



BLACKSHAW PARK at **ANZIO CAMP LEEK**



TECHNICAL REPORTS SUMMARY (2012)

Enhanced Developments Limited

July 2012

BLACKSHAW PARK | Leek | Staffordshire
July 2012

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BLACKSHAW PARK
at **ANZIO CAMP** **LEEK**

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1.0 INTRODUCTION

1.1 An application for full planning permission has been submitted to Staffordshire Moorlands District Council (SMDC) on behalf of Enhanced Developments Limited for the redevelopment of the Anzio Camp site near Leek, Staffordshire.

1.2 This present application follows from the 2008 outline application (ref 08/01272/out), and the considerable amount of technical work undertaken, including an Environmental Impact Assessment (EIA) previously undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (the '1999 EIA Regulations'). It has been agreed with officers from SMDC that the best approach was to re-scope the 2008 EIA, prepare a set of addendum reports to update the important issues and submit the 2008 Environmental Statement (ES) plus addendum reports and a consolidating summary.

1.3 The scope of the updates have been agreed with SMDC and are deemed necessary to be re-assessed having regard to changes in the nature of the development scheme now proposed, or changes to advice/ best practice, or that the very nature of the previous assessments were time limited, for example the ecology assessment. Subsequently technical specialists acting on behalf of the applicant have had on-going dialogue with various SMDC and Staffordshire County Council (SCC) officers to ensure the base line and approach for the environmental and other assessments are agreed.

1.4 This document provides in full the planning policy context, and alternative sites assessment updates, and briefly summarises the findings of the other updated reports (provided as separate documents) and should be read in conjunction with both those reports, and the original 2008 ES.

2.0 PLANNING POLICY CONTEXT

2.1 Consideration of the key changes to planning policy since 2008 are set out in the Planning Supporting Statement that forms part of this planning submission.

2.2 The main changes of note are:

- the proposed abolition of the Regional Spatial Strategy for the West Midlands (RSS) brought about following the government's commitment to the localism agenda
- the progression of the Core Strategy for Staffordshire Moorlands. The revised submission Core Spatial Strategy is currently out for a public consultation prior to submission for examination. The latest changes now proposed incorporate a policy, arising from the publication of the National Planning Policy Framework (NPPF) that enshrines the presumption in favour of sustainable development, and confirming that the council will take a positive approach to sustainable development. The core strategy now identifies Anzio Camp as a strategic regeneration site suitable for extra care housing, leisure and employment.
- the publication of the NPPF (2012) that provides national planning guidance for England and replaces the previous suite of policies contained in Planning Policy Statements and Guidance. At the heart of this NPPF is a presumption in favour of sustainable development (para 14).

3.0 ALTERNATIVE SITES ASSESSMENT

3.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (S.I. 2011 No. 1824) require at Schedule 4, Part 1, at paragraph 2:

“An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for the choice made, taking into account the environmental effects.”

3.2 The term ‘main alternatives’ and the level of detail required in reporting them are not defined in either the Regulations or other guidance documents.

3.3 With respect to the current proposals, and for the purposes of the proposed updated assessment work ‘main alternatives’ has been interpreted as firstly being a viable alternative site which can provide for the quantum and mix of proposed uses, as well as alternative options for the configuration /layout to the proposed development site. On this second point, the Design & Access statement considers how the design now proposed was decided upon. It takes into account, amongst other things, the site’s constraints and land form, feed- back from the community event, the landscape and visual impact assessment, and ecology report. Please see the Design & Access Statement for further details.

3.4 This note sets out the methodology for seeking the availability of suitable viable alternative sites, and the outcomes of the research.

BACKGROUND

3.5 A local estate agent, Bury & Hilton, with offices in Leek, Cheadle the Potteries conurbation, Ashbourne and Derby under took a search for the 2008 application (letter dated 15th May refers). The agents noted that the Anzio site was approximately 15 hectares in total, of which the developed area (occupied by the existing accommodation blocks and training buildings) was about 5 hectares. Bury & Hilton’s search assumed a similar space requirement and that any alternative site would need “to be positioned sensibly and not adjoining industrial or similar conflicting uses”. The search included scrutiny of its own and other agents’ databases that operate in the areas. Bury & Hilton concluded that there were no alternative sites available within and surrounding Leek, Cheadle, and Biddulph other than open greenfield sites bordering the town (i.e. not previously-developed land and in the open countryside).

