: this part of the settlement as	th east. South	No known availability on not given an outright not given and not given an outright not give an outright not	in a sustair and there a	re thinking about it.	but have 2 se proximity side of the
rontage. Site slopes of east at lowest level. Market level	down from north west to sout ature trees to south. ess track to Sunnyside Farm s: this part of the settlement as d settlement centred around	th east. South	No known availability on not given an outright not give not give an outright not give n	in a sustair and there a d. Low capa	re thinking about it.	but have 2 se proximity side of the pe impact. 1 o account all
contage. Site slopes of ast at lowest level. Manage. Site slopes of ast at lowest level. Manage in the Access: Additional Comment in the L&SCA identifies riginal linear scattered in the Access in t	down from north west to sout ature trees to south. ess track to Sunnyside Farm s: this part of the settlement as d settlement centred around	s being the windmill.	No known availability on not given an outright not give not give an outright not give n	in a sustair and there a d. Low capa	re thinking about it.	but have 2 se proximity side of the pe impact. 1 o account all
contage. Site slopes of ast at lowest level. Manual abile Access: Ash Bank Road - access Additional Comment The L&SCA identifies riginal linear scatteres Strengths/ Opportunities and avenue. Southern part lature trees. Develop load.	down from north west to sout ature trees to south. ess track to Sunnyside Farm s: this part of the settlement as d settlement centred around ities: facilities. Row of shops on Jo of site is well screened by Sement to either side of site at the south settlement to either side of side at the south settlement to either side of side at the south settlement to either side of side at the south settlement to either side of side at the south settlement to either side of side at the south settlement to either side of side at the south settlement to either side of side at the south settlement to either side of side at the south settl	s being the windmill.	No known availability on not given an outright not given and plantiful not given an outright not give not	in a sustair and there a d. Low capa	re thinking about it. Table location in close re properties either city due to landscape ally viable taking intense associated with the second control of the control of t	but have 2 see proximity side of the pe impact. 1 o account all the site
Availabile Access: Ash Bank Road - acce Additional Comment The L&SCA identifies original linear scattere Strengths/ Opportun Close to services and avenue. Southern part nature trees. Develop Road. Veakneses/ Constra	down from north west to sout lature trees to south. ess track to Sunnyside Farm s: this part of the settlement as d settlement centred around ities: facilities. Row of shops on Jo of site is well screened by Sment to either side of site alound ints:	s being the windmill.	No known availability on not given an outright not give not give an outright not give n	in a sustair and there a d. Low capa	re thinking about it. Table location in close re properties either city due to landscape ally viable taking into the associated with the sassociated with t	but have 2 se proximity side of the pe impact. 1 o account all the site
Availabile Access: Ash Bank Road - acce Additional Comment The L&SCA identifies original linear scattere Strengths/ Opportun Close to services and avenue. Southern part the acces of	down from north west to sout ature trees to south. ess track to Sunnyside Farm s: this part of the settlement as d settlement centred around ities: facilities. Row of shops on Jo of site is well screened by Sement to either side of site at the south settlement to either side of side at the south settlement to either side of side at the south settlement to either side of side at the south settlement to either side of side at the south settlement to either side of side at the south settlement to either side of side at the south settlement to either side of side at the south settlement to either side of side at the south settl	s being the windmill. ohnstone sunnyside and ong Ashbank	No known availability on not given an outright not given and plantiful not given an outright not give not	in a sustair and there a d. Low capa	re thinking about it. Table location in close re properties either city due to landscape ally viable taking into associated with the sassociated with the s	but have 2 see proximity side of the pe impact. 1 o account all the site 15 0
contage. Site slopes of ast at lowest level. Market level.	down from north west to sout lature trees to south. ess track to Sunnyside Farm s: this part of the settlement as d settlement centred around ities: facilities. Row of shops on Journal of site is well screened by Sment to either side of site alound ints: green belt designated. Prom	s being the windmill. ohnstone sunnyside and ong Ashbank	No known availability on not given an outright not given and plantiful not given an outright not give not	in a sustair and there a d. Low capa	re thinking about it. Table location in close re properties either city due to landscape ally viable taking into the associated with the sassociated with t	but have 2 se proximity side of the pe impact. 1 o account all the site
ontage. Site slopes of ast at lowest level. Means at lowest level. Means at lower level. Means	down from north west to sout lature trees to south. ess track to Sunnyside Farm s: this part of the settlement as d settlement centred around ities: facilities. Row of shops on Journal of site is well screened by Sment to either side of site alound ints: green belt designated. Prom	s being the windmill. ohnstone sunnyside and ong Ashbank ninent site - s at highest level.	No known availability on not given an outright not given and sale as to services & facilities site on Ash Bank Road Achievability: Development would be likely costs and planni Classification:	in a sustair and there a d. Low capa	re thinking about it. Table location in close re properties either city due to landscape ally viable taking into associated with the sassociated with the s	but have 2 see proximity side of the pe impact. 1 o account all the site 15 0
contage. Site slopes of ast at lowest level. Market level.	down from north west to south ature trees to south. ess track to Sunnyside Farm s: this part of the settlement as d settlement centred around ities: facilities. Row of shops on Jo of site is well screened by Sment to either side of site alound ints: green belt designated. Promonting Ash Bank Rd which is	s being the windmill. ohnstone sunnyside and ong Ashbank ninent site - s at highest level.	No known availability on not given an outright not given and plank Road Achievability: Achievability: Development would be likely costs and planni Classification:	in a sustair and there a d. Low capa	re thinking about it. Table location in close re properties either city due to landscape ally viable taking into associated with the sassociated with the s	but have 2 see proximity side of the pe impact. 1 o account all the site 15 0

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SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:		Red Co Ash Ba Werrin	ank Road gton			
Area: Grid Ref.: Type: Greenbelt:	1.27 ha. gross 1.270 h E 394568 N 347533 G Hierarchy: Y Flooding:	a. net	Policy: 2 Commitment Conversion: Replacement	NB	Status Use: Location Owner:	8
	Site	e Assess	sment			
bundary. PROW runs te (north east) to Ash south eastern direction vailabile Access: urrent access is farm sh Bank Road Track I	track serving Square Meadow Farm between 506 Ash Bank Road and Road. Both are narrow.	ugh the nd falls in	Availability: No known availability Suitability: Not considered suital visual impact and according to the considered suital visual v	ble for developm ccess constraints	nent due to landsca	1 account all
arts. PROW runs thro	nts: green belt designated. Steeply slopi ugh the site. Development of the site opography. Access may constrain		Classification:	С	Full Capacity 5 Year Capacity Density	35 0 27.56
Planning Applicat Building Control F	ion:	ning Application - Other Applic		Appro	oval Date:	

Site Ref. No.: 2056 SMDC Ref. No.: WE056 NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	_and to west and south west of Withy Stakes Farm Ash Bank Road Werrington			
·	Site Details			
Description Agricultural field Comments:				
Area: 2.36 ha. gross 2.360 h Grid Ref.: E 394815 N 347645 Type: G Hierarchy: Greenbelt: Y Flooding:	Name			
Sit	te Assessment			
Site Features:	Deliverability Assessment			
ogricultural field. Pylon within site, overhead wires cross frozest to south east.	Availability: No known availability constraints.			
vailabile Access: sh Bank Road				
	Suitability: 3			
dditional Comments:	Development of this site is not considered suitable as Ash Bank Road forms a strong edge to the settlement.			
trengths/ Opportunities:	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site			
Veakneses/ Constraints:	Classification: C Full Capacity 70			
pen countryside and green belt designated. Ash Bank Ro lentified in L&SCA as forming a strong edge to settlemen				
Plan	nning Application Details			
Planning Application: Building Control Ref	Application Type: Approval Date: Approval Life: Approval Life:			
Date Last Updated 11-Jun-15	Date Form Printed 01-Jul-15			

PA Ref. No.: Ash I	y Stakes Farm Bank Road ington etails
Area: 6.75 ha. gross 6.750 ha. net Grid Ref.: E 394864 N 347693 Type: G Hierarchy: LV Greenbelt: Y Flooding: N	Policy: 2/3 Status: NC Commitment: 7 Use: 8 Conversion: NB Location: R Replacement Dwg: N Owner: 4
Site Asse	ssment
ite Features: edgerows and some mature trees. Stone wall along part of site. encing separates internal fields some mature trees/ hedgerow long boundaries. Pylon within site with overhead wires crossing orth to south. vailabile Access: 52 dditional Comments: trengths/ Opportunities:	No known availability constraints. Suitability: Suitability: Not considered suitable for development as would have a significant visual impact. This part of the A52 forms a strong edge to the settlement. Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
reakneses/ Constraints: pen countryside and green belt designated. The L&SCA identifies e area as having significant views to the south. Ash Bank Road is entified as forming a strong edge to settlement. Planning A	Classification: C Full Capacity 200 5 Year Capacity 0 Density 29.63 pplication Details
Planning Application: Building Control Ref Other App	Approval Life.

SMDC Ref. No.: NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	WE060 SM		Land opposite Moorside High School Cellarhead Road Werrington				
_			Site Deta	nils			
Description A	Agricultural	land					
Comments:							
Area:	2.51 ha. (gross 2.510	ha. net	Policy: 2/3	3	Status:	NC
Grid Ref.:		N 347513		Commitment:	7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:	NB	Locatio	n: R
Greenbelt:	Υ	Flooding:	N	Replacement D	Owg: N	Owner:	4
		Si	te Assess	ment			
te Features:				Delive	rability Assess	ment	
w lying land with the la				Availability:			2
st. Agricultural grazing ellarhead Rd.	iand. Hedger	ow and stone wall a	aiong	No known availability co	onstraints.		
vailabile Access:							
ellarhead Road - currer	ntly a farm acc	ess gate.					
				Suitability:			3
				Unlikely to be suitable fimpact. Cellarhead Roa			
Iditional Comments:				settlement.	id currently forms	a strong edge t	.0
ne L&SCA identifies the lge to the settlement.	e Cellarhead R	load as forming a s	strong				
				Achievability:			1
rengths/ Opportunitie	es:			Development would be	economically viab	le taking into a	ccount all
ose to school. On mair	road and bus	route.		likely costs and plannin	g obligations asso	ciated with the	site
eakneses/ Constraint	s:			Classification:	C Fu	II Capacity	80
reen belt, open country pad as forming a strong				_	5 Ye	ar Capacity	0
topography of site and			inpact due			Density	31.87
		DI-	noire A	lication D-4-9-			
		Pia	nning App	olication Details			
Planning Applicatio	n: SM		Application T	ype:	Approval	Date:	
	_					_	

