## Site 1

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| **Location** | California Mill Area – See Sequential Site Location Plan |
| **Size** | 1.89 Ha |
| **Existing Uses** | The site currently accommodates retail units off Stockwell Road and a disused and derelict industrial building (to the rear). To the north, a further industrial unit is located within its own grounds. |
| **Relationship with Town Centre** | The retail unit part of the site is located approximately 150 – 200 metres from the main town centre shopping streets and is considered an edge of centre location. The rear part of the site is located over 300 metres from the main shopping streets. |
| **Development Plan Allocation** | The retail units are located within the Leek Conservation Area.<br><br>The emerging Leek Town Centre Masterplan (LTCM) identifies the site for new education facilities adjacent to Leek College with enhanced links to Brough Park. |
| **Requirements for Land Assembly** | We understand that the site is within mixed ownership and is not currently available. |
| **Physical/Development Constraints** | The northern part of the site is physically divorced from the retail element by a significant drop in the levels.<br><br>The retail unit part of the site is considered to small to accommodate the proposed development in whole or in part. |
| **Conclusion** | The site is considered to be inappropriate for the proposed development as:-<br><br>- it is not suitable for the proposed development as the site is too small and poorly configured;<br>- the proposed use is not in accordance with the Council's emerging policy aspirations for the site; and<br>- the mixed ownership position means that the site is unlikely to be available within a reasonable time period. |

**Site 2**

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| **Location** | Former British Trimmings Site – See Sequential Site Location Plan |
| **Size** | 1.23Ha |
| **Existing Uses** | The site is currently vacant and levelled. |
| **Relationship with Town Centre** | The site is located approximately 800 metres from the main town centre shopping streets and therefore represents an out of centre location. |
| **Development Plan Allocation** | There is no policy allocation for the site in the adopted Local Plan.<br><br>The emerging LTCM identifies the site for residential for assisted care uses. |
| **Requirements for Land Assembly** | We understand that the site is within private ownership and is available for development. |
| **Physical/Development Constraints** | The site is located in a primarily residential area.<br><br>There is a significant levels difference from the north to the south of the site.<br><br>The site is considered to small to accommodate the proposed development in whole or in part. |
| **Conclusion** | The site is not considered appropriate for the proposed development as:-<br><br>- it is not suitable for the proposed development as it is too small;<br>- the proposed use is not in accordance with the Council's policy aspirations for the site; and<br>- in any event the site is not sequentially preferable to the application site. |

**Site 3**

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| **Location** | Eaton House – See Sequential Site Location Plan |
| **Size** | 2.55 Ha |
| **Existing Uses** | The site currently provides occupied office accommodation and an Adams food factory.<br><br>Tesco Stores Ltd submitted a planning application for a 2.959 sq m (net) foodstore, offices and PFS scheme on the site on 16 December 2009 albeit the application is not yet registered as valid. |
| **Relationship with Town Centre** | The site is located approximately 350 metres from the main town centre shopping streets on the northern side of Buxton Road. The site represents an out-of-centre location. The site is divorced from the town centre by Buxton Road. |
| **Development Plan Allocation** | The site is not covered by a policy designation albeit the loss of the existing employment uses on the site would be contrary to Policy E7 of the adopted Local Plan.<br><br>The emerging LTCM identifies the site for new and refurbished office accommodation fronting Buxton Road with traditional family housing to the rear, commensurate with the surrounding residential character of the area. |
| **Requirements for Land Assembly** | The site is within mixed ownership and it is unclear how the site can be delivered for development. |
| **Physical/Development Constraints** | The site is within mixed ownership and at the current time there is no clarity on how the site will be made available for development. It cannot therefore be considered available for development.<br><br>The significant levels difference across the site could not accommodate significant retail development in an appropriate form and layout.<br><br>The site is located in close proximity to residential properties and the impact on residential amenity of the surrounding area in terms of access and servicing arrangements will need careful consideration. |
| **Conclusion** | The site is considered to be inappropriate for the proposed development as:- |

