

Report on selection of locations for new housing in the Denstone Neighbourhood Plan (NP)

1. Introduction

1.1 At the meeting on 15th October 2015, the SG agreed an approach and methodology for the assessment of potential sites/locations for new housing to meet the housing requirement for Denstone, (20 overall, 16 net), as set out in the recently adopted East Staffs. Local Plan.

1.2 A provisional (**confidential**) report was presented to a meeting of the SG on 24th November 2015. Input was invited into the consideration of criteria for each site and to identify preferred locations for further detailed study. The SG has considered progress on the sites assessment at subsequent meetings on 15th December and 12th January and this report was approved by the SG on 9th February. A consultation event on the findings is to be held on Friday 26th February

1.3 The assessment included the sites in the 2014 Strategic Housing Land Availability Assessment (SHLAA), produced by ESBC, with 5 sites in Denstone village and 1 in Stubwood. In addition, two other locations are included (land north & south of Vinewood Farm) which have been promoted by landowners through engagement in the Neighbourhood Plan Consultation.

DENSTONE



Site Ref	Address	Area	Yield
175	Land at Oak Road, Denstone	3.47	104
267a	Land to the rear of Brook House Denstone	1.4	42
369	Land at The Croft, College Road, Denstone	1.24	37
370	Land to the South of Denstone	1.5	45
387	All Saints Church, Main Road, Denstone	0.45	14

The Stubwood site is **Ref. 160** (Land at Stubwood); an area of 0.46 hectares and a yield of 14, (land adjacent to High Riddings).

2 Work undertaken

Ownership and availability

2.1 Letters/emails (see Appendix 1 for main text) with a copy of the assessment form (see Appendix 2) were sent to the following landowners on 31st Oct. 2015. (Responses in **bold**).

Two sites at Vinewood Farm. Dr. David Yates dyates@doctors.org.uk the owner of Vinewood Farm, Marlpit Lane, Denstone, Uttoxeter, Staffs ST14 5HH. **Replied 4/11 interest confirmed in southern site, but not the northern parcel.**

Land south of Denstone off Oak Road (SHLAA 175) Owner; Robert Johnson. Agent; Aida McManus aida.mcmanus@am-planningconsultants.co.uk **Replied 3/11 interest confirmed.**

SHLAA 267a - Land to the rear of Brook House - Seddon Homes, Warrington (This belonged to the estate of Miss Frances Walker. Seddons, constructed the houses in Frances Close but the residual land may have been sold off). **Replied (by phone) on 4th December – no interest.**

Letter SHLAA 369 - Land at The Croft, College Road - Mr & Mrs D Van Tienen, The Croft, College Road, Denstone, Uttoxeter, Staffs ST14 5HR Conversation with SG members, **no interest**

Letter SHLAA 370 - Land to the south of Denstone - Letters sent to Mr & Mrs Ratcliffe, 8 Bennion Grove and also to JVH Planning who had acted in the past for another family member **Replied 11/11 - no interest** (Mr & Mrs Ratcliffe).

SHLAA 387 - All Saints Church, Main Road - Letter sent to Diocese of Lichfield, Property Department Director of Property Andrew Mason. **Positive reply 20/11/15 active interest**

Letter SHLAA 160 - Land at Stubwood – Thought to belong to the family of Mr W Ratcliffe, 8 Bennion Grove, Denstone, Uttoxeter, ST14 5EZ **Replied 11/11 – no interest.**

Planning background

2.2 The planning background of the sites in question and this is summarised below.

SHLAA Site 387 - All Saints 2014/1102; Approval (29/10/14) for extension & conversion of coach house for 1 residential unit and associated Listed Building Consent. PC objected – siting of garage and loss of opportunity for smaller units to be provided on the overall site. (Work is in progress and a residual area of land remains to the north of the Coach House).

SHLAA Site 267a - rear of Brook House Refusals in 2003/04 - OUT/26916/002 (1.825ha) and OUT/29169/003 (1.574ha – 10 dwellings). Departure from local plan, not adopted, green field site. Large houses, low density, out of character. Also, highway/access concerns from SCC. Appealed but withdrawn before determination

SHLAA Site 369 - The Croft College Road Only extensions, nothing relevant

SHLAA Site 175 - South of Oak Road A recreation ground has been created on land to rear of school, should now be regarded as recreation land and/or public open space.

Vinewood Farm North – 2014/00338 – single dwelling, ESBC considered over-development, character and amenity, application withdrawn. 2015/00382 – detached bungalow – refusal.

Vinewood Farm South, no applications

SHLAA Site 160 - Stubwood Residential extensions only

SHLAA Site 370 - South of Denstone No applications

Other (Phillip Harding) land adjoining (to east of) Olivers Green current application: rural joinery workshop for Churnet Valley Joinery Ltd.).

2.3 The commitment to the development of the Coach Houses and possible conversion improvement of the Vicarage at SHLAA Site 387 (All Saints) is considered below (2.4).

2.4 The East Staffs. Local Plan has recently been adopted and it is clear that the Council will wish to stick very closely to the principles of the Plan in terms of alterations to settlement boundaries and potential locations for development. The key principle as far as Denstone (Parish) in concerned is that all of the area outside Denstone village (including the hamlets of Quixhill, Prestwood and Stubwood) are considered as open countryside where new housing will only be considered through a "Rural Exceptions Policy and cannot count toward meeting the dwelling requirement. The clear presumption is that new development should be located within or adjoining existing settlement boundaries, in accessible and sustainable locations. The Neighbourhood Plan may extend an existing settlement boundary in a contiguous manner but it cannot establish new separate settlement boundaries. This would rule out general housing development at Stubwood. Therefore, and it is recommended that the (SHLAA 160) site is excluded for any further consideration in this assessment.

2.5 The Diocese of Lichfield has confirmed that it has sold the main vicarage building and the Coach House (both Listed) which has a recent approval for residential conversion, where work is in progress. There is a residual paddock area which the Diocese wishes to be considered as a potential small scale housing site in the Neighbourhood Plan.

3 Assessment

3.1 A summary of the scoring is given below and Appendix 2 contains the assessment sheets for each of the sites and details of the conclusions are given in paragraph 4.1 and the table that follows. The scoring is based on a traffic light (Red/Amber/Green) system.

Vinewood Farm North. 7 Red 23 Amber 1 Green. Notes: a small triangular site, with limited capacity, including trees and hedges, which would be a small extension to the settlement boundary in the vicinity of other houses.

Vinewood Farm South. 0 Red 21 Amber 11 Green. Notes: a larger site with a capacity exceeding requirements but which could be reduced in size to accommodate a small scheme.