Date Form Printed

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Site Ref. No.:	2053	Land to	south of			
SMDC Ref. No NLUD Ref. No. PA Ref. No.:		Cellarh Werrin	ead Road			
LDF Ref. No.:		WEIIIII	gton			
	S	ite Deta	ails			
Description	Agricultural fields					
Comments:						
Area:	2.99 ha. gross 2.990 ha.	net	Policy: 2	2/3	Status	: NC
Grid Ref.:	E 395578 N 347522		Commitment	:	7 Use:	8
Type:	G Hierarchy:	LV	Conversion:	N	NB Location	on: R
Greenbelt:	Y Flooding:	N	Replacement	Dwg:	N Owner:	: 4
	Site	Assess	ment			
te Features:			Deli	verability A	ssessment	
everal agricultural fiel	ds grass land. One field horses grazin	q.	Availability:			2
one wall along A520 ong boundaries. Inter	& Cellarhead Rd boundary. Mature tre	es	No known availability	constraints.		
own from A520 in wes	sterly direction.					
vailabile Access:	201 1 1					
ellarhead Road or A5	30 Leek Road		Suitability:			
			Not considered suital	ble due to land	decane impact. Cella	3 arhead
dditional Comments	3:		Road forms a strong development would h	edge to settle	ement and due to top	ography,
	he Cellarhead Road as forming a stror	ng				
dge to the settlement.						
rengths/ Opportuni	tios:		Achievability:			1
			Development would to likely costs and plann			
eakneses/ Constrai	nts:		Classification:	С	Full Capacity	90
	tryside. The L&SCA identifies the Cella				5 Year Capacity	0
	ong edge to the settlement. Significant Cellarhead Road looking south/ south				Density	30.10
	Plann	ing App	olication Details	s		
Planning Applicat	tion:	pplication T	ype:	Ар	proval Date:	
Building Control F	Ref C	Other Applic	ation:	Ap	proval Life:	
Date Last Upd	lated 11-Jun-15		Date Form F	Printed	01-Jul-15	

NLUD Ref. No.: WE063 NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	Bowlin Leek R	nd beyond the owling Green Public House Car Park ek Road errington			
	Site Deta	ails			
Comments: Vacant grass land					
Area: 0.57 ha. gross 0.57	70 ha. net	Policy: 2/3		Status:	NC
Grid Ref.: E 395792 N 34760	3	Commitment:	7	Use:	8
Type: G Hierarch	y: LV	Conversion:	NB	Location	: R
Greenbelt: Y Flooding	j: N	Replacement Dwo	g: N	Owner:	4
	Site Assess	sment			
te Features:		Deliverab	ility Assessn	nent	
acant grass land. Mature trees and hedgerow along	the northern.	Availability:			2
stern, and southern boundary.	,,	No known availability const	raints. No hous	ing suggestions	
		received.			
/ailabile Access:					
ngsley Road					
		Suitability:			3
dditional Comments:		Development would be und settlement out in an easterl facilities.			
dditional Comments:		settlement out in an easterl			
dditional Comments:		settlement out in an easterl facilities. Achievability: Development would be eco	y direction awa	y from services	and 1 count all
	n some other	settlement out in an easterl facilities. Achievability:	y direction awa	y from services	and 1 count all
rengths/ Opportunities: evelopment would have less landscape impact than es due to topography.	n some other	settlement out in an easterl facilities. Achievability: Development would be eco	y direction awa	y from services	and 1 count all
evelopment would have less landscape impact than es due to topography. eakneses/ Constraints: acant land in green belt . Leek Road currently acts a	as a boundary	settlement out in an easterl facilities. Achievability: Development would be ecolikely costs and planning ob	nomically viable	e taking into accitated with the s	and 1 count all tte
rengths/ Opportunities: evelopment would have less landscape impact than	as a boundary	settlement out in an easterl facilities. Achievability: Development would be ecolikely costs and planning ob	nomically viable	e taking into accitated with the s	and 1 count all ite
evelopment would have less landscape impact than es due to topography. eakneses/ Constraints: acant land in green belt . Leek Road currently acts a settlement, development would be undesirable as apand the settlement out in an easterly direction award to the settlement out in an easterly direct	as a boundary it would ay from	settlement out in an easterl facilities. Achievability: Development would be ecolikely costs and planning ob	nomically viable	e taking into accided with the s	and 1 count all ite 17 0
evelopment would have less landscape impact than es due to topography. eakneses/ Constraints: acant land in green belt . Leek Road currently acts a settlement, development would be undesirable as apand the settlement out in an easterly direction award to the settlement out in an easterly direct	as a boundary it would ay from	settlement out in an eastern facilities. Achievability: Development would be ecolikely costs and planning observed by the costs of th	nomically viable	e taking into accitated with the s	and 1 count all ite 17 0

SMDC Ref. No.: WE064 NLUD Ref. No.: SM Lee	Land to west of Shepherds Lodge Leek Road Werrington			
	Details			
Description Grassland Comments:				
Area: 0.67 ha. gross 0.670 ha. net	Policy: 2/3 Status: NC			
Grid Ref.: E 395779 N 347692	Commitment: 7 Use: 8			
Type: G Hierarchy: L\	Conversion: NB Location: R			
Greenbelt: Y Flooding: N	Replacement Dwg: N Owner: 4			
Site Ass	sessment			
e Features:	Deliverability Assessment			
ell screened, bounded by hedgerows. Relatively flat. Bus stop in	Availability: 1			
se proximity.	Owner interest.			
ailabile Access:	_			
ek Road				
	Suitability: 3			
	Unlikely to be suitable for development. Residential properties to			
Iditional Comments:	west of site on the other side of Leek Road currently form boundary to settlement. Not well related to services & facilities.			
of identified in the L&SCA as forming important landscape setting settlement. The L&SCA identifies the area around the cross road				
being the original settlement centred around crossroads	Achievability:			
rengths/ Opportunities:	Development would be economically viable taking into account all			
ose to bus stop.	likely costs and planning obligations associated with the site			
eakneses/ Constraints:	Olassifications O Full Consoity O			
pen countryside and green belt. Not well related to services and	Classification: C Full Capacity 20 5 Year Capacity 0			
cilities.	Density 29.85			
	23.03			
	Application Details			
Planning	Application Details			
	ation Type: Approval Date:			

Site Ref. No.: SMDC Ref. No.	2047 :: WE065	Land to	o east of				
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Leek R Werrin					
		Site Deta	ails				
Description	Agricultural grazing land						
Comments:							
Area:	1.21 ha. gross 1.210 ha	a. net	Policy: 2/3	Status:	NC		
Grid Ref.:	E 395800 N 347801		Commitment:	7 Use:	8		
Type:	G Hierarchy:	LV	Conversion:	NB Location	n: R		
Greenbelt:	Y Flooding:	N	Replacement Dwg:	N Owner:	3		
	Site	e Assess	sment				
te Features:			Deliverabilit	y Assessment			
	site from Leek Road. Mature trees a		Availability:		2		
ncing and some matu	stern boundary. Northern boundary is are trees although there are some far	r	No known availability constraints. No housing suggestions form				
aching views through	northern boundary. Site is relatively	nat.	received.				
ek Road							
			Suitability:		3		
			Not well related to services & f		erties to		
dditional Comments	:		west of site on other side of the boundary to settlement.	e Leek Road currently for	m		
	as forming important landscape set						
	land. Public footpath runs along nort		Achievahilitu				
rengths/ Opportunit	iles:		Achievability:	nicelly viable taking into s	1		
n a bus route and clos	se to bus stop.		Development would be econor likely costs and planning obligation				
/eakneses/ Constrain			Classification: C	Full Capacity	40		
	side of site to the north. Visual intrusi Green Belt. Not well related to servic			5 Year Capacity	0		
Jinuco.				Density	33.06		
		nina Anı	olication Details				
				Approval Date:			
Planning Applicati	2-4	Application 1		Approval Life:			
Building Control F	let	Other Applic	ation:	Approval Life:			
Date Last Upd	ated 11-Jun-15		Date Form Printed	01-Jul-15			

Date Form Printed

01-Jul-15

SMDC Ref. No.: WE066 NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Agricultural Land Comments:	Kingsley Road Werrington Site Details
Area: 1.23 ha. gross 1.230 h Grid Ref.: E 395873 N 347573 Type: G Hierarchy: Greenbelt: Y Flooding:	Na. net
Sit	re Assessment
ite Features: gricultural grazing land. Public footpath runs along easte oundary. vailabile Access: ingsley Road dditional Comments:	Deliverability Assessment Availability: No known availability constraints. Suitability: Not considered suitable for development due to poor relationship with the existing settlement. Achievability: 1
rengths/ Opportunities:	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
Teakneses/ Constraints: pen countryside, and green belt designated. Poor relatio ith existing settlement due to distance and topography.	Classification: C Full Capacity 35 5 Year Capacity 0 Density 28.46
Planning Application: Building Control Ref Date Last Updated 11-Jun-15	Application Details Application Type: Approval Date: Approval Life: Other Application: Approval Life: 01-Jul-15

Site Ref. No.: SMDC Ref. No.	2221 : WE068	Land to	west of				
NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Clough Werring					
	s	ite Deta	nils				
Description	Agricultural grazing land						
Comments:							
Area:	2.17 ha. gross 2.170 ha.	. net	Policy: 2	2/3		Status:	NC
Grid Ref.:	E 393160 N 346974		Commitment	: [7	Use:	8
Туре:	G Hierarchy:	LV	Conversion:		NB	Location	n: R
Greenbelt:	Y Flooding:	N	Replacement	Dwg:	N	Owner:	3
	Site	Assess	ment				
ite Features:			Deli	verability	Assessm	ent	
	m and PROW run along the western s	site	Availability:				2
oundary. Stream runs	along southern boundary.		No known availability	constraint	S.		
wailabile Access:	Lane?		Suitability:				3
&SCA identifies the sine settlement.	: te as forming important landscape set	tting to	Unlikely to be suitable proximity to Stoke co residential development	nurbation a	opment due and poor rela	to landscape ationship to e	impact, xisting
			Achievability:				1
Strengths/ Opportunit	ies:		Development would be likely costs and plann				
Veakneses/ Constrain	nts:		Classification:	С	Full	Capacity	65
	green belt designated. L&SCA identificant landscape setting to the settlement			_	5 Year	Capacity	0
						Density	29.95
	Plann	ing App	olication Details		AnnualD		
Planning Applicati		Application T	ype:		Approval Da		
Building Control R	Ref	Other Applica	ation:		Approval Li	fe:	
Date Last Upda	ated 11-Jun-15		Date Form F	Printed	01-Jul-	15	