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| | - it is not sequentially preferable to the application site;<br>- its is unavailable for the proposed development; and<br>- the site constraints are likely to render a foodstore proposal in this location unacceptable on development control grounds; and<br>- the development of the site for retail uses would be contrary to adopted Local Plan policy and the emerging policy aspirations identified in the LTCM. |

**Site 4**

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| **Location** | Portland Street Mill Area – See Sequential Site Location Plan |
| **Size** | 0.47 Ha |
| **Existing Uses** | Part employment/engineering use. Part vacant. |
| **Relationship with Town Centre** | The site lies in an out-of-centre location, over 300 metres from the main town centre shopping streets. |
| **Development Plan Allocation** | No Policy Allocation in the adopted Local Plan albeit Policy E7 will be relevant.<br><br>The emerging LTCM identifies the site for refurbished offices in existing buildings together with new offices on the Buxton Road frontage. |
| **Requirements for Land Assembly** | We understand that the site is within private ownership and could be brought forward for development. |
| **Physical/Development Constraints** | The site is bounded by the highway on all sides.<br><br>The site is considered too small to accommodate the proposed development either in whole or in part. |
| **Conclusion** | The site is considered to be inappropriate for the proposed development as:-<br><br>- the site is not sequentially preferable to the application site;<br>- it is not suitable for the proposed development as site is too small; and<br>- the development of the site for retail uses would be contrary to adopted Local Plan policy and the emerging policy aspirations identified in the LTCM. |

**Site 5**

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| **Location** | London Mill/York Mill Area – See Sequential Site Location Plan |
| **Size** | 0.61 |
| **Existing Uses** | Part of the site appears to be in use as residential and part of it is in use as a nursery facility. The main part of the site fronting onto Ashbourne Road is vacant. |
| **Relationship with Town Centre** | The site is considered an edge of centre location as it is between 100 – 200 metres from the main town centre shopping streets. |
| **Development Plan Allocation** | No Policy Allocation in the adopted Local Plan.<br><br>The emerging LTCM identifies the site for potential hotel use. |
| **Requirements for Land Assembly** | We understand that the site is within private ownership. |
| **Physical/Development Constraints** | The London Mill is a Grade II Listed Building.<br><br>The size of the site would not accommodate the proposed scheme provisions in whole or in part.<br><br>An adopted highway dissects the London and York Mill sites, this also provides a convoluted site configuration which does not lend itself to large scale development. |
| **Conclusion** | The site is considered to be inappropriate for the proposed development as:-<br><br>- it is not suitable for the proposed development as site is too small;<br>- the development of the site for retail uses would be contrary to the emerging policy aspirations identified in the LTCM; and<br>- the requirement to retain the listed building on site would preclude large scale retail development. |

**Site 6**

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| **Location** | War Memorial Area incl. the Talbot and White Lion Pub – See Sequential Site Location Plan |
| **Size** | 0.54 Ha |
| **Existing Uses** | Both the Talbot Pub (north of Ashbourne Road) and the White Lion Pub (south of Ashbourne Road) are currently vacant. |
| **Relationship with Town Centre** | The site is edge of centre as it is adjacent to the main town centre shopping streets. |
| **Development Plan Allocation** | The Talbot Pub is located within the Leek Town Centre Conservation Area.<br><br>The emerging LTCM identifies the Talbot and White Lion site for refurbished leisure and residential uses and residential flats to front a new 'decked' gateway parking on Ashbourne Road. |
| **Requirements for Land Assembly** | We understand that the site is within private ownership. |
| **Physical/Development Constraints** | The site is partly within/adjacent to the Leek Conservation Area.<br><br>The size of the site would not accommodate the proposed scheme provisions in whole or in part.<br><br>The site is divided into two parts and separated by a main road into the town centre. |
| **Conclusion** | The site is considered inappropriate for the proposed development as:-<br><br>- it is not suitable for the proposed development as site is too small and poorly configured; and<br>- the development of the site for retail uses would be contrary to adopted Local Plan policy and the emerging policy aspirations identified in the LTCM. |