Land off Oak Road. 7 Red 14 Amber 9 Green. Notes: a larger site with a capacity exceeding requirements, and it extends towards JCB/Roicester, but it could be reduced to accommodate a small scheme. (NB, this smaller site has been assessed).

Land off Oak Road (Reduced site area) 0 Red 22 Amber 10 Green.

Land at the Croft. 10 Red 19 Amber 3 Green. Notes: a larger site with a capacity exceeding requirements which extends into open countryside on three sides and appears to accommodate an equestrian business.

Rear of Brook House. 4 Red 22 Amber 6 Green. Notes: close to the built up area of the village, but ownership is now split and access is not possible because of recently constructed houses.

Adjoining All Saints Church. 0 Red 21 Amber 11 Green. Notes: A small site with potential for a smaller scheme with some former farm buildings, which is enclosed by improved roads and relates to a recent consent for a residential conversion and a former vicarage.

3.2 Appendix 3 comprises copies of the assessment sheets completed by landowners which have been received to date, for information and comparison. It has not been possible to cut and paste the content of PDFs and other formats supplied and so the assessments received for the land off Oak Road and the two Vinewood farm sites are attached separately.

3.3 In addition to the criteria set out on the assessment form, the Steering Group wished to give considerable weight to the outcomes of public consultation, and the provisional findings of the landscape character study, which showed a clear preference/need for:

- a mix of (smaller) sites,
- smaller houses,
- maintaining separation between Denstone, Stubwood and JCB/Roicester,
- immediate and wider landscape impact,
- the importance of views of the wider landscape from and into the village, and
- the design of new development to reflect local character.

3.4 Following discussion at the Steering Group meetings in December 2015 and January 2016, taking account of community preferences, landowner attitudes and the viability of the sites, it was agreed that the following sites **should be considered further**.

- The site at **Vinewood Farm south**.
- Land **Adjoining All Saints Church**, Main Road.
- A small area of the land **off Oak Road (reduced site area)** Oak Road/Stubwood Hollow junction.

3.5 The sites in question were then considered in terms of:

- impact of landscape character and views,
- potential nature conservation issues,
- access, flooding and drainage. (The access, flooding and drainage criteria required consultation with Staffordshire County Council as the highways and drainage/flooding authority) and this has been undertaken. The County Council comments are included as Appendix 4. There are no in principle, objections to the preferred sites.

3.6 The Steering Group meetings agreed that five sites would **not be considered** further:

- Land the south of Denstone, because the owner does not wish to promote development. In addition, the value of the land in an open state, maintaining separation between Denstone and JCB/Roicester will be considered further through the character assessment.
- The smaller site at Vinewood Farm north, because of the limited capacity of the site and the impact on existing woodland.
- Land at Stubwood (ownership unknown), because it is outside the village settlement boundary and would be contrary to the strategic policies of the adopted East Staffs. Local Plan.
- Land at The Croft, College Road, because of the scale/capacity of the site related to the requirement, traffic, extends into open countryside and the existing equestrian business.
- The majority of the land off Oak Road, because it would extend in to open countryside, reduce the gap between Denstone and JCB/Roicester, traffic concerns (the narrow hump-backed former railway bridge), the scale of the site related to the requirement and the lack of interest in relocation from the existing Village Hall Committee. A much smaller part of site, adjoining existing houses, at the Oak Road and Stubwood Hollow junction, could be examined.
- Land to the rear of Brook House, because ownership is split and it cannot be accessed.

4 Conclusions

4.1 The table overleaf sets out the conclusion for each site. This will form the basis of a public consultation in late February. None of the 3 preferred sites/locations had any Red scores and each had a combination of greens, and ambers, whereas the sites considered to be unsuitable, each had between 4 and 7 Red scores. The 3 preferred sites can accommodate the 16 houses needed to meet the net requirement in the adopted East Staffordshire Local Plan.

Summary of site assessments and draft conclusions (Suitable sites).

Land Adjoining All Saints Church, Main Road

The paddock area in the northern part of this site **is considered suitable** for development. It has ready access and sits lower than land to the north and is screened by trees and hedges along the road verges of the B5031 and B5032 and the line of the former railway. The Diocese of Lichfield has confirmed that it has sold the main vicarage building and the Coach House (both Listed) which has a recent approval for residential conversion. The Diocese has produced outline layouts which show it can accommodate **6** (mews type) 2/3 bed houses and has indicated that it will work with the Parish Council through the Neighbourhood Plan, to achieve a design that fits the character of the village and which meets a local market need.

In the "traffic light" scoring undertaken in the assessment, the results for this site were;

0 Red 21 Amber 11 Green

Land at Vinewood Farm (south)

The southern part of this land **is considered suitable** for a carefully designed, low density, scheme of **5** smaller houses/bungalows. It has been suggested to the owner that access should be taken from the point proposed in the recent workshop application and take the form of a cul-de-sac running in a curve into the site such that the existing hedgerow and bank on College Road are retained and strengthened. The line of the public footpath along the western boundary of the land is retained and set within a wide/usable landscaped corridor. Any adverse impact on existing neighbouring houses on College Road and Narrow Lane, resulting from the fact that the land is higher, would have to be minimized through a combination of groundworks, layout/plot size, design (preferably with bungalows in large plots on the eastern half of the land) and landscaping.

In the "traffic light" scoring undertaken in the assessment, the results for this site were;

0 Red 21 Amber 11 Green

Land south of Denstone, off Oak Road

Development is not favoured on the larger area of land between Oak Road and Hawthorn Close/B5031 because of the impact on open land/views (important to the setting/character of the village) and the loss of separation between Denstone and JCB/Roicester.

In the "traffic light" scoring undertaken in the assessment, the results for the larger site were;

7 Red 14 Amber 10 Green

However, a small part of the site, adjoining the barn building off Oak Road **is considered to be suitable** for a small scale development comprising **five** smaller houses/bungalows.

In the "traffic light" scoring undertaken in the assessment, the results for this smaller site were;

0 Red 22 Amber 9 Green

Summary of site assessments and draft conclusions (Unsuitable sites).

Land at Vinewood Farm (north)

This site is **unsuitable** for development because it has a very limited capacity and buildings would have an impact on open land, a small existing woodland, which is an important part of the setting/character of the village and the difficulty in creating a satisfactory access off Marlpit Lane. However, one or two dwellings (very small scale infill development) may be possible if it is served of the existing access drive to the Vinewood Farmhouse but it is understood that this is not favoured by the property owner.

