ARNI ARCHITECTS

Proposed Residential Development of 4 dwellings
'Kingfisher' Blithe View, Blythe Bridge, Stoke on Trent
Sequential Assessment

Revision: -
Date: 10-07-2019
Project No: 6147

1.0 INTRODUCTION

1.1 This sequential assessment has been prepared on behalf of Mr Steve Hand in connection with seeking planning permission to create 4no. new dwellings on land at Blithe View, Blythe Bridge, Stoke on Trent. It is intended to assist the Council's consideration of the suitability of the proposed development.

1.2 Statement should be read in conjunction with the accompanying documents submitted in support of the application.

1.3 Photographs of the site accompany the application in the Photographic Survey document.

1.4 This statement includes the Sequential Assessment in Section 2 and summary and conclusions in Section 3.

2.0 SEQUENTIAL ASSESSMENT

2.1 This section provides an assessment of sequential sites in line with national and local planning policy. It provides a sequential assessment of potential alternative sites against the criteria set out in PPS4 Practice Guidance.

2.2 The Local Planning Authority should consider the priority of this proposal to provide additional high quality housing that will enhance the local area and make use of an under-developed site.

2.3 There are several potential residential sites within the locality. The relative merits of some of these sites are analysed below.

The following assessment utilises web based research to demonstrate the relative deliverability of each of the sites. The assessment looks at the opportunities and constraints associated with each site as well as considering their ability to accommodate the proposed development.

2.4 The Local Planning department were contacted and could offer no suitable sites at this time.

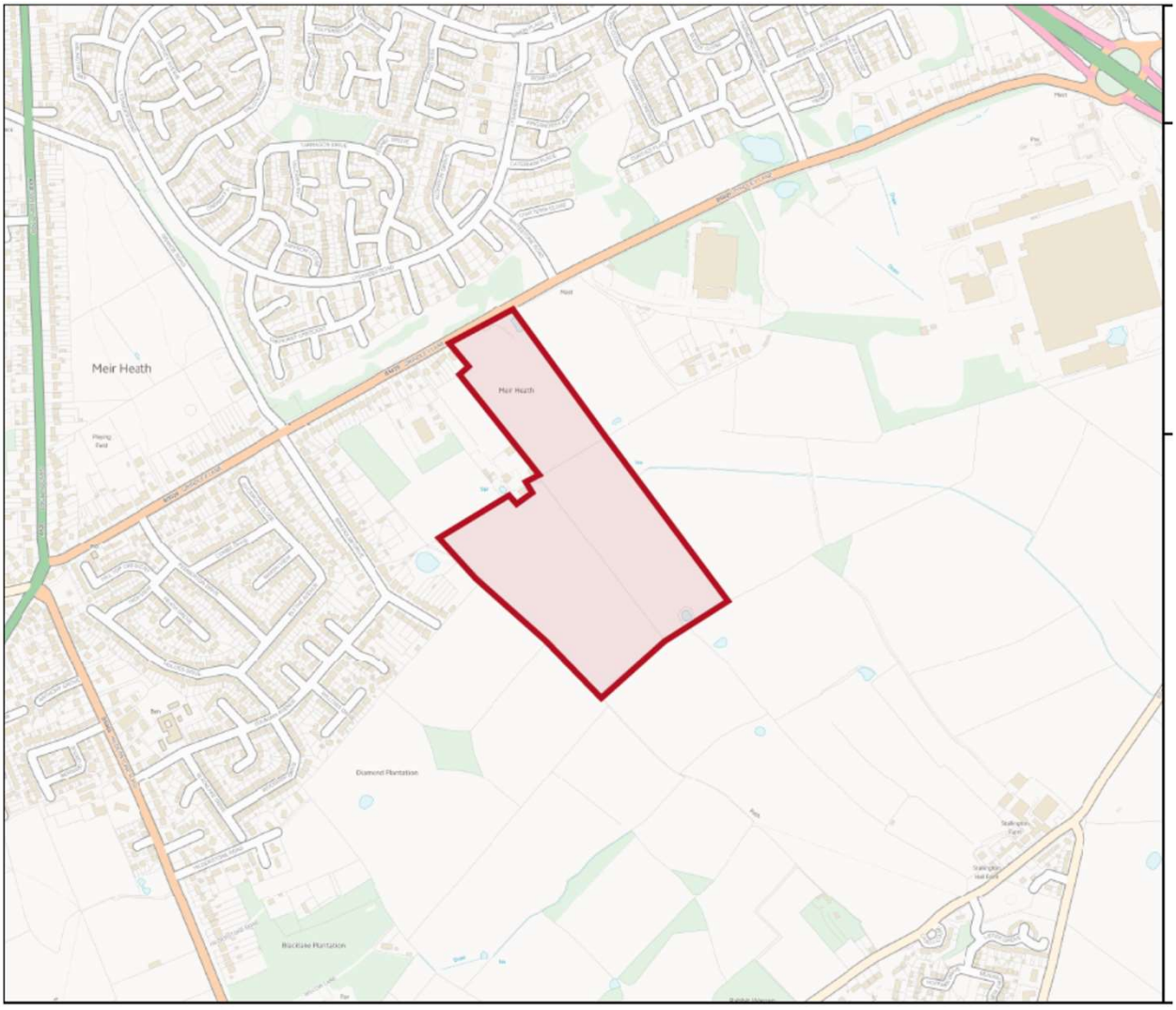
2.5 The sequential test should take the format of