POLICY REQUIREMENT

3.6 An assessment of the various development strategies (housing, employment and leisure uses) for Staffordshire Moorlands has been undertaken in order to consider the possibility of alternative sites being suitable and capable of being delivered on the scale and mix of uses proposed at Anzio. This also provides useful criteria for the subsequent site search.

3.7 Policy documents that are relevant to the planning application comprise:

- **The Regional Spatial Strategy for the West Midlands (RSS)**
- **The adopted Staffordshire and Stoke on Trent Structure Plan (1996 – 2011) (saved policies)**
- **The Staffordshire Moorlands Local Plan 1998 (saved policies),**
- **Emerging policy guidance is contained within the Revised Submission version of the Core Strategy Development Plan Document (Dec 2011), and**
- **NPPF**

3.8 The general thrust of these documents is to direct new development to within the main urban areas within the Staffordshire Moorlands, avoiding green belt and the Peak District.

3.9 The development approach as set out in the Revised Submission Core Strategy (2011) is one that focuses development on the three market towns of Leek, Cheadle, and Biddulph, and larger villages, but allows for limited development of other settlements to meet local needs and target areas on need of regeneration. Proposed policy SS6c 'Other rural areas area strategy' identifies Anzio camp, and Bolton Copper works, Froghall as major developed areas in the countryside for regeneration. Section 8 explains that the strategic Regeneration Sites were identified because of their location or their potential role in delivering significant infrastructure and environmental benefits for the area.

3.10 The Strategic Housing Land Availability Assessment (SLHAA), and the Development Capacity Study identify sites both that are likely to be available within the plan period, and considers their suitability for bringing forward for development. These documents form part of the evidence upon which the Revised Submission Core Strategy is based.

METHODOLOGY

3.11 An updated search was undertaken on 24th-26th May 2012 which involved comprehensive inquiries of all relevant commercial land agents in and around Leek, Stoke, Cheadle, and Biddulph. The search included including online databases (web sites) and direct inquiry with agents via the telephone.

3.12 The site requirements for the search were:

- 1 Site of up to approximately 15 hectares (37 acres) in total, of which a developable area sought of approx. 5 hectares (12.35 acres)
- 2 Located in or close to Leek, Cheadle, or Biddulph - i.e. could be a town or countryside location, but preference is countryside
- 3 Outside green belt
- 4 To be positioned sensibly and not adjoining industrial or similar conflicting uses.

3.13 These were the broad parameters of the search, but it intention was not to be too prescriptive so as not to disregard sites that may have the potential to accommodate all of the uses proposed at Anzio or be provided across a number of sites in the same vicinity.

3.14 After disregarding agents dealing only with lettings, a total of 10 local commercial agents based in Leek, Cheadle, Biddulph and larger agents based in Stoke-on-Trent were contacted. A search of property finders' websites and specialist property auctioneers was also undertaken, including Estates Gazette which has national coverage. Details of the agents contacted and outcomes of the search is given in Appendix 1 below.

3.15 The initial search found 18 potential sites warranting further examination. These are listed in Appendix 2, along the reasons for not considering them further.

3.16 Main reasons for disregarding them concerned: outside SMDC area and therefore would not deliver the required extra care housing, employment or tourist accommodation needed for the district; inappropriate countryside and/or green field location making any development contrary to planning policies of restraint; insufficient site size; close to potential incompatible uses.

3.17 The only other site identified in the Core strategy as suitable for bringing forward as a regeneration site outside any settlement is the Bolton Copper works, Froghall. This is not considered to be a realistic alternative as the Core Strategy is dependant upon both, and not one or other being brought forward for development. Additionally the site is assumed to come forward 2011- 2026, as opposed to the earlier Anzio phasing of to 2016 and would not therefore deliver the required uses early enough within the plan period.