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments:		Square Meadow Farm Ash Bank Road Werrington te Details
Area: Grid Ref.: Type: Greenbelt:	0.21 ha. gross 0.210 ha. E 394416 N 347500 G Hierarchy: Y Y Flooding:	net Policy: 2/3 Status: NC Commitment: 7 Use: 8 LV Conversion: NB Location: R Replacement Dwg: N Owner: 4
	Site A	Assessment
Site Features:		Deliverability Assessment
Scrubland. Mature tree	s/ hedgerow along road frontage	Availability: 2
o be suitable for signification of the suitable for significant of the suitabl		Suitability: 2 Limited potential if development boundary were redrawn to include the site or as a small allocation. Achievability: 1
Strengths/ Opportuni	ties:	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
Veakneses/ Constrai	nts:	Classification: B Full Capacity 6
pen countryside and	green belt designated.	5 Year Capacity 0
		Density 28.57
Planning Applicat Building Control F	ion: Ap	ng Application Details oplication Type: Approval Date: Approval Life: Date Form Printed 01-Jul-15

Site Ref. No.: SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.:		148				
Comments: Area: Grid Ref.: Type: Greenbelt:	0.464 ha. gross 0.464 ha. gross 0.464 ha. gross The second of the second	a. net	Policy: 2 Commitment Conversion: Replacement	NE	B Location	8
	Site	e Assess	ment			
	:		Availability: No known availability Suitability: May be suitable for rethe district boundary, on the landscape. Achievability: Development would be likely costs and plant	esidential devel Consideration	opment however is needs to be had fo	1 account all
	green belt designated. Part of a large as forming important landscape set	iting to	Classification:	В	Full Capacity 5 Year Capacity Density	12 0 25.86
Planning Applicat Building Control F Date Last Upd	ion:	Application T Other Applica		Арр	roval Date:roval Life:	

Description Comments: Area: Grid Ref.: Type:	Agricultural 3.56 ha. g E 395903	gross 3.560 I	Site Deta		7 NB	Status: Use: Locatio	NC 8 n: R
Greenbelt:	Υ	Flooding:	N	Replacement D	Owg: N	Owner:	4
		Si	te Assess	ment			
te Features:					rability Assess	ment	
arge open agricultural ature trees along the i buth east by hedgerow edgerow along Leek F vailabile Access:	north western b . Slopes down	oundary. Bounded in a north easterly	to the	Availability: No known availability of Suitability:	onstraints.		3
dditional Comments				Not considered suitable to the existing built up a in a north easterly direc the L&SCA as remnant	area. Large open f ction. Western par	ield which slope t of site is ident	es down
rengths/ Opportunit	ies:			Achievability: Development would be likely costs and plannin			
eakneses/ Constrair pen countryside, gree uilt up area.Western p mnant historic landsc	n belt. Does no art of site is ide			Classification:		ull Capacity [ear Capacity [Density [100 0 28.09
		Plar	nning App	olication Details			
Planning Applicati			Application T	ype:	Approval Approval		

PA Ref. No.: LDF Ref. No.: Description Comments: Area: Grid Ref.:	Part of the sit data does no of the site.	gross 1.520 I	Werrin Site Deta	ails ng a nature conservation site -e nowever the Wetley Moor SSSI Policy: 2/3	is adjacent to	the eastern bou	NC NC
Type:	G G	Hierarchy:	LV	Commitment:	7	Use:	8
Greenbelt:	Y	Flooding:	N	Conversion:	NB	Location	
				Replacement Dwg:	: <u>N</u>	Owner:	3
		Si	te Assess				
e Features:				Deliverabil	lity Assessn	nent	
dgerows along boun	daries. Pole a	grazed. Mature trees nd wire fence along b ructure in site close t	oundary	Availability: No known availability constra	aints.		2
ditional Comments	:			Suitability: Not considered suitable due constraints.	to landscape	and biodiversity	3
rengths/ Opportuni	ties:			Achievability:			1
	green belt des	ignated. Adjacent to site as forming impor		Classification: C		Capacity r Capacity Density	45 0 29.61
		––––– Plar	ning Apı	olication Details			
		-	5 11	Гуре:	Approval D) - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:			dist Chapel urne Road on			
		Site Deta				
Description	Grassland and 0.25ha		<u> </u>			
Comments:	Grassland designated as a	nature conservation s	site. PPG 17 Audit Identifie	es part of site as	cemetery and chur	cnyard
Area:	0.5 ha. gross 0.5	500 ha. net	Policy: 3/6	3	Status:	NC
Grid Ref.:	E 403628 N 3471		Commitment:	7	Use:	9
Type:	G Hierarc	hy: SV	Conversion:	NB	Location:	R
Greenbelt:	N Floodin	ıg: N	Replacement I	Owg: N	Owner:	3
		Site Assess	sment			
ite Features:			Delive	erability Asses	sment	
he site is grass land v	vith some mature trees to the	e edae. slopina	Availability:			1
ite.			SHLAA form has been	received.		
vailabile Access:						
.52, there is already a			Suitability: Not considered suitable development boundary constraints to developm (Whistonbrook) and 0.2 PPG 17 Audit.	and on opposite nent include SBI	side of A52. Other designated	
			Not considered suitable development boundary constraints to developm (Whistonbrook) and 0.2 PPG 17 Audit.	and on opposite nent include SBI	side of A52. Other designated	-
	:		Not considered suitable development boundary constraints to developn (Whistonbrook) and 0.2	and on opposite nent include SBI 25 ha identified as economically via	side of A52. Other designated s cemetery/ chuchy	yard in 1 ount all
dditional Comments	: ties:		Not considered suitable development boundary constraints to developm (Whistonbrook) and 0.2 PPG 17 Audit. Achievability: Development would be likely costs and plannin	and on opposite nent include SBI 25 ha identified as economically via g obligations ass	side of A52. Other designated s cemetery/ chuchy	yard in 1 ount all
dditional Comments strengths/ Opportunit	ties: nts:	vation area, has	Not considered suitable development boundary constraints to developm (Whistonbrook) and 0.2 PPG 17 Audit. Achievability: Development would be likely costs and planning	and on opposite nent include SBI 25 ha identified as economically via g obligations ass	side of A52. Other designated is cemetery/ chuchy ble taking into accordated with the sit	yard in 1 ount all te
dditional Comments trengths/ Opportunit	ties: Ints: Int boundary, nature conserved SBI site). Development of the of the site is identified as	ration area, has he site would be	Not considered suitable development boundary constraints to developm (Whistonbrook) and 0.2 PPG 17 Audit. Achievability: Development would be likely costs and planning	and on opposite nent include SBI 25 ha identified as economically via g obligations ass	side of A52. Other designated is cemetery/ chuchy ble taking into accociated with the site ociated with the si	yard in 1 ount all te
dditional Comments trengths/ Opportunit Veakneses/ Constrain outside the developme iological significance (isually intrusive.0.25hi	ties: Ints: Int boundary, nature conserved SBI site). Development of the of the site is identified as	he site would be	Not considered suitable development boundary constraints to developm (Whistonbrook) and 0.2 PPG 17 Audit. Achievability: Development would be likely costs and planning	and on opposite nent include SBI 25 ha identified as economically via g obligations ass	side of A52. Other designated is cemetery/ chuchy ble taking into accociated with the site ociated with the si	yard in 1 ount all te
dditional Comments trengths/ Opportunit Veakneses/ Constrain outside the developme iological significance (isually intrusive.0.25hi	ties: Ints: Int boundary, nature conserved SBI site). Development of the a of the site is identified as in PPG 17 Audit	he site would be	Not considered suitable development boundary constraints to developm (Whistonbrook) and 0.2 PPG 17 Audit. Achievability: Development would be likely costs and plannin Classification:	and on opposite nent include SBI 25 ha identified as economically via g obligations ass	side of A52. Other designated is cemetery/ chuchy ble taking into accordated with the site. Full Capacity Full Capacity Density	yard in 1 ount all te

Date Last Updated 11-Jun-15 Date Form Printed

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	: WH002	Northern part of Former Copper Smelting Works Ashbourne Road Whiston
Description	Sir Former copper smelting works	Site Details
Comments:	Former copper smelting works. SHLA/smelting works see WH003	AA form states the land is contaminated. Southern part of the former copper
Area: Grid Ref.: Type: Greenbelt:	0.6 ha. gross 0.440 ha. I E 404011 N 347252 G/B Hierarchy: N Flooding: I	Commitment: 7 Use: 6/7 SV Conversion: NB Location: R
		Replacement Dwg: N Owner: 3 Assessment
Site Features:	Oite A	Deliverability Assessment
ees to boundaries. Si subble in small part of si availabile Access: shbourne Road - may prough site which alre ccess from Black Lan additional Comments adjoining area WH003 WH002 in same owner	1	SHLAA form received in 2007 stating the site would be available within 5 years. Suitability: 2 May be suitable for residential development. However access & steepness of site may constrain development. Would relate better to settlement than sites on otherside of A52.and asist in remediation of site
trengths/ Opportuni he adjoining site alrea emediation benefits from	ady has planning permission. Potential	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
/eakneses/ Constrai	nts:	Classification: B Full Capacity 10
	ent boundary. SHLAA form says land is consultation area (silica sand).	5 Year Capacity 0 Density 22.73
	Planni	ning Application Details
Planning Applica	2-6	Application Type: Approval Date: Other Application: Approval Life:
Date Last Upo	lated 11-Jun-15	Date Form Printed 29-Jun-15

Date Form Printed

29-Jun-15

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:		Land a The Le Ashbor Whisto	ys urne Road			
		Site Deta				
Description	Planning permission for a me		been implemented			
Comments:	Menage is complete - see photograp	ons				
Area:	0.4 ha. gross 0.400 ha	a. net	Policy: 3		Status:	NC
Grid Ref.:	E 403128 N 347251		Commitment:	7	Use:	8
Type:	G Hierarchy:	SV	Conversion:	NB	Locatio	n: R
Greenbelt:	N Flooding:	N	Replacement	Dwg: N	Owner:	3
	Site	Assess	sment			
ite Features:			Deliv	erability Ass	essment	
enage now complete	which is in the central part of the site	e public	Availability:			2
	ent to eastern boundary.	,, paolic	No known availability	constraints.		
vailabile Access: shbourne Road dditional Comments	: :		Suitability: Development of this si open countryside and settlement which is to A52 and quite compact. Achievability:	would not relat the south east,	e well to the existing	g
trengths/ Opportuni	ties:		Development would be	economically	viable taking into a	1
esidential propoerties somewhat separate h	to the west and south of the site which amlet from Whiston.	ch form	likely costs and planni			
/eakneses/ Constrai	nts:		Classification:	С	Full Capacity	12
	ent boudary. Encroaching into country pedestrian access from the site to the		_	-	5 Year Capacity	0
llage hall.					Density	30.00
Planning Applicat Building Control F	ion:	ning App Application T		Appro	oval Date:	
Date Last Upd	ated 11-Jun-15		Date Form Pr	inted 2	9-Jun-15	