In the "traffic light" scoring undertaken in the assessment the results for this site were;

7 Red 23 Amber 1 Green

Land to the rear of Brook House

This site is **unsuitable** for development because it is no longer in a single ownership. A new house is under construction on Alton Road and so access is not possible, other than from the north on the B5032 (Denstone Lane). This would involve a separate landownership and that would open up a much larger area of land which would have the capacity to substantially exceed the total number of dwellings required for the whole village.

In the "traffic light" scoring undertaken in the assessment, the results for this site were;

4 Red 22 Amber 6 Green

Land at The Croft, College Road

This site is **unsuitable** for development because the landowner has not indicated that they wish to see it brought forward at present. In any event, housing at this location would adversely affect the rural setting of the village and because it extends into open countryside, built development would adversely affect key longer views out of the village. In addition, an existing business and a number of public footpaths could be affected by development.

In the "traffic light" scoring undertaken in the assessment, the results for this site were;

10 Red 19 Amber 3 Green

Land to the south of Denstone (off the B5031)

This site is **unsuitable** for development because the landowner does not wish to see it brought forward at present. In any event, housing at this location would reduce the separation between Denstone and JCB/Roicester and would adversely affect key longer views out of the village.

In the "traffic light" scoring undertaken in the assessment, the results for this site were;

8 Red 19 Amber 5 Green

Land at Stubwood

This site is **unsuitable** for development because it is remote from Denstone village and development would be in conflict with the (strategic) policies of the adopted East Staffordshire Local Plan. *The site was not included in the "traffic light" scoring because of this fundamental conflict with the Local Plan.*

Appendix 1 - Main text of letter/email sent to landowners/developer

Denstone Neighbourhood Plan – Assessment of options to meet ESBC Housing Requirements

As you may be aware, Denstone Parish Council (PC), working through a Steering Group (SG), is producing a Neighbourhood Plan (NP) for the whole Parish area. I am retained by the PC as a professional planning adviser on this process. As we have moved through the initial engagement, evidence gathering and issues & options stages of the NP it has become clear that there is interest in potential new housing sites from landowners and developers.

The clearly stated position of the PC is that it intends that the NP should address the new housing requirement of 20 dwellings in the recently adopted ESBC Local Plan. Taking into account commitments, **the net requirement is 16 new houses**. Although housing mix will be a matter for policies, the SG considers that too many of the properties built over recent years have been large 4 & 5 bed houses. Depending on the sites, it is expected that future development will include a majority of smaller 2 & 3 bedroomed houses. In the meantime, the SG wishes to assess options for sites and locations in an open, fair and systematic way, considering the known interests of landowners and developers. It is intended to complete an assessment of potential sites/locations and the extent to which they meet stated criteria, between now and the end of November 2015.

The criteria to be used reflect the SHLAA (including a review of sites not currently included in the SHLAA, but known to the PC) and also include factors reflecting the local character of Denstone. The intended criteria, are set out in the attached table. I would be grateful if you would consider these and offer any comments. If you are happy with the approach, it would also be helpful if you could complete and return a copy of the assessment sheet(s) for your site(s). This will be compared with and may inform, the assessment which will be carried out by myself and the SG.

The purpose of this letter is to inform you of the process and to seek your co-operation in providing information about your particular site. The outcomes of the study will then definitely be subject to public consultation along with the Draft NP early next year.

In the meantime, however, the SG will consider the need for a specific public consultation event on housing options and if there is an interest from landowners/developers, face to face meetings could be arranged to discuss particular sites and locations. Such meetings and any public event would be likely to take place during December.

I would be grateful if you could contact me to confirm your willingness for your site to be included in the assessment. Subject to such confirmation, I would be grateful if you could consider the criteria set out in the table and let me have any information that you consider would be pertinent to the process. If you wish, I would be happy to meet you to discuss particular aspects of your site.

Yours Faithfully - Clive Keble (MRTPI), for Denstone Parish Council & the Neighbourhood Plan Steering Group clive.keble@btopenworld.com 07815 950482

NB The inclusion of a site or location in this assessment does not imply that it will be allocated for development in the NP, or that the PC will support planning applications on them. In addition, the SG is not committed to making specific site allocations or to any detailed amendments to the settlement boundary in the NP and could instead choose to rely on criteria based polices.

Appendix 2 - Assessment Sheets

Neighbourhood Plan Reference Number 1

Site location/name Vinewood Farm North

Size 0.22ha

Owner/Developer/Agent - Dr. D Yates

SHLAA reference & conclusion - n/a

Existing land use(s) - Part agriculture, part young woodland.

Neighbouring land use(s) - Agriculture, residential

Topography - Gently sloping flat land.

Criteria	Yes/No or other categorisation	Commentary	Red Amber Green
Availability (third party & legal constraints)	Possibly		Amber
Capacity	Very Limited	Small triangular site	Red
Fit with ESBC Local Plan Policies	Part		Amber
Relationship to village settlement boundary	Adjoining	Across Marlpit Lane	Amber
Technical Issues			
Road Access viability	Assumed		Amber
Drainage viability	Assumed		Amber
Flooding viability	Assumed		Amber
Services viability	Assumed		Amber
Ground conditions viability	Assumed		Amber
Affects existing buildings on site	In part	Need to keep existing house access separate	Amber
Built Environment			
Buildings on one or two sides	No		Amber
Buildings on three sides	No		Amber
Infill site	No		Amber
Includes or affects Listed Buildings	No		Green
Contained site or opens up other land	Opens up other land		Amber

Natural Environment			
Includes/affects nature conservation site or protected species	Yes	Small woodland	Red
Includes/affects archaeological site	Not known		Amber
Trees and hedgerows on site	Yes	Belt of trees on Marlpit Lane frontage	Amber
Includes/affects local landscape feature	Yes		Amber
Affects important local views to & from village	Unlikley		Amber
Sustainability/access			
Pedestrian/cycle connections to village	Too small scale		Amber
Pedestrian/cycle links to employment sites	Too small scale		Amber
Potential for new pedestrian/cycle links	Too small scale		Amber
Affects public footpath or other right of way	Yes	Footpath runs through site	Red
Other			
Re-uses brownfield land	No		Amber
Addresses existing local environmental problem	No		Amber
Agricultural land quality	“Fair”		Amber
Contribute to improved infrastructure	unlikely		Red
Contributes to open space & recreation	unlikely		Red
Could improve community facilities	unlikely		Red
Past planning permission for housing	No	One refusal	Red
planning permission for other use(s)	No		n/a

Date agreed by Neighbourhood Plan Steering Group – Tuesday 9th February 2016.