3.18 In conclusion, no other site is considered to be a suitable and viable alternative to the Anzio Camp regeneration site.

4.0 TRANSPORT ASSESSMENT (TA)

4.1 WSP has undertaken a revised Transport Assessment and provided a Travel Plan (see separate Planning Supporting Statement for the Travel plan).

4.2 It should be noted that the description of the proposals and the assessment arising (para 4.2.2) was undertaken having regard to the quantum and mix that was proposed at that time. Since then the design of the residential care buildings has been further refined and the result is to reduce the numbers of extra care residents, and the number of holiday lodges has been revised downwards (to 3 x 25 accommodation suites in the care buildings and 47 holiday lodges).

4.3 The report considers the planning policy context, including NPPF, the Staffordshire Local Transport Plan 3 (2011), and Policies SS6 (c) and T1 of the Core Strategy. Policy T1 relates to development and sustainable transport, and states that the council will promote and support development which reduces reliance on private car for travel journeys and reduces the need to travel generally.

4.4 The existing site currently has a priority junction access to the A53 Buxton Road, including a slip road of approximately 60 metres, and a gated access road leading to the site.

4.5 Assessment of the existing situation finds that the amenities in the locality and the local bus stop on the Buxton Road can be reached within a 10 minute walk, or 5 minutes by cycle. The facilities within Leek are approximately 15 minutes away using a bicycle.

4.6 It is concluded that the existing sustainable transport options at the site do provide opportunities for the various users at the site to travel by sustainable modes.

4.7 The analysis of Personal Injury Accident data has shown that there are no road safety issues in the local area, and as such, no safety mitigation measures are required for the proposed development.

4.8 A Travel Plan has been produced that seeks to minimise the impact of development-generated traffic by encouraging those that live, work or visit the site to travel by sustainable transport modes. A local sustainable travel pack is envisaged that will highlight sustainable travel options available including minibuses for the residents and employees, car sharing initiatives and production of travel leaflets and information.

4.9 Based upon the original estimated numbers of tourist and extra care accommodation (which have since been revised downwards) analysis concludes that the proposed site access junction arrangement operates within acceptable capacity thresholds in the future year assessment. Additionally the proposed redevelopment will not have a detrimental impact on the surrounding highway network.

4.10 The report concludes there are no sustainable highway reasons why planning permission for the proposed development should not be granted.

4.11 Please refer to assessment undertaken by WSP provided as a stand alone document.

5.0 LANDSCAPE & VISUAL IMPACT ASSESSMENT

5.1 An updated assessment was undertaken in 2008 as part of the application. As the scheme now proposed has altered, a further updated landscape and visual impact assessment has been undertaken.

5.2 At the pre-application meeting with SMDC officers in December 2011 it was agreed that the viewpoint locations used for the 2008 visual impact assessment would be still be acceptable and there was no need for additional viewpoints to be considered.

5.3 The updated visualisations forming part of this application should be read in conjunction with the 2008 assessment.

6.1 The updated assessment considered flora, the possible presence of badgers, bats, birds, reptiles, and great crested newts. A desk study and Phase 1 assessment field surveys were carried out in April and May 2102.

6.2 The report notes the nearest statutory designated site is Thorncliff Moor Site of Special Scientific Interest (SSSI) located approximately 900 metres to the west. The Anzio Camp Site of Biological Importance (SBI) is located to the east of the area proposed for re-development.

BADGER

6.3 Animal tracks, used by badger, were located to the east of the site within the SBI boundary (TN8). A scrape, again showing evidence of use by badger, was observed beneath the perimeter fencing (TN9). No evidence of latrines, setts or snuffle holes were found on site.

BATS

6.4 Since 2006 all the buildings have suffered considerable damage to the rooftops, ceilings and floors due to the theft of lead and other valuable metals from the buildings, and the subsequent rain damage to the internal floors and ceilings. As such nearly all of the roof voids have been compromised, with the warm humid conditions favoured by bats being lost. The increase in the number of disturbed tiles on certain buildings could improve their potential to support small roosts, perhaps used by individual or low numbers of bats on an intermittent basis, but the potential of the site to support a significant roost, such as a maternity colony, has been significantly reduced.