**Site 7**

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| **Location** | Smithfield Centre and Bus Station – See Sequential Site Location Plan |
| **Size** | 0.74 Ha |
| **Existing Uses** | The site currently accommodates a small parade of unit shops along Ashbourne Road and Haywood Street. The remainder of the site is configured to form a small shopping precinct (Smithfield Centre), with a car park to the rear. The bus station is located to the rear of the Smithfield Centre. |
| **Relationship with Town Centre** | The site is in a town centre location. |
| **Development Plan Allocation** | The site is allocated under Policy S7 of the Local Plan, which states that within Town Centre Shopping Streets permission will be granted for A1 retail uses. Proposals for non-retail uses will only be permitted where it will not create a concentration of non-shopping uses or have an adverse affect on the vitality and viability of the town centre.<br><br>The site is adjacent to the Leek Conservation Area.<br><br>The emerging LTCM identifies the site for a new leisure and arts facility and bus station plus refurbished retail at the Smithfield Centre. |
| **Requirements for Land Assembly** | The site is believed to be within mixed ownership. |
| **Physical/Development Constraints** | The site is bounded by the public highway on all sides.<br><br>There is a significant levels difference on the site from the north west to the south east.<br><br>The site is too small to accommodate the proposed development in whole or in part. |
| **Conclusion** | The site is considered inappropriate for the proposed development as:-<br><br>- the site is currently in active retail use (primarily as a shopping centre) and within a mix of ownerships. The site is not available for redevelopment;<br>- the site is not suitable for the proposal as it is too small; and<br>- large scale retail would not be in accordance with the Council's |

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| | emerging policy aspirations for the site. |

**Site 8**

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| **Location** | Compton Mill Area – See Sequential Site Location Plan |
| **Size** | 1.31 Ha |
| **Existing Uses** | The site comprises a vacant retail unit fronting Brook Street and vacant former industrial buildings. |
| **Relationship with Town Centre** | The site is located on the southern side of Brook Street on the opposite side of the road to the main town centre shopping streets. The site is an edge of centre location. |
| **Development Plan Allocation** | There is no policy allocation in the adopted Local Plan.<br><br>The emerging LTCM identifies the site for mixed use comprising housing, offices and ground floor retail, a landmark pedestrian bridge is also proposed connecting Derby Street with the Compton Mill area. |
| **Requirements for Land Assembly** | We understand that the site is within private ownership. |
| **Physical/Development Constraints** | The site is adjacent to the Leek Conservation Area to the north and west of the site.<br><br>There is a significant levels difference across the site.<br><br>The site currently has planning permission for sheltered housing units, retirement apartments and market apartments. There has been no visible commencement of development on site to implement this permission.<br><br>The site is too small to accommodate the proposed development in whole or in part. |
| **Conclusion** | The site is considered to be inappropriate for the proposed development as:-<br><br>- it is not suitable for the proposed development as the site is too small for large scale retail;<br>- the site has planning permission to be developed for alternative residential uses;<br>- the site is not considered suitable for the development given the significant levels difference across the site; and |

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| | - large scale retail would not be in accordance with the Council's emerging policy aspirations for the site. |

**Site 9**

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| **Location** | Pickwood Road Area – See Sequential Site Location Plan |
| **Size** | 1.13 Ha |
| **Existing Uses** | The site currently accommodates a large retail shopping centre (Moorlands Centre), a stand alone retail unit and car parking. |
| **Relationship with Town Centre** | The stand alone retail unit is within the main town centre shopping streets and is therefore considered a town centre location.<br><br>The remainder of the site is not within the main shopping streets and is therefore considered an edge of centre site. |
| **Development Plan Allocation** | The stand alone retail unit and the units on Russell Street are allocated under Policy S7 of the adopted Local Plan. This states that within Town Centre Shopping Streets permission will be granted for A1 retail uses. Proposals for non-retail uses will only be permitted where it will not create a concentration of non-shopping uses or have an adverse affect on the vitality and viability of the town centre.<br><br>There are no other policy allocations on the site.<br><br>The emerging LTCM identifies the site for new retail streets over a gateway car park accessed off Brook Street and a new square linked to Derby Street with associated retail and café frontages. |
| **Requirements for Land Assembly** | We understand that the site is within mixed ownership and is not currently available. |
| **Physical/Development Constraints** | The site is bounded by the rear of the retail unit properties of Derby Street, Russell Street and St Edward Street.<br><br>The site is adjacent to the Leek Conservation Area to the north and west of the site.<br><br>There is a significant levels difference from the north of the site to the south.<br><br>The site is too small to accommodate the proposed development in whole or in part. |