Date Last Updated 11-Jun-15 Date Form Printed

SMDC Ref. No.: WH005 NLUD Ref. No.: Sney	
Agricultural fields Area: O.969 ha. gross O.969 ha. net Grid Ref.: E 403785 N 347245 Type: G Hierarchy: SV Greenbelt: N Flooding: N	Policy: 3 Status: NC Commitment: 7 Use: 6 Conversion: NB Location: R Replacement Dwg: N Owner: 3
Site Asses	ssment
Grassed field with trees to edge of field, sloping site Availabile Access:	Deliverability Assessment Availability: No known availability constraints.
Additional Comments:	Suitability: Development of this site would lead to visual intrusion into open countryside and have an adverse impact on the landscape. Does not relate well to the existing built up area.
Strengths/ Opportunities:	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
Veakneses/ Constraints: Outside development boundary, intrusion into open countryside.	Classification: C Full Capacity 30 5 Year Capacity 0 Density 30.96
Planning Application: Building Control Ref Other App Date Last Updated 11-Jun-15	Approval Life.

rs Barn ourne Road on cails
on
on
ails
/fenced, sloping site
Policy: 3 Status: NC
Commitment: 7 Use: 8
Conversion: NB Location: R
Replacement Dwg: N Owner: 3
sment
Deliverability Assessment
Availability: 2
No known availability constraints.
Suitability: 3
Development would be visually intrusive and would not relate well
to existing built up area which is on the otherside of the A52.
Achievability: 1
Development would be economically viable taking into account all likely costs and planning obligations associated with the site
Classification: C Full Capacity 78
5 Year Capacity 0
Density 30.00

gross 0.200 ha. ne	Policy: 3/6 Status: NC
,	Commitment: 7 Use: 9 Conversion: NB Location: R Replacement Dwg: N Owner: 4
Site As	sessment
	Deliverability Assessment
	Availability: 2
Di.	No known availability constraints.
track	Suitability: Development of the site would be visually intrusive and there are sites on the other side of A52 which appear more suitable for development. Also, need for development would have to outweigh the harm to SBI.
	Achievability: 1
	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
	Classification: C Full Capacity 6
re conservation area (SBI	5 Year Capacity 0
	Density 30.00
Appli	Approval Date: Approval Life:
1	Site As trees. Majority of the site is of track e conservation area (SBI Planning

SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.: Description Comments:		Ashbo Whisto Site Deta	ails		ISE	
Area: Grid Ref.: Type: Greenbelt:	1.1 ha. gross 1.100 h E 404165 N 347465 G Hierarchy: N Flooding:	sv	Policy: 3/1 Commitment: Conversion: Replacement D	7 NB	Status: Use: Location Owner:	NC 8 : R
	Sit	te Assess	sment			
ite Features:			Deliver	ability Assessr	nent	
	lating site, some mature trees with of way runs through site	TPOS,	Availability:			2
vailabile Access: shbourne Road dditional Comments	s:		Suitability: Development of this site relate well to the existing of the A52. Achievability:	would be visually g built up area whi	intrusive and w ch is on the othe	3 ould not er side
trengths/ Opportuni	ties:		Development would be elikely costs and planning	economically viabl g obligations assoc	e taking into acc ciated with the s	count all ite
/eakneses/ Constrai	nts:		Classification:	C Ful	I Capacity	34
	ooundary, TPOs on site, public right site. Intrusion into open countrysid			 5 Yea	ar Capacity	0
ano amough centre of	one. This asion into open country sta	.			Density	30.91
Planning Applicat Building Control F	tion:	Application Other Applic		Approval I Approval I		

PA Ref. No.: LDF Ref. No.: Description Comments:	Part agricultur within the deve	tiural land, part p al land, part playgrou elopment boundary, s	nd outside the	ails s- net area excludes playir e development boundary but adj G009A excludes open space.		ting residential w	
Area:		gross <u>0.800</u> h 6 N 346988	a. net	Policy: 3		Status:	NC
Grid Ref.: Type:	G 40380	Hierarchy:	SV	Commitment:	7	Use:	5/8
Greenbelt:	N	Flooding:	N	Conversion:	NB	Location:	
				Replacement Dwg:	N	Owner:	1
		Sit	e Assess	sment			
e Features:				Deliverabili	ty Assessr	nent	
agricultural land, slo		ent on it whilst the otl	ner part	Availability: SHLAA form received from S availability within 1 year.	CC indicating	g surplus land wit	h
ves Lane				Suitability:			2
ditional Comments		d)		Intrusion into open countrysic intrusive & may result in loss be reprovided. May be suitab WH009A excludes play areas	of open space le if a site of	e, which would n	eed to
	e could relate re	elatively well to existing residential. Proxim		Achievability: Development would be econolikely costs and planning oblig			
eakneses/ Constrai	nts:			Classification: B	Fu	I Capacity	15
pact but adjacent to	existing resider 17 Audit which	d have a significant vi ntial. Part of site is ide would need to be re	entified		5 Yea	Density	0 18.75
		Plan	ning Ap	plication Details			
Planning Applicat	ion:		Application ⁻		Approval I	Date:	

Date Form Printed

29-Jun-15

	394	Land to west of
SMDC Ref. No).: WH010	
NLUD Ref. No	.:	Eaves Lane
PA Ref. No.:		
LDF Ref. No.:		Whiston
	•	Site Details
Description	Agricultural land	
Comments:	Agricultural grassland, steeply slopin development boundary	oing site outside the development boundary but close to residential which is in the
Area:	0.72 ha. gross 0.720 ha	na. net Policy : 3 Status : NO
Grid Ref.:	E 403737 N 346987	Commitment: 7 Use: 8
Type:	G Hierarchy:	SV Conversion: NB Location: R
Greenbelt:	N Flooding:	Replacement Dwg: N Owner:
	Site	te Assessment
te Features:		Deliverability Assessment
	zing, stepply sloping, mature trees to	
e site, parts of field a	are walled. Watercourse on western b	No known availability constraints.
veilebile Assess		
vailabile Access:		
aves Lane		Suitability: 3
		Development of this site would be visually intrusive and would no
dditional Comment	s:	relate well to existing built up area therefore unlikely to be suitable for development.
ocal Plan Positous aire	e option C Highway Authority at the tin	ime
ocai Fiati Review Site		acuah a
onsidered the topogra ow of properties facin	aphy militates against residential althog g the road may be possible - see WH	
onsidered the topogra ow of properties facin lso watercourse on w	g the road may be possible - see WH vestern boundary	
onsidered the topogra	g the road may be possible - see WH vestern boundary	Achievability: Development would be economically viable taking into account all
onsidered the topogra w of properties facin lso watercourse on w trengths/ Opportun	g the road may be possible - see WH vestern boundary ities:	H018. Achievability:
onsidered the topogra ow of properties facin lso watercourse on w trengths/ Opportun	g the road may be possible - see WH vestern boundary ities:	Achievability: Development would be economically viable taking into account all
onsidered the topogra ow of properties facin lso watercourse on wa	g the road may be possible - see WH vestern boundary ities:	Achievability: Development would be economically viable taking into account a likely costs and planning obligations associated with the site.
onsidered the topography of properties facing lso watercourse on watercourse on watercourse trengths/ Opportunal Adjacent to Village Haward Constraction (Constraction)	g the road may be possible - see WH vestern boundary ities: ints: may make development difficult.	Achievability: Development would be economically viable taking into account a likely costs and planning obligations associated with the site. Classification: C Full Capacity 5 Year Capacity 0
onsidered the topography of properties facing lso watercourse on watercourse on watercourse trengths/ Opportunal Adjacent to Village Haward Constraction (Constraction)	g the road may be possible - see WH vestern boundary ities: all ints:	Achievability: Development would be economically viable taking into account a likely costs and planning obligations associated with the site. Classification: C Full Capacity 5 Year Capacity 0
onsidered the topography of properties facing lso watercourse on watercourse on watercourse trengths/ Opportunation adjacent to Village Halfe delayers for the facing series of t	g the road may be possible - see WH vestern boundary ities: ints: may make development difficult.	Achievability: Development would be economically viable taking into account a likely costs and planning obligations associated with the site. Classification: C Full Capacity 5 Year Capacity 0
onsidered the topogra w of properties facin so watercourse on w trengths/ Opportun djacent to Village Ha feakneses/ Constra teeply sloping site - r	g the road may be possible - see WH vestern boundary ities: ints: may make development difficult. ave significant adverse visual impact	Achievability: Development would be economically viable taking into account a likely costs and planning obligations associated with the site. Classification: C Full Capacity 5 Year Capacity Density 13.89
onsidered the topography of properties facing lso watercourse on watercourse on waterengths/ Opportung adjacent to Village Hadden and the service of the ser	g the road may be possible - see WH vestern boundary ities: ints: may make development difficult. ave significant adverse visual impact	Achievability: Development would be economically viable taking into account a likely costs and planning obligations associated with the site. Classification: C Full Capacity 5 Year Capacity Density 13.89
onsidered the topography of properties facing also watercourse on watercourse on watered to Village Hawkenses/ Constracteeply sloping site - r	g the road may be possible - see WH vestern boundary ities: ints: may make development difficult. ave significant adverse visual impact Plani ation:	Achievability: Development would be economically viable taking into account a likely costs and planning obligations associated with the site. Classification: C Full Capacity 5 Year Capacity Density 13.89