- Stating the name and location of the comparable site
- Stating the flood risk classification of the comparable site
- State approximate capacity of the comparable site
- Detail any other constraints

Grindley Lane, Stoke on Trent – Development site

Site Area – 40.86Acres / 165355m²
No Flooding risk

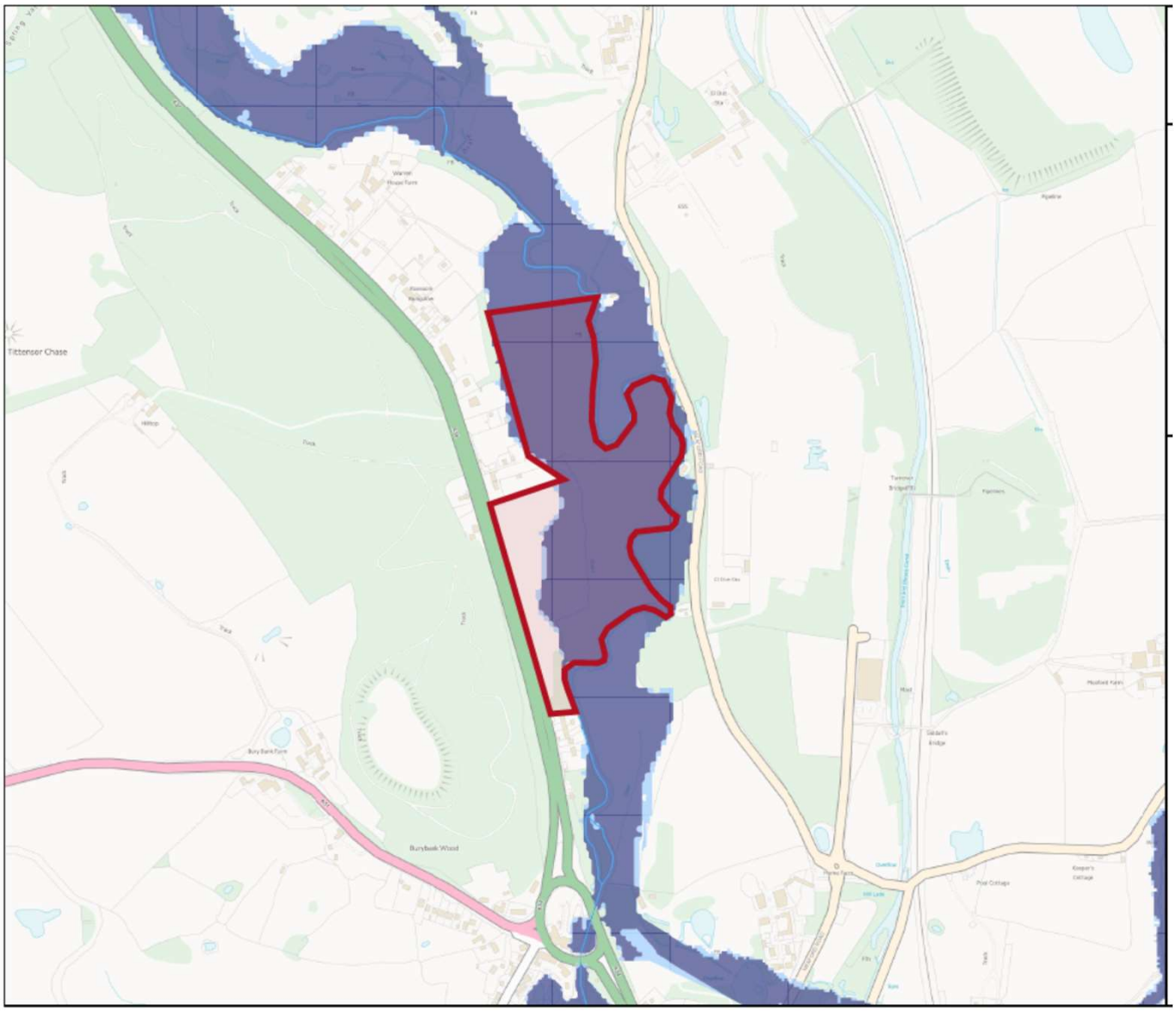
Client is not in ownership of the site
Site current use – arable cropping
Single access to site from Grindley Lane
Identified as greenbelt under Staford Borough Council
Public Right of Way (Fulford 4) cuts across site corner; RoW (Fulford 1) adjacent site



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A34 Meaford, Stoke on Trent – Development site

Site Area – 39.10Acres / 158232m²
Whole site falls within EA designated Flood Zone 3
Client is not in ownership of the site
Site current use – grazing
Access to site via track through Warren House Farm and from gated access onto A34
Identified as greenbelt under Stafford Borough Council