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| **Conclusion** | The site is considered to be inappropriate for the proposed development as:-<br><br>- the mixed ownership of the site means that it is not available for development;<br>- it is not suitable for the proposed development as the site is too small for large scale retail;<br>- the site is not considered suitable for the development given the significant levels difference across the site; and<br>- large scale retail would not be in accordance with the Council's emerging policy aspirations for the site. |

**Site 10**

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| **Location** | Former Broad Street Garage – See Sequential Site Location Plan |
| **Size** | 0.1Ha |
| **Existing Uses** | The site was formerly in use as a garage. The site has been levelled and currently lies vacant. |
| **Relationship with Town Centre** | The site is located approximately 50 – 70 metres to the south of the town centre main shopping streets and is considered an edge of centre location. |
| **Development Plan Allocation** | There is no policy allocation for the site in the adopted Local Plan.<br><br>The LTCM identifies the site for small scale retail at ground floor and offices above. |
| **Requirements for Land Assembly** | We understand that the site is in private ownership. |
| **Physical/Development Constraints** | The size of the site is not large enough to accommodate the proposed development in whole or in part. |
| **Conclusion** | The site is considered inappropriate for the proposed development as:-<br><br>- it is not suitable for the proposed development as the site is too small for large scale retail; and<br>- large scale retail would not be in accordance with the Council's emerging policy aspirations for the site. |

**Site 11**

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| **Location** | Former Kwik Fit Site, Land to the rear of St Edward Street – See Sequential Site Location Plan. |
| **Size** | 0.14Ha |
| **Existing Uses** | The site was formerly operated as a Kwik Fit garage. The site has been levelled and currently lies vacant, |
| **Relationship with Town Centre** | The site is in a town centre location. |
| **Development Plan Allocation** | The site is allocated under Policy S7 of the adopted Local Plan, which states that within Town Centre Shopping Streets permission will be granted for A1 retail uses. Proposals for non-retail uses will only be permitted where it will not create a concentration of non-shopping uses or have an adverse affect on the vitality and viability of the town centre.<br><br>The emerging LTCM identifies the site for residential development. |
| **Requirements for Land Assembly** | The site is believe to be in private ownership and is available for redevelopment. |
| **Physical/Development Constraints** | The size of the site is not large enough to accommodate the proposed development in whole or in part. |
| **Conclusion** | The site is considered inappropriate for the proposed development as:-<br><br>- it is not suitable for the proposed development as the site is too small for large scale retail; and<br>- large scale retail would not be in accordance with the Council's emerging policy aspirations for the site. |

**Site 12**

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| **Location** | High Street Car Park Area – See Sequential Site Location Plan |
| **Size** | 0.26 Ha |
| **Existing Uses** | The site is currently a Council run car park. |
| **Relationship with Town Centre** | The site is located adjacent and opposite of the main town centre shopping streets and is considered an edge of centre location. |
| **Development Plan Allocation** | The northern part of the site is located within the Leek Conservation Area.<br><br>There is no policy allocation in the adopted Local Plan.<br><br>The emerging LTCM identifies the site for decked car parking. |
| **Requirements for Land Assembly** | We understand that the site is within public ownership and is available for development. |
| **Physical/Development Constraints** | The size of the site is not large enough to accommodate the proposed development in whole or in part.<br><br>The northern part of the site is located within a Conservation Area. |
| **Conclusion** | The site is considered inappropriate for the proposed development as:-<br><br>- it is not suitable for the proposed development as the site is too small for large scale retail; and<br>- large scale retail would not be in accordance with the Council's emerging policy aspirations for the site. |