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description Comments: Area:	Vacant/ under va	lerused agricultused agricultural land	Whisto Site Deta ural land				Status:	NC
Grid Ref.:	E 403856	Hierarchy:	SV	Commitment	:	7	Use:	6/8
Type: Greenbelt:	N	Flooding:	N	Conversion:		NB	Location	
Greenbeit.	IN	i looding.	IN	Replacement	Dwg:	N	Owner:	3
		Si	te Assess	sment				
te Features:				Deliv	erability i	Assessme	ent	
oping site with the not 52). Grass land. Adjanchs lawn and shrub railabile Access: and off Black Lane be rrently used as parkith posite Brook Hollow	etween number ng area for Moo Cottage	n space - parish co	area is	Availability: No known availability several ownerships. Suitability: Unlikely to be suitable nature of the northerr	e for develop	pment due t and the vis	o the steeply ual prominen	3 sloping ace of
ecial Landscape Are velopment of this sit velopment of the oth	e would be less	visually intrusive th		the southern part of sthe character of the a		oment would	I significantly	alter
rengths/ Opportuni utside the developme ttlement - close prox	ent boundary but			Achievability: Development would be likely costs and plann				
eakneses/ Constrai	nts:			Classification:	С	Full C	Capacity	12
utside the developme e. Access issues as porlands Housing Re velopment	potential acces	s currently a parkin	ng area for				Capacity Density	0 18.18
		Plar	nning Apı	olication Details	<u> </u>			
Planning Applicat Building Control F			Application ⁻ Other Applic	Гуре:	A	Approval Dat		

Description Comments: Area: Grid Ref.: Type:	0.2 ha. g E 403534 G	gross 0.200 has N 347002 Hierarchy:	a. net	Policy: 3 Commitment: Conversion:	gricultural pu	rposes Status: Use: Location	NC 6
Greenbelt:	N	Flooding:	N	Replacement Dwg	g: N	Owner:	3
		Site	e Assess	sment			
ricultural grassland. If it with access gate of the post of the po	n to Ross Road. dary. Site is at a	PROW runs east to higher level than Ro	o west	Availability: No known availability const	raints. SHLAA		1
lditional Comments	-	into two parcels of k		Suitability: Outside the development b potential for residential dev promoting linear developme suitable for allocation for he	elopment althoent along Ross	ugh would be	
uth easterly direction st and rail fence. Hec	dgerow to northe		:111				
uth easterly direction st and rail fence. He undary is post and ra rengths/ Opportunit by be suitable for a sneme.	dgerow to northe ill fence. iles:	ern boundary. Weste		Achievability: Development would be ecolikely costs and planning ob			

NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Site Details					
Description Land to the rear of The Plain Comments:	etalis				
Area: 0.21 ha. gross 0.210 ha. net Grid Ref.: E 401659 N 351443 Type: G Hierarchy: SV Greenbelt: N Flooding: N	Policy: 1/3 Status: NC Commitment: 7 Use: 1/6 Conversion: NB Location: U Replacement Dwg: N Owner: 3				
Site Asses	<u> </u>				
ne land lies between Whiston Hall to the South and the Caldon ramway to the north. According to the agent it lies outside the gistered archaeological site. May be a well on site. vailabile Access: is track between the new residential development (current commitment) and Whiston Golf Club. This could be improved ecording to the agent if the site is developed. dditional Comments: apacity originally considered may be too low therefore increased to dwellings from 3.	Availability: No known availability constraints. Suitability: May be suitable for residential development through inclusion in an infill boundary. However may not be appropriate for inclusion in infill boundary as could be viewed to be allowing peripheral expansion. May be suitable for consideration as a site. Achievability:				
rengths/ Opportunities: art of the site lies within the development boundary. The agent ates it is brownfield however my view is that it is greenfield garden and part of which is currently used for storage of building materials.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site				
leakneses/ Constraints:	Classification: B Full Capacity 6 5 Year Capacity 0 Density 28.57				
Planning Application: Building Control Ref Other App Date Last Updated 11-Jun-15	Approval Life.				

Site Ref. No.:	2345	Land w	est of			
SMDC Ref. No.	: WH018					
NLUD Ref. No.:		Eaves	I ano			
PA Ref. No.:		Whisto				
LDF Ref. No.:		Willsto				
	•	Site Deta	ails			
Description	Agricultural land					
Comments:						
Area:	0.172 ha. gross 0.172 ha	a. net	Policy: 3		Status:	NC
Grid Ref.:	E 403744 N 347012		Commitment:	7	Use:	8
Type:	G Hierarchy:		Conversion:	NB	Location	
Greenbelt:	N Flooding:	N	Replacement Dw	rg: N	Owner:	3
	Site	Assess	sment			
e Features:				bility Assessr	nent	
	f a larger field therefore no natural bo	oundany	Availability:	-		2
	e. Adjacent land (WH010) steeply sl		No known availability cons	straints.		
<u> </u>			,			
ailabile Access:						
aves Lane						
			Suitability:			2
Iditional Comments:	:		May be some limited pote the frontage of Eaves Lan		ial developmen	t along
	n considered during the production o					
	an Review Option C. Identified limite development of around 5/ 6 houses	ed				
			Achievability:			1
rengths/ Opportunit						
elatively flat. Continua ne.	tion of the linear development along	Eaves				
eakneses/ Constrain	its:		Classification: B	Ful	I Capacity	5
pen countryside desig	nated. Land beyond the site slopes a	away.		5 Yea	ar Capacity	0
dar miraolon.					Density	29.07
	Planr	ning App	olication Details			
Planning Application	on:	Application T	ype:	Approval [Date:	
Building Control R	ef	Other Applic	ation:	Approval L	_ife:	
D-t-1. (11.1						
Date Last Upda	ated 11-Jun-15		Date Form Printe	d 29-Jur	1-15	

PA Ref. No.: SM		Whisto				
Description Planning peri		Site Deta	alls for conversion of outbuild	ding to form	12 hedroom	unite (h
Comments:	mission recent	у схриса т	or conversion of outball		12 bearoom	unito (11
Area: 0.33 ha. gr	ross 0.330 ha	a. net	Policy: 3		Status:	NC
Grid Ref.: E 404182	N 347180		Commitment:	7	Use:	9
Type: C	Hierarchy:	SV	Conversion:	С	Location	ı: R
Greenbelt: N	Flooding:	N	Replacement Dw	g: N	Owner:	3
	Site	e Assess	sment			
ite Features:			Deliveral	oility Assess	ment	
utbuildings			Availability:			1
atbananigo						
oto and mgo			No known availability cons			ation
-			No known availability cons pending consideration to e			ation
vailabile Access:						ation
vailabile Access:						ation 3
vailabile Access:			pending consideration to e Suitability: Appears more suitable to b	xtend time peri	od.	3
vailabile Access:			pending consideration to e Suitability:	xtend time peri	od.	3
vailabile Access:			pending consideration to e Suitability: Appears more suitable to b	xtend time peri	od.	3
vailabile Access:			Suitability: Appears more suitable to be Golf Club.	xtend time peri	od.	3 ton Hall
Availabile Access: Black Lane Additional Comments: Strengths/ Opportunities:			pending consideration to e Suitability: Appears more suitable to b	xtend time peri	od.	3
vailabile Access: lack Lane dditional Comments: trengths/ Opportunities:			Suitability: Appears more suitable to be Golf Club.	xtend time peri	od.	3 ton Hall
availabile Access: black Lane additional Comments:			Suitability: Appears more suitable to be Golf Club.	xtend time peri	od.	3 ton Hall
Availabile Access: Clack Lane Additional Comments: Citrengths/ Opportunities: Conversion of existing outbuildings.			Suitability: Appears more suitable to be Golf Club. Achievability:	e used in cone	ection with Whist	3 ton Hall
Availabile Access: Additional Comments: Attrengths/ Opportunities: Conversion of existing outbuildings.			Suitability: Appears more suitable to be Golf Club.	ne used in cone	ection with Whist	3 ton Hall
vailabile Access: lack Lane dditional Comments: trengths/ Opportunities: onversion of existing outbuildings. //eakneses/ Constraints:			Suitability: Appears more suitable to be Golf Club. Achievability:	ne used in cone	ection with Whist	3 ton Hall 1
Availabile Access: Clack Lane Additional Comments: Citrengths/ Opportunities: Conversion of existing outbuildings.			Suitability: Appears more suitable to be Golf Club. Achievability:	ne used in cone	ection with Whist	3 ton Hall
Availabile Access: Additional Comments: Attrengths/ Opportunities: Conversion of existing outbuildings.	Plani	ning Api	Suitability: Appears more suitable to to Golf Club. Achievability: Classification: C	ne used in cone	ection with Whist	3 ton Hall 1
Availabile Access: Additional Comments: Attrengths/ Opportunities: Conversion of existing outbuildings.		ning App	Suitability: Appears more suitable to be Golf Club. Achievability: Classification: C	ne used in cone	ection with Whise	3 ton Hall 1