Appendix 2 - Assessment Sheets

Neighbourhood Plan Reference Number 2

Site location/name – Vinewood Farm South

Size 0.8Ha

Owner/Developer/Agent - Dr Yates

SHLAA reference & conclusion – n/a

Existing land use(s) - Grazing land

Neighbouring land use(s) - Agricultural and residential

Topography - Gently sloping flat ground

Criteria	Yes/No or other categorisation	Commentary	Red Amber Green
Availability (third party & legal constraints)	yes		Green
Capacity	Up to 24 dwellings	Whole site, but owner will accept small scheme	Green
Fit with ESBC Local Plan Policies			Amber
Relationship to village settlement boundary	Adjoins	Adjoins rear of houses Narrow Lane & extends along College Road	Amber
Technical Issues			
Road Access viability	Assumed	Concerns over additional traffic on College Road	Amber
Drainage viability	Assumed		Amber
Flooding viability	Assumed		Amber
Services viability	Assumed		Amber
Ground conditions viability	Assumed		Amber
Affects existing buildings on site	No		Green
Built Environment			
Buildings on one or two sides	Yes	Narrow Lane and house to north	Amber
Buildings on three sides	No		Amber
Infill site	No		Amber
Includes or affects Listed Buildings	No		Green
Contained site or opens up other land	Yes, potentially		Amber

Natural Environment			
Includes/affects nature conservation site or protected species	No	Potential loss of hedgerow	Amber
Includes/affects archaeological site	Not known		Amber
Trees and hedgerows on site	Yes	Access need to be behind banked hedges	Amber
Includes/affects local landscape feature	Yes	Close to Oliver's Green and countryside setting	Amber
Affects important local views to & from village	Yes	Views from footpath	Amber
Sustainability/access			
Pedestrian/cycle connections to village	Yes	Could link to existing footpath network	Green
Pedestrian/cycle links to employment sites	Yes	Close to Denstone College	Green
Potential for new pedestrian/cycle links	Yes	Could enable access to Oliver's Green	Green
Affects public footpath or other right of way	Yes	Footpath runs along western boundary	Amber
Other			
Re-uses brownfield land	No		Amber
Addresses existing local environmental problem	No		Amber
Agricultural land quality	Assumed 3	Currently used for grazing	Green
Contribute to improved infrastructure	Possibly	Improved and extended footpaths	Green
Contributes to open space & recreation	Possibly	Access to Oliver's Green	Green
Could improve community facilities	Possibly	Oliver's Green (Potential Local Green Space)	Green
Past planning permission for housing	No		Amber
planning permission for other use(s)	No	Recent refusal for wood workshop	Amber

Date agreed by Neighbourhood Plan Steering Group - Tuesday 9th February 2016.

Appendix 2 - Assessment Sheets

Neighbourhood Plan Reference Number - 3

Site location/name – Land off Oak Road (**Larger site**)

Size 3.47ha

Owner/Developer/Agent – Mr Roberts/Aida McManus

SHLAA reference & conclusion 175 (Available & viable)

Existing land use(s) agriculture and playing field/open space

Neighbouring land use(s) - Residential (Agriculture to south)

Topography - slight gradient off Oak Road but predominantly level

Criteria	Yes/No or other categorisation	Commentary	Red Amber Green
Availability (third party & legal constraints)	Yes		Green
Capacity	35	16 houses (with community/school land. All requirement met.	Red
Fit with ESBC Local Plan Policies	Partial	Requires settlement boundary change. Scale	Amber
Relationship to village settlement boundary	Adjoins and extends	Resid. On two sides, extend to open countryside to south	Red
Technical Issues			
Road Access viability	Assumed	Concerns over capacity of bridge	Red
Drainage viability	Assumed		Amber
Flooding viability	Assumed		Amber
Services viability	Assumed		Amber
Ground conditions viability	Assumed		Amber
Affects existing buildings on site	No		Green
Built Environment			
Buildings on one or two sides	Yes		Amber
Buildings on three sides	Yes (north section of site)		Amber
Infill site	No		Amber
Includes or affects Listed Buildings	No		Green
Contained site or opens up other land	Contained (but large)	Stubwood Hollow forms Southern boundary	Amber

Natural Environment			
Includes/affects nature conservation site or protected species	Assume no	Survey needed	Amber
Includes/affects archaeological site	Assume no	Survey needed	Amber
Trees and hedgerows on site	Yes	Scope for retention	Amber
Includes/affects local landscape feature	Yes	Loss of open land reduces separation	Red
Affects important local views to & from village	Yes	Loss of open land reduces longer views	Red
Sustainability/access			
Pedestrian/cycle connections to village	Yes		Green
Pedestrian/cycle links to employment sites	Yes		Green
Potential for new pedestrian/cycle links	Yes		Green
Affects public footpath or other right of way	Yes	Runs N to S through centre of land	Red
Other			
Re-uses brownfield land	No		Amber
Addresses existing local environmental problem	No		Amber
Agricultural land quality	3		Green
Contribute to improved infrastructure	Yes		Green
Contributes to open space & recreation	Yes		Green
Could improve community facilities	No	Village hall land offer not wanted by Committee	Red
Past planning permission for housing	No		n/a
planning permission for other use(s)	No		n/a

Date agreed by Neighbourhood Plan Steering Group – Tuesday 9th February 2016.

Appendix 2 - Assessment Sheets

Neighbourhood Plan Reference Number - 3

Site location/name – Land off Oak Road (**Small area of land adjoining barn**)

Size 0.2ha

Owner/Developer/Agent – Mr Roberts/Aida McManus

SHLAA reference & conclusion 175 (Available & viable)

Existing land use(s) agriculture.