**Site 13**

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| **Location** | Mark Street west Car Park – See Sequential Site Location Plan |
| **Size** | 0.1 Ha |
| **Existing Uses** | The site is currently a Council run car park. |
| **Relationship with Town Centre** | The site is in a town centre location. |
| **Development Plan Allocation** | The site is allocated under Policy S7 of the adopted Local Plan, which states that within Town Centre Shopping Streets permission will be granted for A1 retail uses. Proposals for non-retail uses will only be permitted where it will not create a concentration of non-shopping uses or have an adverse affect on the vitality and viability of the town centre.<br><br>The emerging LTCM does not identify the site for any particular use. |
| **Requirements for Land Assembly** | The site is believe to be in public ownership and is available for redevelopment. |
| **Physical/Development Constraints** | The size of the site is not large enough to accommodate the proposed development in whole or in part. |
| **Conclusion** | The site is considered inappropriate for the proposed development as:-<br><br>- it is not suitable for the proposed development as the site is too small for large scale retail; and<br>- any loss of car parking on the site is likely to be resisted by the local authority. |

**Site 14**

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| **Location** | Existing Foxlowe Site – See Sequential Site Location Plan |
| **Size** | 0.41 Ha |
| **Existing Uses** | The site is made of 3 elements, with lock up garages to the rear, open space in the middle and a vacant public house use, fronting on to Church Street. |
| **Relationship with Town Centre** | The site is in a town centre location. |
| **Development Plan Allocation** | The site is allocated under Policy S7 in the adopted Local Plan, which states that within Town Centre Shopping Streets permission will be granted for A1 retail uses. Proposals for non-retail uses will only be permitted where it will not create a concentration of non-shopping uses or have an adverse affect on the vitality and viability of the town centre.<br><br>The hotel part of the site is located within the Leek Conservation Area.<br><br>The emerging LTCM identifies the site for refurbishment with heritage, leisure and office uses and new residential element to the north with links to Brough Park. |
| **Requirements for Land Assembly** | The site is believed to be within mixed ownership. |
| **Physical/Development Constraints** | The public house element of the building is located within a Conservation Area.<br><br>There is a significant levels difference across the site.<br><br>There configuration of the site in terms of its long rectangular shape would make it difficult to accommodate large scale retail.<br><br>The size of the site is not large enough to accommodate the proposed development in whole and in part. |
| **Conclusion** | The site is considered to be inappropriate for the proposed development as:-<br><br>- it is not suitable for the proposed development as the site is too small |

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| | for large scale retail;<br>- the site is not considered suitable for the development given the significant levels difference across the site; and<br>- large scale retail would not be in accordance with the Council's emerging policy aspirations for the site. |

