

Appendix 1

Alternative Site Considered May 2012.

<p>Sites</p>	<p>Investigate Victoria Road site, who owns it, can it be built on for OP?</p>	<p>SC</p>	<p>Victoria Road</p> <ul style="list-style-type: none"> • Planning has advised... The site is part of Bracken Moor Playing Fields. It is designated Open Space and there is currently a shortage of open space in the area. If evidence can be provided that it is not contrary to open space policies after full consultation, then acceptability in principle is subject to certain policy requirements. In addition to this the site is not large enough for the 50 units required – the density for the site would be 29 units. • The site is opposite residential owner occupied properties, some of which are bungalows. As the site is on an incline any development would rise above these properties. <p>Victoria Street</p> <ul style="list-style-type: none"> • Planning has advised... The land is zoned as part of the District Shopping Centre and is currently used as two separate car parks. Development Services have previously suggested that the use of the site should be retained as such. Housing development may well be acceptable in principle but the loss of these important shoppers car parks, without replacement in the immediate vicinity or within the principle shopping area is contrary to policy. The loss of these two car parks to housing development will have a detrimental affect on the long term vitality of the primary shopping area in conflict with Core Strategy policy CS33 and is not recommended. In addition there is insufficient space for 50
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			<p>units of accommodation – the maximum number would be 18.</p> <ul style="list-style-type: none"> •
Sites	Pick up with Planning what's happening with Outokumpu site?	NN	<p>There are two Outokumpu sites at Stocksbridge which lie adjacent to each other – the residential site and the mixed use site:</p> <ul style="list-style-type: none"> • Residential site (previously indicated as being within a flood plain) A planning application has been lodged by the Stocksbridge Regeneration Company (SRC) which is pending a decision. (Ref: 11/00384/FUL) • Mixed use site The majority of this site is owned by SRC (the remaining land is owned between the Duke of Norfolk, Outokumpu and various other companies). SRC have planning approval to develop the site which is valid up to 22/07/12 – after this date they will have the opportunity renew the approval which it is believed they will do. (Ref: 08/02703/FUL).