SMDC Ref. No.: WH027 St Mildred's Church Whiston Whiston Whiston Site Details Description Agricultural land Sipping site - southern part of site at a lower level. Availability Access: Development would be a visual intrusion into open countryside designated as special landscape area. Unlikely to be suitable for rescential development due to access issues and impact on the nearby church. Achievability: 1 Development would be a visual intrusion into open countryside designated as special landscape area. Unlikely to be suitable for rescential development due to access issues and impact on the nearby church. Achievability: 1 Weaknessel Constraints: C	Site Ref. No.:	2344	South o	of		
NLUD Ref. No.: PA Ref. No.:	SMDC Ref. No.	: WH027				
Site Details Description Agricultural land Comments: Area: 0.32 ha. gross 0.320 ha. net Policy: 3 Status: NC Commitment: 7 Use: 8 Conversion: NB Location: U Greenbelt: N Flooding: N Replacement Dwg: N Owner: Site Assessment Site Assessment Deliverability Assessment Availability: 1 1 No known availability constraints. Weakneses/ Constraints: Classification: C Full Capacity 10 Sear Capacity 0 Density 31.25 Planning Application Type: Approval Date: Planning Application Pype: Approval Date: Pype: Pype:	NLUD Ref. No.					
Site Details Description	PA Ref. No.:		Whiata			
Description Agricultural land Comments: Area:	LDF Ref. No.:		vviiisto	П		
Area: 0.32 ha. gross 0.320 ha. net Policy: 3 Status: NC Grid Ref.: E 403625 N 347047 Type: G Hierarchy: SV Commitment: 7 Use: 8 Conversion: NB Location: U Replacement Dwg: N Owner: Site Assessment Ite Features: Deliverability Assessment Site Assessment Deliverability Assessment Availability: 1 No known availability constraints. Wallabile Access: Ifficult - no obvious appropriate access from Ross Road. Suitability: 3 Development would be a visual intrusion into open countryside designated as special landscape area. Unlikely to be suitable for residential development due to access issues and impact on the nearby church. Achievability: 1 Development due to access issues and impact on the nearby church. Classification: C Full Capacity 10 5 Year Capacity 0 Density 31.25 Planning Application Details Planning Application: Approval Date: Policy: 3 Approval Date:		5	Site Deta	nils		
Area: 0.32 ha. gross 0.320 ha. net	Description	Agricultural land				
Grid Ref.:	Comments:					
Grid Ref.:	Δrea·	0.32 ha gross 0.320 ha	net	Policy: 3	Statu	s· NC
Type: G Hierarchy: SV Conversion: NB Location: U Greenbelt: N Flooding: N Replacement Dwg: N Owner: Site Assessment Ite Features:				,		
Site Assessment Site Assessment Site Assessment Deliverability Assessment Deliverability Assessment Availability: In onatural boundary to the southern edge of site. Some mature eas. Wallabile Access: Wallability: Suitability: Development would be a visual intrusion into open countryside designated as special landscape area. Unlikely to be suitable for residential development due to access issues and impact on the nearby church. Achievability: Classification: C Full Capacity 5 Year Capacity Density 31.25 Planning Application Details Planning Application: Approval Date:	Type:	G Hierarchy:	SV			
Site Assessment Deliverability Assessment	Greenbelt:	N Flooding:	N			
Deliverability Assessment Availability: In No known availability constraints. Development would be a visual intrusion into open countryside designated as special landscape area. Unlikely to be suitable for residential development due to access issues and impact on the nearby church. Classification: C Full Capacity Teams Capacity Teams Application Details Planning Application: Approval Date: Deliverability Assessment Availability: 1 No known availability constraints. Suitability: Suitability: Classification: C Full Capacity Teams Capacity Teams Approval Date: Planning Application: Approval Date:		Sito	A			
Availability: In a continual land. Sloping site - southern part of site at a lower level. on natural boundary to the southern edge of site. Some mature eas. Availability: No known availability constraints. Suitability: Suitability: Suitability: Development would be a visual intrusion into open countryside designated as special landscape area. Unlikely to be suitable for residential development due to access issues and impact on the nearby church. Achievability: Iternegths/ Opportunities: Classification: C Full Capacity 5 Year Capacity Density 31.25 Planning Application Details Planning Application: Approval Date:		Site	ASSESS		•	
No known availability constraints. No known availability constraints.	ite Features:				ity Assessment	
valiabile Access: ifficult - no obvious appropriate access from Ross Road. Suitability: 3 Development would be a visual intrusion into open countryside designated as special landscape area. Unlikely to be suitable for residential development due to access issues and impact on the nearby church. Achievability: 1 Itempths/ Opportunities: Classification: C Full Capacity 5 Year Capacity Density 31.25 Planning Application Details Planning Application: Approval Date: Approval Date:	gricultural land. Slopir o natural boundary to	ig site - southern part of site at a lowe the southern edge of site. Some mat	er level. ure			1
Suitability: Development would be a visual intrusion into open countryside designated as special landscape area. Unlikely to be suitable for residential development due to access issues and impact on the nearby church. Achievability:	ees.			No known availability constra	aints.	
Achievability: Classification: C	vailabile Access:					
Development would be a visual intrusion into open countryside designated as special landscape area. Unlikely to be suitable for resdiential development due to access issues and impact on the nearby church. Achievability: Classification: C Full Capacity 10 5 Year Capacity 0 Density 31.25 Planning Application Details Planning Application: Approval Date: Approval Date:	ifficult - no obvious ap	propriate access from Ross Road.				
designated as special landscape area. Unlikely to be suitable for residential development due to access issues and impact on the nearby church. Achievability: Achievability:				Suitability:		3
Veakneses/ Constraints: Open countryside. Access issues. Impact on nearby church. Planning Application Planning Application: Approval Date: Approval Date:	Additional Comments	:		designated as special landso resdiential development due	cape area. Unlikely to be	suitable for
Veakneses/ Constraints: Open countryside. Access issues. Impact on nearby church. Planning Application Planning Application: Approval Date: Approval Date:				Achievability:		
Planning Application: Planning Application Type: Approval Date: Approval Date:	trengths/ Opportunit	ies:				
Planning Application: Planning Application Type: Approval Date: Approval Date:						
Planning Application Details Planning Application: Approval Date: Approval Date:				Classification: C		10
Planning Application Details Planning Application: Approval Date: Approval Date:	pen countryside. Acce	ess issues. Impact on nearby church.				0
Planning Application: Approval Date: Approval Date:					Density	31.25
Other Application.		on:	Application T	ype:		
			Otner Applica	ation:	Approval Lile.	

Site Ref. No.: SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.:	Open fields west of Leek Ro	Leek F Wetley Site Det	/ Rocks ails			
Comments:	Greenfield fields.Overgrown pastur unclear (presumed g/f). Not known Two accesses? Public RoW	n if still in agri	c use. Site could be subdiv		bovementioned p	
Area: Grid Ref.:	0.99 ha. gross 0.990 h E 396457 N 349062	ia. net	Policy: 1		Status:	
Type:	G Hierarchy:	LV	Commitment:	7	Use:	8
Greenbelt:	N Flooding:	N	Conversion:	NB	Location	
Oreembert.		IN	Replacement I	Dwg: N	Owner:	3
	Sit	e Asses	sment			
e Features:			Delive	erability Assess	sment	
rough gaps along the railabile Access: ne inb Oaklands Clos 7 Main Rd (but may jath. Iditional Comments te is undeveloped landing to earlier bypass entirely rural feel. No	e and Hawthorn House; one appea ust be domestic curtilage?), and is	rs to be S public	Applications (refused) a interest. Multiple owner from some owners for some ow	residential developments across this residential developments. The ded in SDB because and m/ church) contributes to open	site - interest recoment. se bypass allocat . Has a rural fee en views out of vi	2 ion I and illage.
viewed as a natural hind 7-19 Main Rd 'p	ities: as already resi devt along Mill Lane extension between these 2 roads.If hased' first, these would be better h g less obvious from Mill Lane	areas	Development would be likely costs and planning			
eakneses/ Constrai	nts:		Classification:	B F	ull Capacity	29
ractive fields,establis	shed hedges/trees/stone walls+long	views			ear Capacity	0
mainder (heavy perip	of 7-21 Leek Road is visually distinct heral foliage). Difficult to view. Also ch+7 Main Rd, or bypass route				Density	29.29
Planning Applicati	ion:	Application Other Applic		Approval Approval		
Date Last Upda	ated 15-Jun-15		Date Form Pri	nted 29-Jı	un-15	

Site Ref. No.: SMDC Ref. No. NLUD Ref. No. PA Ref. No.: LDF Ref. No.:		Cheadl	South of Bluebell Cottage le Road Rocks
Comments: Area: Grid Ref.:	Public RoW along south boundary. 0.57 ha. gross 0.570 ha E 396657 N 348765	Confirmation a. net	zing. Open appearance, little foliage. Slopes gently down to west. from owner 20/10/14 that they would support residential use of site. Policy: 2/3 Status: NC Commitment: 7 Use: 8
Type: Greenbelt:	G Hierarchy: Y Flooding:	LV N	Conversion: NB Location: R Replacement Dwg: N Owner: 3
	Site	e Assess	<u> </u>
our', open aspect. Ús		arance.	Availability: Communication from owners 20/10/14 confirming their interest in releasing for housing. Suitability: 2 Attractive field but bounded on 2 sides by housing. Large and slight slope with access onto trunk road. Could be viewed as a natural extension to the village. Good potential. Achievability:
unding off'. Sizeable	ties: n 2 sides. Could be considered logical site. If caravan area access unavailates further S (slight loss of dwarf wall).	able,	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
higher elevation than	nts: still be slight loss of 'long views' to W Meadow Avenue. Northern end, who steep in places to develop. Green	nich	Classification: B Full Capacity 13 5 Year Capacity 0 Density 22.81
Planning Applicat Building Control F	ion:	ning App Application T	Annabial Life.

SMDC Ref. No. NLUD Ref. No.: PA Ref. No.: LDF Ref. No.: Description		ctangle of farmlar	Chead Wetley Site Det	le Road, Wetley le Road Rocks ails	/ View	and Ro	ock Cotta	ge
Comments:		Cottage, then undulat		ey View. Heavily foliage gain. Slope is less sever				
Area:	1.06 ha. g	gross 0.690 ha	a. net	Policy: 2	2/3		Status:	NC
Grid Ref.:	E 396649	N 349057		Commitment	:	7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:		NB	Location	n: R
Greenbelt:	Υ	Flooding:	N	Replacement	Dwg:	N	Owner:	4
		Site	Asses:	sment				
te Features:				Deliv	verabilit	y Assessr	ment	
evated banking above ter (note drumlin feat as a rural feel despite ural feel Access: Inly access noted was additional Comments	are in centre?). facing housing.	Thick peripheral hed Natural barrier alon	ging. g North.	Availability: Assumed 2 Suitability: Benefits of this large be weighed against a				3 have to
pposite ribbon develo ogical extension to SE better screened (from	pment (Meadow DB. If developme	ent occurred to E end		Development would be likely costs and plann				
eakneses/ Constrai	nts:		_	Classification:	С	Fu	II Capacity	33
owever site is elevate oss of foliage. Existin evelopment - new acc	g access may b	e substandard for la	rge			5 Yea	ar Capacity Density	0 47.83
Planning Applicat Building Control F			ning Ap Application		s	Approval I		