**Site 15**

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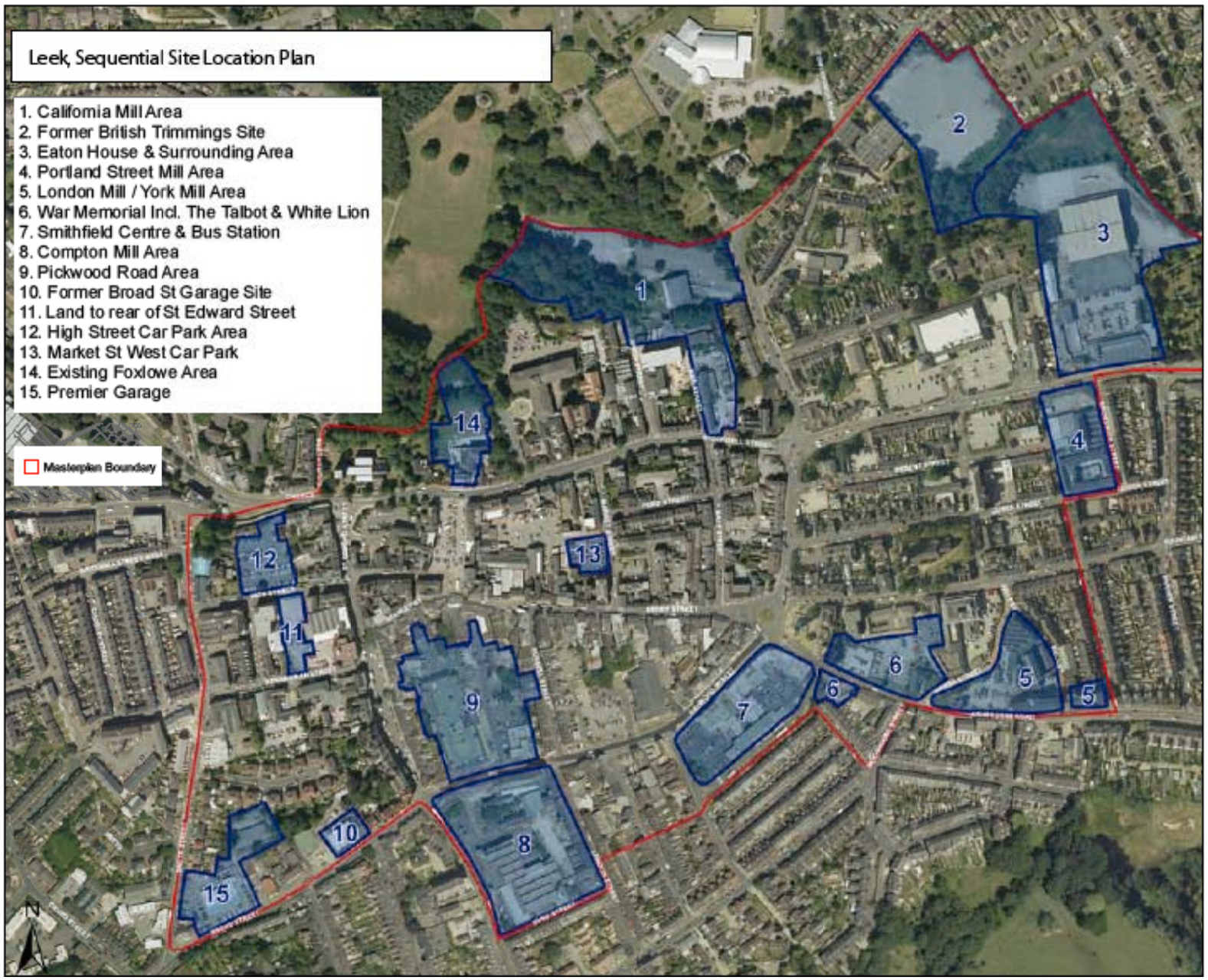
| **Location** | Premier Garage – See Sequential Site Location Plan |
| **Size** | 0.48 ha |
| **Existing Uses** | The site is currently in use as a car sales showroom for Volkswagen. |
| **Relationship with Town Centre** | The site is located approximately 100 – 150 metres to the south west of the main town centre shopping street and considered an edge of centre location. |
| **Development Plan Allocation** | There is no policy allocation for the site in the adopted Local Plan.<br><br>The emerging LTCM identifies the site for potential use as traditional housing and flats. |
| **Requirements for Land Assembly** | We understand that the site is within private ownership. |
| **Physical/Development Constraints** | The size of the site is not large enough to accommodate the proposed development in whole or part. |
| **Conclusion** | The site is considered inappropriate for the proposed development as:-<br><br>- it is not suitable for the proposed development as the site is too small for large scale retail; and<br>- large scale retail would not be in accordance with the Council's emerging policy aspirations for the site. |




**Client:** Sainsbury's Supermarkets Ltd
**Project:** Churnet Works, Leek
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