6.5 The buildings on site were surveyed for evidence of bat activity. Building B12 was the only building to show signs, where two apparently old droppings consistent with common pipistrelle found in the roof void.

6.6 With the exception of two beech trees (indicated by TN7 on Drawing 01) and a tree containing a woodpecker hole (TN3), none of the trees on site had features that are considered suitable for roosting bats.

BIRDS

6.7 Nesting birds observed include blue tits, barn swallow. A barn owl was observed on site but no evidence of nesting was found during the building inspections.

GREAT CRESTED NEWT

6.8 The only pond on site was considered to be of poor value with a low probability of supporting this species as such no further surveys are considered necessary.

REPTILES

6.9 No reptiles were recorded during the seven visits; though a considerable number of toads were recorded taking shelter beneath the roofing felt tiles.

DISCUSSION AND RECOMMENDATIONS

6.10 The site supports species poor semi improved and marshy grassland with large numbers of trees and secondary scrub regeneration. With the exception of the buildings, which have been heavily vandalised, the habitats on site have not changed significantly since 2006/2008, the reduction in management since this time has allowed a more diverse grassland sward to develop on the former amenity grassland, as well as a significant increase in the levels of scrub coverage on the site as a whole. The area of marshy grassland to the north of the site has remained largely unchanged, while the area of grassland to the east has become dominated by coarse grass species which has reduced the species diversity recorded here compared to the 2006 survey.

6.11 It is recommended that a site management plan is formulated for the site to promote the management of the Anzio camp SBI and the site vegetation. The management plan should be drawn up in consultation with the Local Authority and the local Wildlife Trust to meet any identified objectives for the site.

6.12 It is recommended that prior to demolition or felling final checks on trees and buildings should be made to assess for bats and birds.

6.13 The existing armoury hut on site (Building B15) is proposed to be retained and modified for a bat roost, and an additional 20 bat boxes and 20 nesting boxes (of various types to provide for various types of birds) are to be provided on site.

6.14 Please refer to assessment undertaken by SLR Global Environmental Solutions, provided as a stand alone document.

7.0 ARCHAEOLOGY AND CULTURAL HERITAGE

7.1 Please refer to the 2008 ES. This has not been updated.

8.0 FLOOD RISK AND DRAINAGE

8.1 Please refer to the 2008 ES. This has not been updated. Enquiries with EA confirm there have been no flooding incidences since 2008 and no developments in the vicinity that would impact on the 2008 calculations.

8.2 The foot print of the existing development areas contains non-permeable surfaces which will not increase as a result of the proposed development (as shown on the overlay site plan 'existing and proposed sites plan' drawing no. 0006P1).

9.1 Please refer to the 2008 ES. This has not been updated.

10.0 NOISE

10.1 This document includes a review of the 2008 EIA noise assessment, details of the consultation undertaken, updates relevant to the new masterplan and further detail on the mitigation strategy to be implemented to protect the site against noise intrusion.

10.2 The noise assessment as undertaken by RPS in 2008 was comprehensive; considering both the likely effect of the existing noise climate on the proposed development and considering the impacts of the construction and operation of the development on the surrounding noise environment. One issue unique to this development was the identification of a shooting club at around 250m from the nearest proposed noise sensitive receptor (NSR) on the development site. Special attention was paid to assessing the noise from this source.

10.3 Much of the noise work undertaken by RPS as part of the EIA in 2008 remains entirely valid and is appropriate for assessing the noise impacts of the current proposal.

10.4 A best practicable means approach has been developed towards mitigating the impacts of shooting noise affecting the site. This has included increasing the separation distance between the nearest holiday lodges and the outdoor shooting ranges at Leek Shooting Centre; substitution of a substantial landscaped noise bund along the northern border of the site to break line of sight between the lodges and the shooting range; specification of high quality wooden holiday lodges to achieve high levels of sound insulation relative to their construction and appropriate specification of glazing and ventilation throughout the development to minimise the intrusion of shooting noise and to allow windows to be kept shut during noisy events at the shooting club. The changes to the scheme arising from the assessment were discussed with SMDC's EHO in May 2012 who subsequently confirmed he was satisfied that the proposals appeared to be sufficient 'best practicable means' for the protection of the new residents and the reasonable continuation of the club activities.