Description Comments: Area: Grid Ref.:	Relatively oper Randles Lane known. 1.81 ha.	gricultural fields in	Site Detail between horses?). Sirings rear of	r Rocks ails Far Fields Farm & Gold te is all land between Far Fiel it) but excluding WR14A to w Policy: 2/3 Commitment:	ds farm,WR024	4, & 'Gold Place'	
Туре:	G	Hierarchy:	LV	Conversion:	NB	Location	
Greenbelt:	Υ	Flooding:	N	Replacement Dw	g: N	Owner:	3
		Site	Assess	sment			
te Features:				Delivera	bility Assess	ment	
ast. Gold Place is relable RoW abuts to no railabile Access:		modern farm buildings leter stone walling.	S.	Assumed 2 since only Gol Rep), and that was refused		bject to applicati	on (and
a Far fields Farm(A5 cess could be achieved Place and 'High Eter. Iditional Comments ajor devt would have pear to be grade 4(?	ved through existence of the construction of t	should seek to retain es through 'High Doors' Grambldngs currently	etween f the exg nd	Suitability: Large, relativley flat and do site must be weighed again for residential or commerce. Achievability:	nst constraints,		
a Far fields Farm(A5 cess could be achieved Place and 'High Eter. Iditional Comments ajor devt would have alling and foliage/field pear to be grade 4(? eighbour agreement? rengths/ Opportunion open wedge into set to wever surrounded by centre so logical arg	to be phased; sto be phased; sto be phased; sto boundaries as the boundaries are the boundaries as the boundaries are	sting tarmaced route be ough this forms part of ough this forms part of should seek to retain earmuch as possible. Last through 'High Doors' Armbldngs currently ractive views of countrisides (POS to north). The devt take place here	etween f the exg nd need y yside. Is close	Large, relativley flat and done site must be weighed again for residential or commerce	nst constraints, ial.	but very good po	ppment otential
a Far fields Farm(A5 ccess could be achieved Place and 'High Etter. dditional Comments agor devt would have alling and foliage/field opear to be grade 4(? eighbour agreement? crengths/ Opportunity open wedge into set on the powever surrounded by centre so logical arguening (trees) from	to be phased; so boundaries as '). Would acces Unclear how Goties: Itlement with attree y housing on 2 ument that future south. GP flat 8	sting tarmaced route be ough this forms part of ough this forms part of should seek to retain earmuch as possible. Last through 'High Doors' Armbldngs currently ractive views of countrisides (POS to north). The devt take place here	etween f the exg nd need y yside. Is close	Large, relativley flat and do site must be weighed again for residential or commerce. Achievability: Development would be economic and the site of t	nst constraints, ial. onomically viab bligations asso	but very good po	ppment otential
ia Far fields Farm(A5 ccess could be achieved by the country of th	to be phased; sto be phased; sto be phased; sto boundaries as the boundaries are the boundaries as the boundaries are	sting tarmaced route be ough this forms part of ough this forms part of should seek to retain earmuch as possible. Last through 'High Doors' Armbldngs currently ractive views of countrisides (POS to north). The devt take place here	etween f the exg nd need y yside. Is close	Large, relativley flat and do site must be weighed again for residential or commerce. Achievability: Development would be economic and the site of t	nst constraints, ial.	but very good po	opment otential
ia Far fields Farm(A5 ccess could be achieved by achieved and 'High Exter. dditional Comments ajor devt would have alling and foliage/field bear to be grade 4(? eighbour agreement? trengths/ Opportuni open wedge into setto open wedge into	to be phased; so boundaries as: It observed through existing to be phased; so boundaries as: It observed the boundaries as:	sting tarmaced route be ough this forms part of ough this forms part of should seek to retain earneth as much as possible. Last through 'High Doors's farmbldngs currently ractive views of countrisides (POS to north). Irre devt take place here well screened	etween f the exg nd 'need y y yside. Is close e. Much eloss of m east lems? ps?	Large, relativley flat and do site must be weighed again for residential or commerce. Achievability: Development would be explicitly to be explicitly and planning of the site of the si	nst constraints, ial. conomically viab bligations asso	le taking into accided with the si	ppment otential 1 count all te

SMDC Ref. No.: WR014A NLUD Ref. No.: Far F PA Ref. No.: SM	south of /north of fields Farm / Cornerstones Road ey Rocks
Description Flat regular field abutting Leek Road Comments: Note site is separate entry to WR014.	etails
Area: 0.51 ha. gross 0.510 ha. net Grid Ref.: E 396398 N 348852 Type: G Hierarchy: LV Greenbelt: Y Flooding: N	Policy: 2/3 Status: NC Commitment: 7 Use: 8 Conversion: NB Location: R Replacement Dwg: N Owner: 4
Site Asse	ssment
Site Features:	Deliverability Assessment
Relatively flat, regular agricultural field. Slight slope up to east. Atractive dwarf stone walls to roadside. Regularly spaced mature rees along this frontage only partially obscure views into site/longer views to east, from road. Availabile Access: None noted directly accessing field (unless could be accessed via one of adjacent properties?) Additional Comments:	Availability: Not known. Assumed '2' Suitability: Overall, given strengths, '2'.
Strengths/ Opportunities: Logical site for residential growth within Wetley Rocks "V" - housing on N/S/ and to west opposite. Longer views to east reveal other lousing.	Achievability: Development would be economically viable taking into account all likely costs and planning obligations associated with the site
Veakneses/ Constraints:	Classification: B Full Capacity 12
Greenfield. Greenbelt. Development would be visible from road. Perhaps not as central to village as other sites.	5 Year Capacity 0 Density 23.53
Planning A Planning Application: SM Applicatio Building Control Ref Other App	Annesial Life.

Date Form Printed

29-Jun-15

Area: Grid Ref.: E 396437 N 349163 Type: G Hierarchy: LV Greenbelt: Y Flooding: Site Assessr arge flat very overgrown field. Forms an 'open' view to south. lews from S to N across it appear less open, owing to trees, at the of site visit.	Policy: 2/3 Status: NC Commitment: 7 Use: 8 Conversion: NB Location: U/R Replacement Dwg: N Owner: 3 nent Deliverability Assessment
Greenbelt: Y Flooding: N Site Assessr te Features: arge flat very overgrown field. Forms an 'open' view to south. ews from S to N across it appear less open, owing to trees, at	Conversion: NB Location: U/R Replacement Dwg: N Owner: 3 nent Deliverability Assessment
Site Assessr te Features: arge flat very overgrown field. Forms an 'open' view to south. ews from S to N across it appear less open, owing to trees, at	Replacement Dwg: N Owner: 3 nent Deliverability Assessment
rge flat very overgrown field. Forms an 'open' view to south. ews from S to N across it appear less open, owing to trees, at	Deliverability Assessment
rge flat very overgrown field. Forms an 'open' view to south. ews from S to N across it appear less open, owing to trees, at	•
ge flat very overgrown field. Forms an 'open' view to south. ws from S to N across it appear less open, owing to trees, at	•
ailabile Access: Ild access onto Mill Lane. Potentially also from Telephone change but this could not be ascertained. ditional Comments: I Lane is narrow 2-way carriageway with speed bumps. Could as site (and therefore its access) link in with WR002? Arguably s of 'long views' more noticable from Northern aspect. May be ricultural Land class 3?	Given recent owner correspondence confirming support for residential use, 1. Suitability: Loss of views and traffic implications; however this site has good potential if future growth required. Achievability: 1
t, relatively central. Since there is sporadic development along Lane this could be considered logical infilling from the centre of etley Rocks.	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
eakneses/ Constraints: ss of views. Any development would generate additional traffic	Classification: B Full Capacity 20
ong narrow Mill Lane and potentially, the busy Leek Road.	5 Year Capacity 0 Density 25.32
Planning Appl	ication Details

Description Comments:		paddock abuttin	Site Det		established h	edging.	
Area:		gross 0.140 I 2 N 348865	ha. net	Policy: 2/3		Status:	NC
Grid Ref.: Type:	G 390072	Hierarchy:	LV	Commitment:	7	Use:	8
Greenbelt:	Υ	Flooding:	N	Conversion:	NB N	Location: Owner:	R 4
		0:	te Asses	Replacement Dwg	, IN	Owner.	4
		se. Appears to be in	n		lity Assess	ment	2
vailabile Access: es existing access to		Consall Lane.		Suitability: Some potential but given con	nstraints, 3		3
rengths/ Opportuni	ities:			Achievability: Development would be econ			
ell screened so deve ousing on 2 sides. Th Consall Lane. Roads	nis could be con	sidered a logical infi		likely costs and planning obli	gations asso	cialed with the site	÷
eakneses/ Constraine reenfield. Greenbelt. DB.		tre of village. Does i	not abut	Classification: C		Il Capacity ar Capacity Density	5 0 85.71
				plication Details			

PA Ref. No.: LDF Ref. No.:	Site	e Details
Description Comments:	Playing field. TPOs on site. PLAYING FIELDS - site suggested in Sh	ILAA rep. Note this is in PPG17 audit 2009.
Area: Grid Ref.: Type: Greenbelt:	0.84 ha. gross 0.840 ha. ne E 396517 N 348920 G Hierarchy: Y Flooding:	Policy: 2/3/10 Status: NC Commitment: 5 Use: 5 LV Conversion: NB Location: R N Replacement Dwg: N Owner: 3
	Site A	ssessment
dging around perime ope down to W. Vario stern boundaries vailabile Access: ally access from NE of the diditional Comments	ipment/goals at NE. Neat dwarf walls anters. Some open views W-E / N-S. Slight ous individual TPOs along western and corner onto Randles Lane.	Availability: 1 '1' given there is SHLAA rep. Suitability: Not suitable owing to POS designation etc. Achievability: 1 Achievability: 1
rengths/ Opportuni at, developable. Abut age extension if POS	s SDB. Therefore could be considered lo	Development would be economically viable taking into account all likely costs and planning obligations associated with the site
	nts: nbelt. Potential access problems (i - beca v, or ii - because A520 busy).	Classification: C Full Capacity 25 5 Year Capacity 0 Density 29.76
Planning Applicat Building Control F	ion: Appl	g Application Details ication Type: Approval Date: Approval Life:

PA Ref. No.: LDF Ref. No.: Description	Residential curtilage and oth	Leek R Wetley Site Deta	r Rocks ails	noore de	410	
Comments:	Land N of Werrington, W of Leek F curtilage.Remainder of site has mo accommodation - but this appears	ore agricultura				1
Area:	0.47 ha. gross 0.470 h		Policy: 2/3		Status:	NC
Grid Ref.:	E 395758 N 348130		Commitment:	7	Use:	8/1
Type:	G Hierarchy:	LV	Conversion:	NB	Location:	R
Greenbelt:	Y Flooding:	N	Replacement Dwg:	N	Owner:	3
	Sit	te Assess	sment			
te Features:			Deliverabilit	y Assessm	ent	
edging. Northern 'thir	n A520; slopes up to S. Tall perimeted appears dometic curtilage. Apart f king area, the rest (grass and trees)	from	Availability: SHLAA rep therefore '1' Suitability: Owing to above 'weaknesses',	not suitable.		3
ا ما المام	s:					
dditional Comments						
	epresentation. Public RoW along W	boundary.	Achievability: Development would be econon			
uggested by HLAA re						unt all
rengths/ Opportunite only 200m from Wareening (hedge).	derrington SDB. Established roadside	le	Development would be econon	Full 6	Capacity Capacity	15 0
rengths/ Opportunite only 200m from Wareening (hedge). eakneses/ Constrain	derrington SDB. Established roadside formula (ints: J. Not abutting SDB. As slightly elever to the common of the	e rated,	Development would be econon likely costs and planning obligation	Full 6	Capacity Capacity	unt all
rengths/ Opportunite only 200m from Wareening (hedge). eakneses/ Constrain	derrington SDB. Established roadside formula (ints: d. Not abutting SDB. As slightly elever or road. Plan	e rated,	Development would be economisely costs and planning obligation: Classification: Classification:	Full 6	Capacity Capacity Density 3	15 0