Neighbouring land use(s) - Residential (Agriculture to south)

Topography - slight gradient off Oak Road but predominantly level

Criteria	Yes/No or other categorisation	Commentary	Red Amber Green
Availability (third party & legal constraints)	Yes		Green
Capacity	5	Supports use of 3 or 4 small sites to meet need	Green
Fit with ESBC Local Plan Policies	Partial	Requires settlement boundary change. Scale	Amber
Relationship to village settlement boundary	Adjoins and extends	Resid. On two sides, extend to open countryside to south	Amber
Technical Issues			
Road Access viability	Assumed	Concerns over capacity of bridge	Amber
Drainage viability	Assumed		Amber
Flooding viability	Assumed		Amber
Services viability	Assumed		Amber
Ground conditions viability	Assumed		Amber
Affects existing buildings on site	No		Green
Built Environment			
Buildings on one or two sides	Yes		Amber
Buildings on three sides	Yes (north section of site)		Amber
Infill site	No		Amber
Includes or affects Listed Buildings	No		Green
Contained site or opens up other land	Contained		Green

Natural Environment			
Includes/affects nature conservation site or protected species	Assume no	Survey needed	Amber
Includes/affects archaeological site	Assume no	Survey needed	Amber
Trees and hedgerows on site	Yes	Scope for retention	Amber
Includes/affects local landscape feature	Yes	Scope for retention	Amber
Affects important local views to & from village	Potentially	Scope for retention	Amber
Sustainability/access			
Pedestrian/cycle connections to village	Yes		Green
Pedestrian/cycle links to employment sites	Yes		Green
Potential for new pedestrian/cycle links	No	Too small	Amber
Affects public footpath or other right of way	No		Green
Other			
Re-uses brownfield land	No		Amber
Addresses existing local environmental problem	No		Amber
Agricultural land quality	3		Green
Contribute to improved infrastructure	No	Too small	Amber
Contributes to open space & recreation	No	Too small	Amber
Could improve community facilities	No	Too small	Amber
Past planning permission for housing	No		Amber
planning permission for other use(s)	No		Green

Date agreed by Neighbourhood Plan Steering Group – Tuesday 9th February 2016.

Appendix 2 - Assessment Sheets

Neighbourhood Plan Reference Number 4

Site location/name – The Croft off College Road

Size – 1.24ha

Owner/Developer/Agent – Mr & Mrs Tienen

SHLAA reference & conclusion – 369 - available and viable

Existing land use(s) Agricultural, with extensive equine including stables and manege

Neighbouring land use(s) Agriculture and The Croft (residential)

Topography - Stream valley floor, slopes gently to north

Criteria	Yes/No or other categorisation	Commentary	Red Amber Green
Availability (third party & legal constraints)	No	Owner has not come forward	Red
Capacity	37	Exceeds development requirement	Amber
Fit with ESBC Local Plan Policies	Limited	Settlement boundary and scale issues	Amber
Relationship to village settlement boundary	Partial	Adjoins settlement bdy. but across College road into open countryside	Red
Technical Issues			
Road Access viability	Assumed		Amber
Drainage viability	Assumed	Springs and stream present on site	Amber
Flooding viability	Assumed	Springs and stream present on site	Amber
Services viability	Assumed		Amber
Ground conditions viability	Assumed		Amber
Affects existing buildings on site	Yes	Stables, manege and farmhouse	Red
Built Environment			
Buildings on one or two sides	No		Red
Buildings on three sides	No		Red
Infill site	No		Red
Includes or affects Listed Buildings	No		Green
Contained site or opens up other land	Extends into open country		Red

Natural Environment			
Includes/affects nature conservation site or protected species	Possibly	Springs and stream present on site	Amber
Includes/affects archaeological site	Not known		Amber
Trees and hedgerows on site	Yes	Belt of woodland to South & South West	Amber
Includes/affects local landscape feature	Yes	Part of open countryside setting of village	Red
Affects important local views to & from village	Yes	Part of open countryside setting of village	Red
Sustainability/access			
Pedestrian/cycle connections to village	Yes		Green
Pedestrian/cycle links to employment sites	Yes		Green
Potential for new pedestrian/cycle links	Unlikely	Not Needed	Amber
Affects public footpath or other right of way	Yes	Footpath crosses site which connects village to wider network	Red
Other			
Re-uses brownfield land	No		Amber
Addresses existing local environmental problem	No		Amber
Agricultural land quality	3		Amber
Contribute to improved infrastructure	Possible		Amber
Contributes to open space & recreation	Possible		Amber
Could improve community facilities	Possible		Amber
Past planning permission for housing	No		Amber
planning permission for other use(s)	Equestrian?		Amber

Date agreed by Neighbourhood Plan Steering Group – Tuesday 9th February 2016.

Appendix 2 - Assessment Sheets

Neighbourhood Plan Reference Number - 5

Site location/name – Land to the rear of Brook House

Size 1.4ha

Owner/Developer/Agent – Seddon Homes

SHLAA reference & conclusion 267a (Available & viable)

Existing land use(s) – Paddock/agricultural

Neighbouring land use(s) – Residential, Church and (former) railway walkway

Topography – level and flat

Criteria	Yes/No or other categorisation	Commentary	Red Amber Green
Availability (third party & legal constraints)	Yes (SHLAA)	Ownership & intent uncertain	Red
Capacity	42	Exceeds requirement but seems over-intensive	Amber
Fit with ESBC Local Plan Policies	Yes		Amber
Relationship to village settlement boundary	Adjoins	On two sides to rear of recently built houses	Amber
Technical Issues			
Road Access viability	Uncertain	Blocked by recently built houses	Red
Drainage viability	Assumed		Amber
Flooding viability	Assumed		Amber
Services viability	Assumed		Amber
Ground conditions viability	Assumed		Amber
Affects existing buildings on site	no		Green
Built Environment			
Buildings on one or two sides	Yes		Green
Buildings on three sides	No		Amber
Infill site	No		Amber
Includes or affects Listed Buildings	No		Amber
Contained site or opens up other land	Could open up land to north		Red

Natural Environment			
Includes/affects nature conservation site or protected species	Possible		Amber
Includes/affects archaeological site	Not Known		Amber
Trees and hedgerows on site	Yes	Individual and belt along former railway line	Amber
Includes/affects local landscape feature	Possible	Could affect character of former railway line	Amber
Affects important local views to & from village	No		Green
Sustainability/access			
Pedestrian/cycle connections to village	Yes		Green
Pedestrian/cycle links to employment sites	Yes		Green
Potential for new pedestrian/cycle links	limited		Amber
Affects public footpath or other right of way	No		Green
Other			
Re-uses brownfield land	No		Amber
Addresses existing local environmental problem	No		Amber
Agricultural land quality	Assume Grade 3		Amber
Contribute to improved infrastructure	Possible		Amber
Contributes to open space & recreation	Possible		Amber
Could improve community facilities	Possible		Amber
Past planning permission for housing	No	2 refusals but new Local Plan changes context	Red
planning permission for other use(s)	No		Amber

Date agreed by Neighbourhood Plan Steering Group – Tuesday 9th February 2016.