10.5 The range of external shooting noise levels affecting the proposed development site is thought to be within reasonable limits given the particular nature of the activities at the Leek Shooting Centre (i.e. sporadic with low firing rates).

10.6 With suitable glazing and ventilation the noise levels internal to dwellings in close proximity to the A53 will be able to meet the reasonable or good noise levels of BS 8233.

10.7 Taking into account the aims of the NPPF, it is considered that the outlined mitigation proposals will result in potential adverse impacts to health and quality of life, arising from noise, being reduced to a minimum at the proposed Care and Leisure Village.

10.8 Please refer to assessment undertaken by Acoustic Planning & Design provided as a stand alone document.

APPENDIX A: ALTERNATIVE SITE ASSESSMENT - LIST OF AGENTS CONTACTED AND INITIAL SEARCH OUTCOMES

AGENT	WEBSITE	OUTCOME	TELEPHONE ENQUIRY 28/05/12
Whittaker & Biggs	http://www.whittakerandbiggs.co.uk/	See 1, 2, 3. Nothing else on website suitable	Nothing suitable.
Bury & Hilton	http://www.buryandhilton.co.uk/	See 4, 5, 6. Nothing else on website suitable.	Nothing suitable.
Louis Taylor (Chartered Surveyors)	http://www.louistaylor.co.uk/	See 7, 8, 9, 10. Nothing else on website suitable.	Nothing suitable.
Butters John Bee	http://www.buttersjohnbee.com/	Nothing suitable on website.	Nothing suitable.
Graham Watkins & Co.	http://www.grahamwatkins.co.uk/	See 11, 12. No other suitable sites on website	Probably nothing but will email details if find anything. Nothing further received.
John German	http://www.johngerman.co.uk/	See 13, 14. No other suitable sites on website	Nothing suitable.
Bagshaws	http://www.bagshaws.com/	See 15, 16, 17. No other suitable sites on website	Nothing suitable.
Daniel & Hulme	http://www.danielhulme.co.uk	Nothing suitable on website.	Nothing suitable.
Kevin Ford & Co.	http://www.kevinfordandco.co.uk/	Nothing suitable, all small residential properties.	Nothing suitable.
Mounsey Chartered Surveyors	http://www.mounseysurveyors.co.uk/	See 18. Nothing else on website suitable.	Nothing suitable.

In addition, general searches on property finders' and property auctioneers' databases, incl. Estates Gazette. Noting suitable found. Research carried out 24th-28th May 2012

APPENDIX B: ALTERNATIVE SITE ASSESSMENT - SITES IDENTIFIED FOR FURTHER CONSIDERATION

1 <http://www.whittakerandbiggs.co.uk/files/listings/I0029.html>

4 industrial units in Cheddleton. Units 1a, 1b, 1c, & 1d, Station Road Units Cheddleton ST13 7EE

Site is an investment property with existing tenants. Provides 7,08sq.m and adjoining yard 0.37acres. Site comprising four industrial units which are located on the outskirts of the village of Cheddleton.

Findings: site too small and apparently close to other existing employment /B2 uses that may be incompatible with uses proposed at Anzio. Disregard.

2 <http://www.whittakerandbiggs.co.uk/files/listings/l1250.html>

Timber yard and premises Shepherd Street, in Biddulph.

'Occupying a site extending to 0.65 acres (0.264 hectares) approximately. The buildings on site provide over 300m² (3,230ft²) of workshop and storage space.'

Findings: town location, adjacent to hot food takeaway. Surrounded by residential uses. Site too small. Disregard.

3 <http://www.whittakerandbiggs.co.uk/files/listings/l0098.html>

Old Smithy Garage, Smithy Lane, Bosley

A commercial car sales showroom with two offices, sales forecourt and adjoining gravelled parking area established since 1950, which presently has permission for full conversion to residential accommodation.'