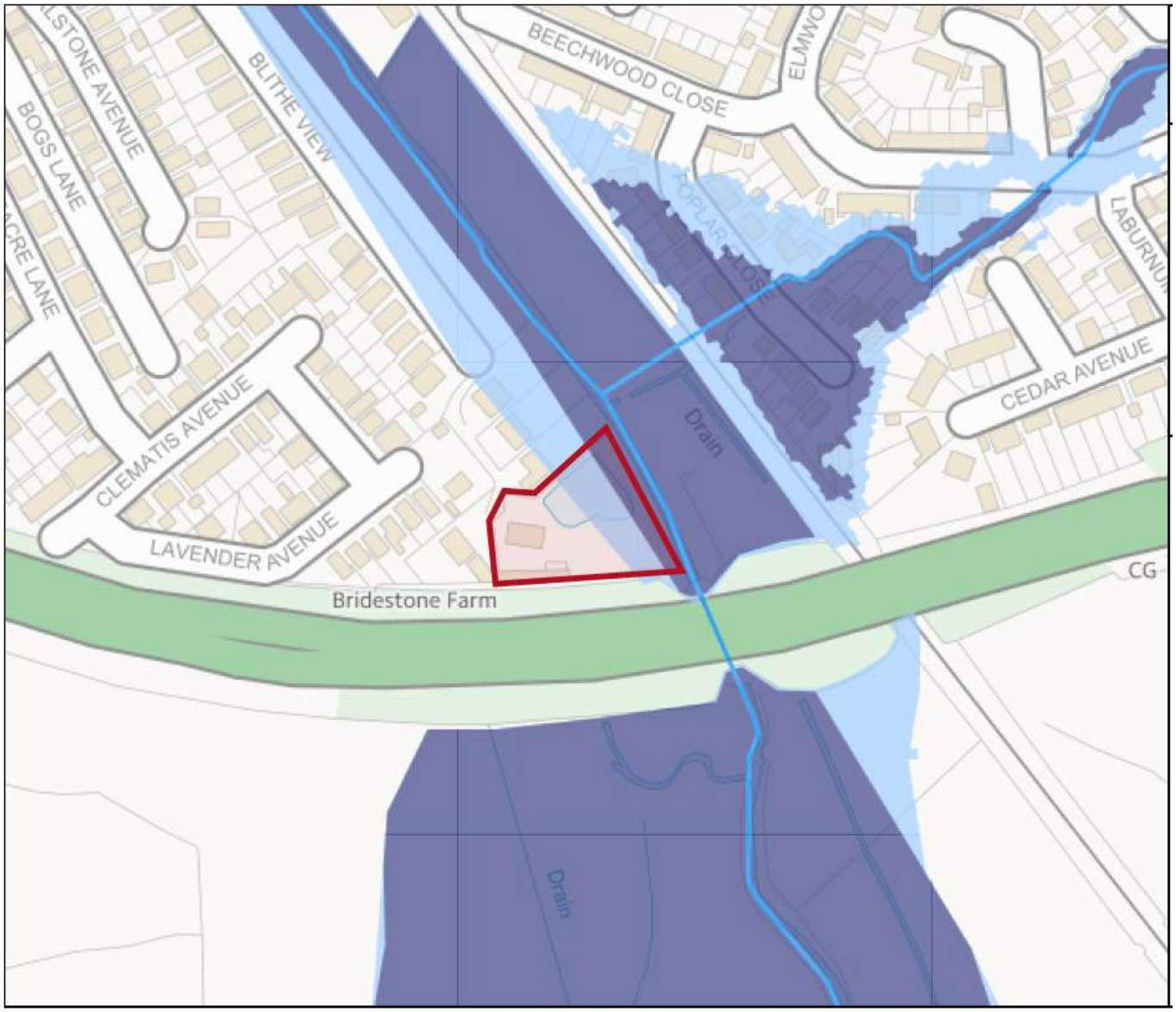
Land adjacent 76 Tean Road Cheadle, Stoke on Trent – Development site

Single plot infill site
No flooding risk
Client is not in ownership of the site
Site current use – garden land/garage for No.76
Outline planning consent for 1No dwelling



Land at Blithe View, Stoke on Trent – Development site

Planning application for 4No dwellings
Site is within EA designated Flood Zones 2 and 3;
Mainly Flood Zone 2;
Site is in Client's ownership
Site current use – garden land for 'Kingfishers'



3 Summary and Conclusion

3.4 The assessment has shown that the applicant has considered alternative sites within the local area, similar to the proposal

3.5 The proposal is located on a brownfield site currently occupied by garden land.

3.6 The proposal will enhance the current street scene with attractively designed housing.

3.7 In summary

- There are no suitable, available or viable sites at present to accommodate the proposal
- Flooding management strategies have been incorporated in the scheme.
- The proposal is achievable on the chosen site

3.5 In light of the above, we conclude that the proposal satisfactorily accords with the requirements set out in the NPPF and PPS4 Practice Guidance.