Appendix 2 - Assessment Sheets

Neighbourhood Plan Reference Number - 6

Site location/name – Land adjoining All Saints Church

Size (around) - 0.2ha

Owner/Developer/Agent – Diocese of Lichfield

SHLAA reference & conclusion 387 (N/A)

Existing land use(s) – Paddock

Neighbouring land use(s) – Residential (Vicarage & approved .Coach House conversion & Church) former railway walkway and farmland to the west

Topography – level and flat

Criteria	Yes/No or other categorisation	Commentary	Red Amber Green
Availability (third party & legal constraints)	Yes	Small residual area of land	Green
Capacity	6	Diocese favours flexible 2 – 3 bed small units	Green
Fit with ESBC Local Plan Policies	Part	Close to settlement boundary	Amber
Relationship to village settlement boundary	Close	Enclosed by improved roads and rail walkway	Amber
Technical Issues			
Road Access viability	Likely		Green
Drainage viability	Assumed		Amber
Flooding viability	Assumed		Amber
Services viability	Assumed		Amber
Ground conditions viability	Assumed		Amber
Affects existing buildings on site	Potentially	Relationship to approved Coach House - Listed	Amber
Built Environment			
Buildings on one or two sides	Yes	One side only	Amber
Buildings on three sides	No		Amber
Infill site	No		Amber
Includes or affects Listed Buildings	Yes	Setting of Coach House	Amber
Contained site or opens up other land	Contained		Green

Natural Environment			
Includes/affects nature conservation site or protected species	Possible		Amber
Includes/affects archaeological site	Not known		Amber
Trees and hedgerows on site	Yes	Individual and belt along former railway line	Amber
Includes/affects local landscape feature	No	Land sits low and is well screened	Green
Affects important local views to & from village	No	Land sits low and is well screened	Green
Sustainability/access			
Pedestrian/cycle connections to village	yes		Green
Pedestrian/cycle links to employment sites	Yes		Green
Potential for new pedestrian/cycle links	n/a	Too small	Amber
Affects public footpath or other right of way	No		Green
Other			
Re-uses brownfield land	Yes paddock & pigsty		Green
Addresses existing local environmental problem	No		Amber
Agricultural land quality	Assume Grade 3		Amber
Contribute to improved infrastructure	Limited		Amber
Contributes to open space & recreation	Limited		Amber
Could improve community facilities	Possible	Housing for older people and/or young families	Green
Past planning permission for housing	Yes (adjoining)	Recent approval for coach house conversion	Amber
Planning permission for other use(s)	No		Amber

Date agreed by Neighbourhood Plan Steering Group – Tuesday 9th February 2016.

Appendix 2 - Assessment Sheets

Neighbourhood Plan Reference Number - 7

Site location/name – Land South of Denstone (off B5031)

Size 1.5 ha (

Owner/Developer/Agent – Mr. & Mrs Ratcliffe

SHLAA reference & conclusion 370 (capacity 45 houses, available & viable)

Existing land use(s) Agriculture

Neighbouring land use(s) – Residential and Agriculture

Topography - Level

Criteria	Yes/No or other categorisation	Commentary	Red Amber Green
Availability (third party & legal constraints)	No	Landowner recently confirmed unavailability	Red
Capacity	35	Exceeds requirements, single larger site	Red
Fit with ESBC Local Plan Policies	Partial	Requires settlement boundary change. Scale	Amber
Relationship to village settlement boundary	Adjoins and extends	Extends building into gap between Denstone & JCB	Red
Technical Issues			
Road Access viability	Assumed		Amber
Drainage viability	Assumed		Amber
Flooding viability	Assumed		Amber
Services viability	Assumed		Amber
Ground conditions viability	Assumed		Amber
Affects existing buildings on site	No		Green
Built Environment			
Buildings on one or two sides	Yes		Amber
Buildings on three sides	No		Red
Infill site	No		Red
Includes or affects Listed Buildings	No		Green
Contained site or opens up other land	Opens up land of Oak Road		Red

Natural Environment			
Includes/affects nature conservation site or protected species	Assume no	Survey needed	Amber
Includes/affects archaeological site	Assume no	Survey needed	Amber
Trees and hedgerows on site	Yes	Scope for retention	Amber
Includes/affects local landscape feature	Yes	Loss of open land reduces separation	Red
Affects important local views to & from village	Yes	Loss of open land reduces longer views	Red
Sustainability/access			
Pedestrian/cycle connections to village	Some distance	Longer walk to school and village centre	Amber
Pedestrian/cycle links to employment sites	Yes	JCB	Green
Potential for new pedestrian/cycle links	Limited		Amber
Affects public footpath or other right of way	No		Green
Other			
Re-uses brownfield land	No		Amber
Addresses existing local environmental problem	No		Amber
Agricultural land quality	3		Green
Contribute to improved infrastructure	Possible		Amber
Contributes to open space & recreation	Possible		Amber
Could improve community facilities	Possible		Amber
Past planning permission for housing	No		Amber
planning permission for other use(s)	No		Amber

Date agreed by Neighbourhood Plan Steering Group – Tuesday 9th February 2016.

Appendix 3 – Developer/Landowner Assessments Sheets

See separate attachments

Appendix 4 – Staffordshire County Council Flooding and Drainage comments

Our Ref: **FRM/2015/048-Rev3** - SHLAA ref. 369 (land to the Rear of The Croft, off College Road,

Although there isn't exact site outline, there looks to be a culverted watercourse at the rear of the site, under the Croft farmhouse or ancillary buildings, which may pose a risk and we are unsure of the actual line of the culvert, if present. The site is not at risk from Environment Agency Flood Zones 2 or 3 and when the servers are restored (!) - I'll send you a screenshot of the pluvial mapping, if any is shown. Hannah Hogan, Flood Risk Planning & SuDs Officer, Staffordshire County Council,

Hannah, Thank you this is very helpful. Since I contacted you, we have begun to look at a small part of another site – SHLAA ref. 369 (land to the Rear of The Croft, off College Road, but only the small paddock to the east of the access road and in front of the existing farmhouse – direct above the “9” in “369” – about 0.3ha). It (the whole of 369) is shown on the map in the report/attachment to the email which I sent last week. Would you be able to comment on this as well please? Clive

Our Ref: FRM/2015/048 Rev 2

Please find below our comments given in good faith to the sites identified. For all sites I would recommend ascertaining infiltration potential and liaising with STW to ascertain what drainage solutions could be feasible and to see if they have any constraints or recommendations that any future proposal may have to adhere to. Other than visiting the area for pleasure, I haven't been able to visit the sites in person, so local knowledge on the sites would help inform any proposals going forward.