Findings: Between Leek and Macclesfield. Appears to be outside SMDC area. Isolated location and size of site insufficient. Disregard.

4 <http://www.buryandhilton.co.uk/for-sale?id=BLP07140>

BLACK LANE, WHISTON, STAFFORDSHIRE ST10 2HZ

Development site. Approx 1 acre site with planning permission granted for 13 units. Freehold building land with planning permission granted for 13 units. 3 x detached houses, 6 x low cost houses and 4 x shared equity houses. All mains services available.

Findings: Size of site insufficient. Given planning permission for wholly residential unlikely to be considered for mixed uses proposed at Anzio. Disregard.

5 <http://www.buryandhilton.co.uk/for-sale?id=BLP06383>

Farmhouse in Winkhill (Mellow Lane Farm) with 14 acres of land range of more traditional and modern farmbuildings. East of Cheedaleton, Peak District border.

Findings: Size of site insufficient. Existing agricultural use including farm buildings indicate a non-previously developed site and therefore encroaching on open countryside. Development would be contrary to planning policies of restraint in the open countryside. Disregard.

6 <http://www.buryandhilton.co.uk/for-sale?id=BLP07372>

Moorland View Farm, Bromley Edge Lane, Winkhill Nr Leek ST13 7QA

A 4/5 bedroom stone farmhouse with 12 acres of land together with two separate holiday cottages.

Findings: Existing use including a non-previously developed site and therefore encroaching on open countryside. Development would be contrary to planning policies of restraint in the open countryside. Disregard

7 <http://www.propertypilot.co.uk/pdf/141+14298.pdf>

Development Site. Belle Vue Dye Works, Leek, Staffs ST13 8EU

A development opportunity on the outskirts of Leek Town Centre having an elevated position with excellent potential and having the benefit of planning permission for the erection of seven dwellings. Approx 0.45 acres.

Findings: Size of site insufficient. Disregard.

8 <http://www.propertypilot.co.uk/pdf/141+12719.PDF>

Minton Hollins Site, Shelton Old Road, Stoke on Trent, ST4 7RY

Highly prominent development opportunity, excellent location adjacent to the A500 'D' Road. Potential for various developments including Nursing Home/Care Sector, Housing (subject to planning permission. 4.8 Acres (1.94 Hectares) or thereabouts.

Findings: Size of site insufficient, notwithstanding agent's speculation, planning permission not guaranteed. Site located in Stoke-on-Trent and would not deliver the extra care accommodation identified as needed for within the SMDC area. Disregard.

9 <http://www.propertypilot.co.uk/pdf/141+4629.PDF>

25 acres of land in Stoke-on-Trent industrial estate. Warehousing/industrial development.

Findings: Size of site insufficient. Site located in Stoke-on-Trent and would not deliver the extra care accommodation identified as needed for within the SMDC area. Location inappropriate having regard to its position on an industrial estate. Disregard.

10 <http://www.propertypilot.co.uk/pdf/141+5820.pdf>

Trentham Lakes, Stoke. 65 acres remaining for development on 400 acre mixed use business park. It has the potential to accommodate bespoke and speculative units up to approx 300,000 sq ft (27,871 sq m). The existing occupiers include Screwfix Direct, Pets at Home, Littlewoods, Stoke City F.C., Glen Dimplex and Reiter Automotives.

Findings: Site located in Stoke-on-Trent and would not deliver the extra care accommodation identified as needed for within the SMDC area. Location possibly inappropriate having regard to potential for incompatible neighbouring uses. Disregard.

11 <http://www.grahamwatkins.co.uk/for-sale?id=397>

Land at Alstonfield, Ashbourne. 13.04 acres, part of farm, suitable for grazing or mowing.

Findings: Existing use including a non-previously developed site and therefore encroaching on open countryside. Development would be contrary to planning policies of restraint in the open countryside. Location not appropriate as it would not deliver the extra care accommodation identified as needed for within the SMDC area. Disregard.

12 <http://www.grahamwatkins.co.uk/for-sale?id=381>
<http://www.grahamwatkins.co.uk/uploads/property/381.pdf>

6.28 acres. Grassland, hay barn. Near Leek

Location not appropriate as it would not deliver the extra care accommodation identified as needed for within the SMDC area. Disregard.

