

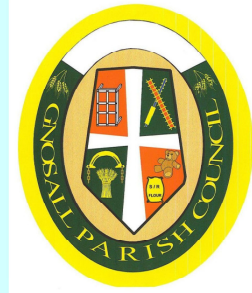


Gnosall 
Neighbourhood
Plan 

GNOSALL MORETON & KNIGHTLEY



APPENDIX 1

SUBMITTED SITES ASSESSMENT

GNOSALL NEIGHBOURHOOD PLAN - SUBMITTED SITES									Colourkey: Green = no constraint; yellow = partial constraint; red: absolute constraint at current time			
Site number (GNP)	Site number (SBC SHLAA)	SITE DETAILS							KEY ASSESSMENT CRITERIA			
		Site address	Owner	Agent	Area (ha)	Potential housing yield	Current use	Adjacent uses	Availability within 5 years	Development access	EA Floodzone (3/2)	Agricultural Land Classification
1	24	Land north of Old Barn Close, west of Moorend Lane	Talbot	First City	1.07	30	Agriculture arable	Agriculture and residential	Yes	Access available off Moorend Lane but preferred and originally intended access off Old Barn Close access requires 3rd party agreement	No	Grade 3 (Good to Moderate)
2	3	Land to rear of Audmore Villa, The Horsehoe	Gregory		0.2	3	Paddock	Residential, agriculture	Yes	Through existing property frontage	No	Paddock
3	N/A	Land to side of "Nirvana", Stafford Road	Walley		Single plot	1	Garden	Residential	Yes	Through existing property frontage	No	Garden
4	N/A	Land to rear of "The Romping Cat", Stafford Road	Brown		0.7	up to 10	Residential paddock	Residential, grazing land	Yes	Through existing property frontage	Yes	Grade 3 (Good to Moderate)
5	N/A	Land north of Back Lane and east of Plardiwick Road	Walker		0.6	up to 10	Agriculture grazing	Agriculture, residential	Yes. Owner has confirmed availability	Off public highway	Not floodzone (2/3) but part towards rear has flooded	Grade 3 (Good to Moderate)
6	N/A	Land to rear of Monks Walk, Fountain Fold, Cowley Quarry	Malpass		4.5	up to 100	Agriculture arable	Agriculture, residential	Potentially available longer term if development access rights secured	No suitable development access at present. 3rd party agreement required for access off Cowley Lane	No	Majority appears to be Grade 2 (Very Good). Would need agricultural report.
7	N/A	Land to rear of "The Ferns", Wharf Road	Noblet		Single plot	1	Garden	Residential	Yes	Through existing property frontage	No	Garden

Statutory protected sites or features	Rights of Way	Landscape designations	Affected utilities or physical constraints	Compatibility with NP Policy 3	Public comments (pre-submission NP consultation)	Summary assessment	Status in Dec 14 Draft NP	Agreed action for final NP
No	No	No	None known	Exceeds policy, would substantially exceed if Audmore Loop and/or Stafford Rd applications succeed	18 objections	Large scale site, currently has 3rd party constraints on preferred access off Old Barn Close, public opposition adds risk to NP process, potential significant housing policy excess if current applications/appeals elsewhere succeed.	Outside draft Settlement Boundary (S/B)	No case to extend proposed S/B at this point in time. Retain in future land availability record for future review
No	Adjacent	No	None known	Yes	4 support	Land is in domestic/paddock use and forms logical, small "infill" plot for new settlement boundary edge. Small scale site, no constraints, uncontroversial.	Inside draft SB	Keep within proposed S/B
No	No	No	None known	Yes	4 support	Small infill plot. Mature trees to be assessed.	Inside draft SB	Keep within proposed S/B
No	No	No	None known	Yes	2 support	Floodplain is major development constraint.	Outside draft SB	Keep outside proposed S/B due to being floodplain.
No	Adjacent	No	None known	Yes	5 objections 2 support	Flood risk issues. Adjacent former rail line and road/canal form natural barrier and settlement boundary. Public objections add risk to NP.	Outside draft SB	No case to extend proposed S/B at this point in time. Retain in future land availability record for future review
No	No	No	None known	Exceeds Policy 3 targets but also potential to deliver 1ha public open space.	29 objections	Large scale site, no current available development access, additional landscape impact if access off Cowley Lane included, potential significant housing policy excess if current applications/appeals elsewhere succeed; public opposition puts NP process at risk.	Outside draft SB	No case to extend proposed S/B at this point in time. Retain in future land availability record for future review
No	No	No	None known	Yes	3 support	Small site	Inside draft SB	Keep within proposed S/B