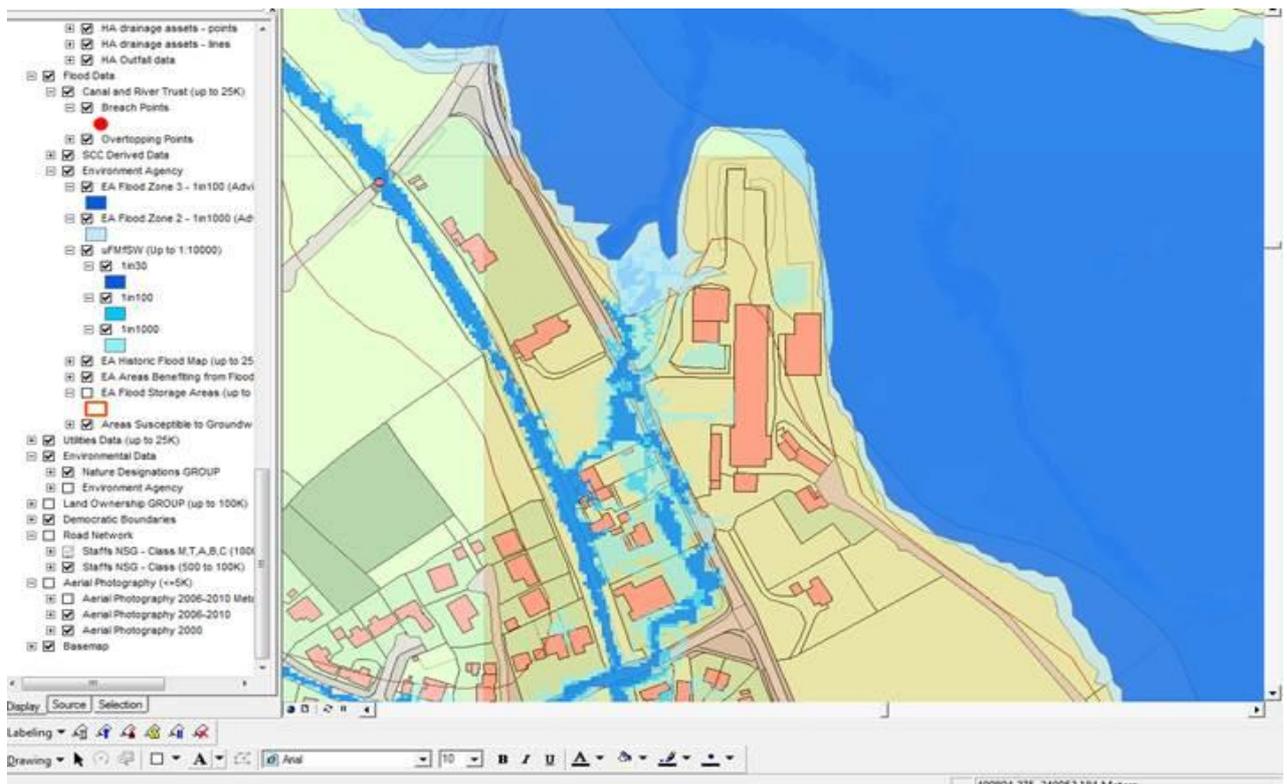
SHLAA 267a - Land to the rear of Brook House. Notwithstanding any access or Highways constraints, the majority of the site is not unduly affected by either Flood Zone 2 or 3, but the rear of the site is shown to be susceptible to surface water flooding as shown on the updated flood map for surface water (uFMfSW) from the drain to the rear of the site next to the dismantled railway line. It could be that the mapping is picking up the railway cutting (if indeed it is one) and steering surface water along the whole length through Denstone. Depending on any proposal submitted, given that the land looks to be level, there may be a need to undertake hydraulically model the drain to ensure that it does not pose a risk to any proposed dwellings in this area. This would be a conservative measure and dwellings could arguably be placed on slightly higher areas on-site (if any, as looks level) or with raised finished floor levels (300mm above existing ground levels) to mitigate against any residual risk and landscaped flow paths.

The nearest surface water sewers are within Denstone Lane and Alton Rd, which would involve crossing third party land to access a connection. The aforementioned drain at the rear of the site could be used for surface water disposal at greenfield run-off rates but in terms of a foul connection, this may require liaison with Severn Trent to discuss any future connections. Soakaway could be an option, depending upon ground conditions and the level of any contamination arising from the former railway line, but this would be need further investigation in terms of surface water disposal and the level of flood risk posed to the site.



SHLAA 387 - All Saints Church, Main Road (reduced area only around 0.25 hectares)

The site parcel itself is not shown at risk, but the adjoining land is shown at risk from the drain to the west and the Churnet valley to the east. Depending on infiltration potential, there could be scope to use soakaways for surface water and there is a combination sewer along the Main Road, subject to capacity confirmation from Severn Trent Water. The site would benefit from a topographical survey in support of any application to confirm that the site is not at risk from either a flow path or elevated sufficiently above the adjacent drain to prove the site is not at pluvial or fluvial risk.