Existing use agricultural i.e. non previously-developed site and therefore encroaching on open countryside. Development would be contrary to planning policies of restraint in the open countryside. Disregard.

13 <http://www.johngerman.co.uk/property/for-sale/uttoxeter/stone-road-3/1>
http://jg.caldes1.com/property_images/12492/Parkside_73_Stone_Road_-_P0035.PDF

2728 sq m near Uttoxeter with outline planning permission for 8 mixed style dwellings.

Findings: Site location in Uttoxeter not appropriate as it would not deliver the extra care accommodation identified as needed for within the SMDC area. Size of site insufficient. Disregard.

14 <http://www.johngerman.co.uk/property/for-sale/rugeley/barns-adjacent-to-avondale-school-la/1>
http://jg.caldes1.com/property_images/23773/New_Build_Barns_adj_Avondale_Hill_Ridware.PDF

Barns Adjacent To Avondale, School La, Rugeley, Staffordshire WS15 3QN

3 barns potential residential development, rural village location

Findings: Site location in Rugeley not appropriate as it would not deliver the extra care accommodation identified as needed for within the SMDC area. Size of site insufficient. Planning permission for barn conversion to create 3 dwellings. Disregard.

15 <http://www.bagshaws.com/property-detail.asp?propref=A00827>
<http://www.bagshaws.com/property/A00827/Woodland%20at%20Dimmingsdale%20details%20pdf.pdf>

Dimmingsdale, Alton, Staffs. ST10 4BU

About 15.34 Acres (6.21 Ha) Woodland and Lakes

Site comprises band of woodland and lakes lies at the heart of Dimmingsdale, close to Alton Towers Theme Park.

Findings: Area for sale includes land either side of lake area with limited developable area. Existing use including a non-previously developed site and therefore encroaching on open countryside. Development would be contrary to planning policies of restraint in the open countryside. Possibly a significant nature conservation area'. Disregard.

16 <http://www.bagshaws.com/property-detail.asp?propref=U01054> (Lot 2?)
<http://www.bagshaws.com/property/U01054/2011%20Particulars.pdf>

Whympenny Farm, Dilhorne, Staffs

Lot 1 and 2 – dwelling and block of pasture land extending to 12.4 Acres.

Dilhorne is a small village situated between the market town of Cheadle (3 miles) and Stoke on Trent (9 miles). The A50 at Blythe Bridge is approximately 3 miles giving quick and easy access to Derby and Stoke on Trent. The property is subject to an Agricultural Occupancy Condition.

Findings: Existing use including a non-previously developed site and therefore encroaching on open countryside. Development would be contrary to planning policies of restraint in the open countryside. Size of site insufficient. Disregard.

17 <http://www.bagshaws.com/property-detail.asp?propref=A00871>
<http://www.bagshaws.com/property/A00871/Land%20Only%20-%20NEW%20Details.pdf>

Land at Rocester. Approximately 7 acres of land, mainly grass, and access track located to the rear of the bungalow.

Findings: Existing use including a non-previously developed site and therefore encroaching on open countryside. Development would be contrary to planning policies of restraint in the open countryside. Size of site insufficient. Site location in at Rocester not appropriate as it would not deliver the extra care accommodation identified as needed for within the SMDC area. Disregard.

18 <http://www.mounseysurveyors.co.uk/property/47>
<http://www.mounseysurveyors.co.uk/uploads/brochures/Apedale%20Business%20Park.pdf>

Plot A, Apedale Business Park, Watermills Road, Chesterton, Newcastle-under-Lyme ST5 6AT

The plot comprises a relatively flat site of approximately 3.7 acres (1.497 hectares) fronts onto Watermills Road. The property has planning consent for 80,000sq.ft of accommodation.

Findings: Size of site insufficient. Site location in at Newcastle-under-Lyme not appropriate as it would not deliver the extra care accommodation identified as needed for within the SMDC area. Site is close proximity to industrial/business park uses and likely to be incompatible with mixed uses proposed at Anzio. Disregard.



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