Comments:	Site suggested of the site is no 2.52 ha. (in a representation	Site Deta	r Rocks ails oad in between Wetley R d Submission Core Startegy of Policy: 2/3 Commitment:		2. However owner Status:	NC
Type:	G	Hierarchy:	OC	Conversion:	NB	Use: Location:	8 : R
Greenbelt:	Υ	Flooding:	N	Replacement Dwg		Owner:	4
		Sit	te Asses:	sment			
te Features:				Deliverab	ility Assess	ment	
arleyshire curtilage. vailabile Access:				Revised Submission Core S February 2012 which promo this not clear.			o, but
ditional Comments:	: cter Assessme		nportant	Suitability: Since the site is open, gree does not abut a settlement considered suitable. Also, gdwellings (conservative est.	boundary, it is jiven site size	generally not it could yield at le	
dditional Comments: MD Landscape Charandscape setting to set	: cter Assessme ttlement".		nportant	Since the site is open, gree does not abut a settlement considered suitable. Also, g	boundary, it is jiven site size	generally not it could yield at le	s, and
Iditional Comments: MD Landscape Charandscape setting to set rengths/ Opportunit at, open, developable	cter Assessmenttlement".	nt identifies it as "im	d	Since the site is open, gree does not abut a settlement considered suitable. Also, g dwellings (conservative est.	boundary, it is jiven site size), ie a major d would attract	generally not it could yield at le evt in greenbelt. Dlanning requirement could be ma	s, and east 34
Iditional Comments: MD Landscape Character of the control of the	cter Assessment ttlement". ies: good access presumed goo	nt identifies it as "im	d	Since the site is open, gree does not abut a settlement considered suitable. Also, g dwellings (conservative est. Achievability: Since this is 'major' scale it eg affordable housing. There	boundary, it is jiven site size), ie a major d would attract perfore developm reduced plan	generally not it could yield at le evt in greenbelt. Dlanning requirement could be ma	s, and east 34
dditional Comments: MD Landscape Charandscape setting to set trengths/ Opportunit at, open, developable, nerefore road capacity /eakneses/ Constrain reenbelt, greenfield; ooes not abut settlement op the control of	cter Assessmenttlement". ies: good access presumed good its: pen rural feel (ont [ie Werringto settlement exp	nt identifies it as "im point onto an 'A' roa id). Abuts property t only abuts one dwel on or Wetley Rocks]	d o north.	Since the site is open, gree does not abut a settlement considered suitable. Also, g dwellings (conservative est. Achievability: Since this is 'major' scale it eg affordable housing. There economically viable through	boundary, it is jiven site size), ie a major d would attract jefore developn i reduced plan	generally not it could yield at le evt in greenbelt. Dlanning requirement could be maning obligations.	east 34 2 nents de
dditional Comments: MD Landscape Charandscape setting to set rengths/ Opportunit at, open, developable perefore road capacity eakneses/ Constrain reenbelt, greenfield; opes not abut settlement most logical site for	cter Assessmenttlement". ies: good access presumed good its: pen rural feel (ont [ie Werringto settlement exp	ont identifies it as "im point onto an 'A' roa and). Abuts property t conly abuts one dwel on or Wetley Rocks] cansion. Loss of ope	d o north.	Since the site is open, gree does not abut a settlement considered suitable. Also, g dwellings (conservative est. Achievability: Since this is 'major' scale it eg affordable housing. There economically viable through	boundary, it is jiven site size), ie a major d would attract jefore developn i reduced plan	generally not it could yield at le evt in greenbelt. Dlanning requirement could be maning obligations.	2 nents ade
dditional Comments: MD Landscape Characher Characher Comments to set the comment of the comment	cter Assessment ttlement". ies: good access presumed good its: pen rural feel (on t [ie Werrington settlement exprom further eas	ont identifies it as "im point onto an 'A' roa and). Abuts property t conly abuts one dwel on or Wetley Rocks] cansion. Loss of ope	d o north.	Since the site is open, gree does not abut a settlement considered suitable. Also, g dwellings (conservative est. Achievability: Since this is 'major' scale it eg affordable housing. There economically viable through Classification: C	boundary, it is jiven site size), ie a major d would attract jefore developn i reduced plan	generally not it could yield at leevt in greenbelt. Dlanning requirement could be maning obligations. Ill Capacity Density Density	2 nents ide

Site Ref. No.:	2443	Land N	nd North / South of				
SMDC Ref. No.		St Joh	n's Church / Powys A	Arms Pu	b		
NLUD Ref. No.	:		lle Road				
PA Ref. No.:	SM		/ Rocks				
LDF Ref. No.:		Wetley	y Nocks				
		Site Det	ails				
Description	Open attractive, sloping, reg						
Comments:	Core Strategy rep Feb 2012 (prom						
	Church boundary. However access duplication.	s 'panhandle' t	to approval 11/00069/FUL [ie WR0	023] has bee	en excluded to a	void	
Area:	3.18 ha. gross 3.180 h	na. net	Policy: 2/3		Status:	NC	
Grid Ref.:	E 396476 N 349392		Commitment:	7	Use:	8	
Туре:	G Hierarchy:	LV	Conversion:	NB	Location:	R	
Greenbelt:	Y Flooding:	N	Replacement Dwg:	N	Owner:	;	
	Sif	te Asses	sment				
o Ecotures:	O.	.5 2 2000	Deliverability	v Deebeem	nent		
e Features:				y Maacaall	iont.		
	rectangular fields, which slope dow Perimeter and internal folliage/tree		Availability:			2	
ractive stone wall to	roadside frontage. Northern field ha		Revised Submission Core Stra February 2012 which promotes			ie.	
	e and trees along east.		ownership, but this not clear.	5 UIIS SILE IOI	nousing, implie	3	
ailabile Access:							
rious farmgates alon cessed from east].	g eastern perimeter [site would hav	re to be					
-			Suitability:			3	
ditional Comments	:		Given scale of site; greenbelt simportance of views in SMD La	andscape As	sessment; and		
			possibly traffic generation issue				
tentially both sites co	RO32 owned by 11/00069 applicant. ould share same southern access						
nhandle'.			Achievability:				
rengths/ Opportunit	ties:			uld attract a	anning requires	2	
e fairly control shorts	sechool&churchward to south: the f	acing	Since this is 'major' scale it working affordable housing. Therefor	e developm	ent could be ma		
perties on opposite s	s school&churchyard to south; the fa side of Cheadle Road is the current		economically viable through re-	duced plann	ing obligations.		
t, developable.							
eakneses/ Constraii	nts:		Classification: C	Full	Capacity	38	
	Attactive, open views to west. Fields			5 Yea	r Capacity	0	
eadle Rd in this area	even if 2 fields considered separate a already busy at times."Important				Density	11.95	
ndscape Setting" with	h "significant views" (2008 Lscape s	Study]					
	Dlaw	nina A=	nligation Dataila				
	Plar	ming Ap	plication Details				
Planning Applicat	ion: SM	Application ¹	Туре:	Approval D	ate:		
Building Control F	Ref	Other Applic	cation:	Approval L	ife:		
Date Last Upd	ated 16-Jun-15		Date Form Printed	29-Jun	-15		
			I				

Description Comments: Area: Grid Ref.: Type:	Site includes buildings which housing) - ownership of site in 1.18 ha. gross 0.69 E 395766 N 34954 G Hierarch	Site Det to stream and for appear linked to accept to clear. Large are to ha. net to stream and for appear linked to accept to the stream and for accept to t	y Rocks tails oliage at west; contains We griculture and still in use. Core St has of site not developable owing Policy: Policy: 2/3/8 Commitment: Conversion:	rategy rep F	eb 2012 (promoti	ng isk.
Greenbelt:	Y Flooding	g: Y	Replacement Dwg:	N	Owner:	3
		Site Asses	sment			
pen. Slopes down to ternal foliage too. W. reenfield'). Attractive vailabile Access:	Haughton access/Mill Lane. Gwooded stream along western C buildings appear in use/agrifront stone wall to school. just inside school junction with	n edge. Some icultural (thus	Deliverabili Availability: Revised Submission Core Str February 2012 which promote ownership, but this not clear. Suitability: Totally unsuitable given unsuitisk; greenbelt/greenfield loss	ategy represes this site for	sentation dated or housing, implie	3
ilitarian nature, rede appropriate on desig ong stream; and the trengths/ Opportun	immediate east. Potential to re	dzone3 corridor uch of site	Achievability: Given presumed requirements design (even upon net area at			
ilitarian W/C building			1 1	F.:	II Capacity	10

PA Ref. No.: LDF Ref. No.:	SM		Mill La	y Rocks			
_				hedging/woodland			
Comments:	Core Strategy r	ep Feb 2012 (prom	noting housing	g) - ownership of site not clear			
Area:	0.73 ha. g	gross 0.730	ha. net	Policy: 2/3		Status:	NC
Grid Ref.:	E 395862	2 N 349451		Commitment:	7	Use:	8
Type:	G	Hierarchy:	LV	Conversion:	NB	Location:	R
Greenbelt:	Y	Flooding:	N	Replacement Dwg:	N	Owner:	3
		Si	te Asses	sment			
te Features:				Deliverabili	ty Assessr	ment	
oughly triangular pastural (equestrian?) land on Mill Lane bend uthwards. Neat perimeter hedging/roadside fencing; and mature			Availability:			2	
ee belt to west.		addition rending, an	u mature	Revised Submission Core Str February 2012 which promote ownership, but this not clear.			S
kisting gated access to	o eastern end.			Suitability:			3
dditional Comments	:			Given remoteness of site from and agricultural character, not			eenbelt
				Achievability:			1
trengths/ Opportunit at, developable. Thick busing ribbon to north		m west and east. F	aces	Development would be econo likely costs and planning oblig			
eakneses/ Constrair	nts:			Classification: C	Fu	II Capacity	12
ot central to village. G ite is "important landso 008 Landscape Chara	cape setting" to	village according t	o SMD		5 Yea	Density	0 16.44
		Pla	nning Ap	pplication Details			
Planning Applicati	on: SM		Application	Type:	Approval I	Date:	

Date Form Printed

29-Jun-15