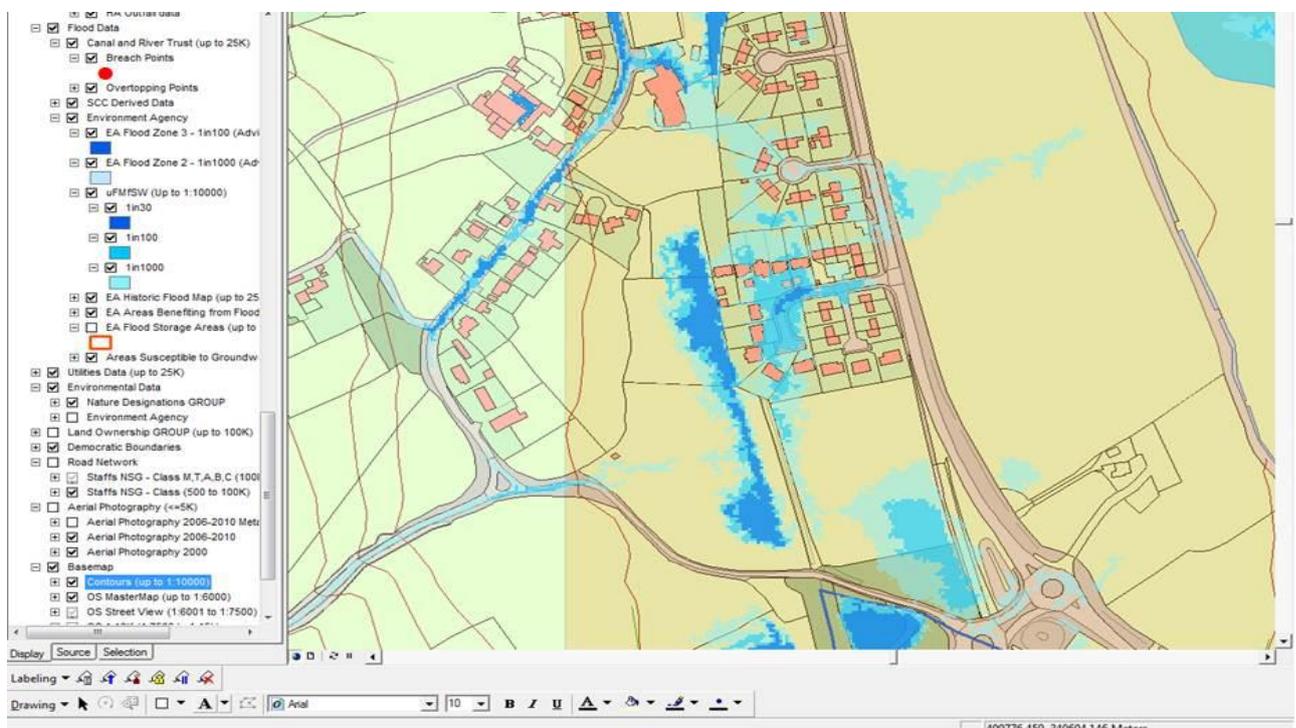


SHLAA Site 175 - South of Oak Road (only a very small area around 0.25 hectares at the junction of Oak Road and Stubwood Hollow)

The rear of the site is showing significant pooling in the updated flood map for surface water (uFMfSW) which probably arises from the dismantled railway line. It would appear that the drain which is shown to follow the railway line to the north of Denstone village is culverted through Denstone and away from the site towards the Main Road, but further investigation should be undertaken just to ensure that a forgotten culverted stretch is not within this site parcel. Again, it would appear that the mapping is picking up the railway cutting (if indeed it is one) and steering surface water along the whole length through Denstone.

We would advise that mitigation is included within any proposal as the site includes an apparent flow path and although this could be landscaped out if works are undertaken to the previous railway line care should be taken to include mitigation in terms of a SuDs (*sustainable urban drainage*) feature / swale / french drain along the inundation area just to ensure that the risk is not increased or exacerbated to the houses nearby. Any proposed dwellings may consider raising the finished floor level for additional protection against overland flow.

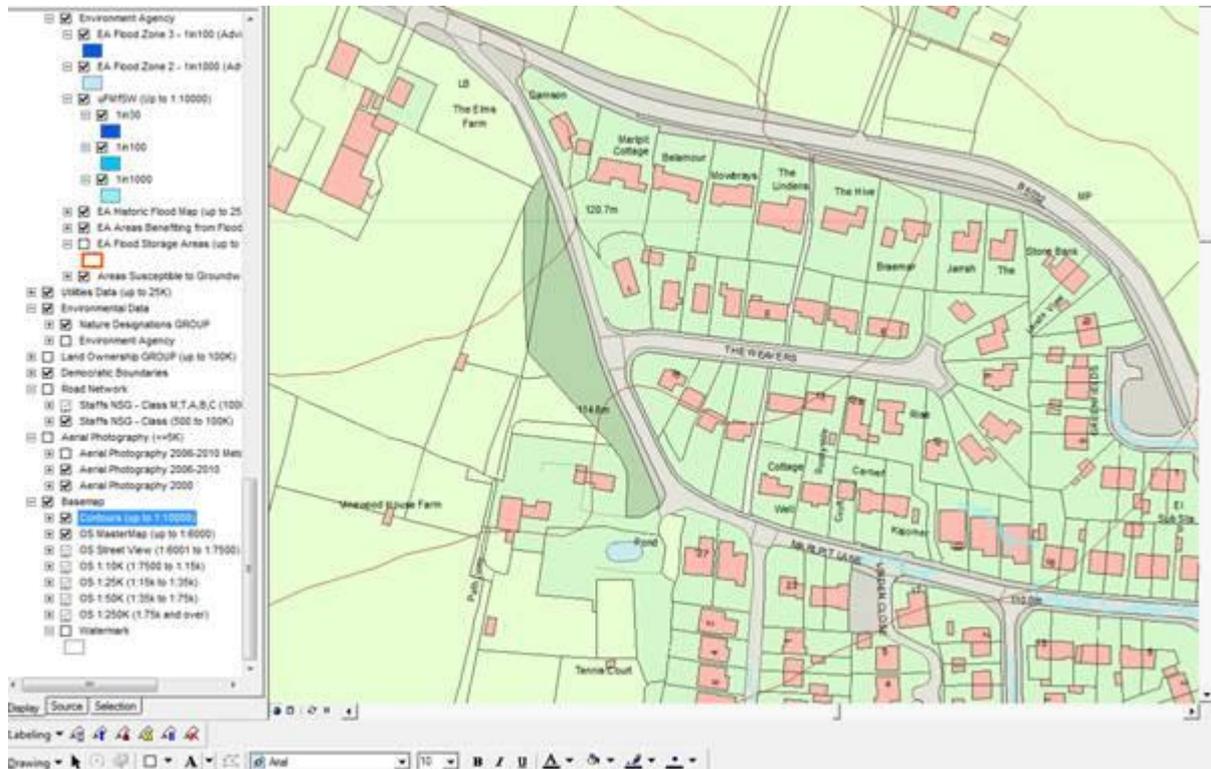
BGS data suggests that infiltration may not be effective in this area of Denstone and given the presence of the former railway line, the land may have been subject to historic contamination – again further investigation will show the risk, if any. There are no nearby sewers other than the combination sewer along Oak Road and the surface water sewer in Main Road by the Hawthorns leads towards the Churnet valley. Unless a watercourse can be found that can accommodate greenfield flows, drainage for both surface and foul flows may involve requisitioning a sewer or investigating soakaway potential further.



The small site at Vinewood Farm north (see separate attachment)

I'm unable to see any flood risk constraints in terms of surface water or flood risk arising from watercourse, but given that there are no sewers nearby as the The Weavers drainage heads

south east away down Marlpit lane, further investigation should be taken to ascertain how the site will be drained if infiltration is not an option. There could be possibility to link into the head of the systems along The weavers, but liaison should be undertaken with Severn Trent Water to ascertain if they will require developer led modelling for both surface and foul flows if directed to sewer and it may require crossing third party land and works to the road to connect into the system.



Hope this assists and many thanks, **Hannah Hogan**, Flood Risk Planning & SuDs Officer.Staffordshire County Council,