

Staffordshire Moorlands Local Plan – Schedule of Main Modifications November 2018

(including those listed 31st May 2018)

One MM per policy/paragraph

Main Mod No.	Page	Para/Policy Number	Proposed Modification (deleted text has strikethrough , new text is <u>underlined</u>)	Reason
MM1	44	Policy SS1	<p>Amend bullet 1 as follows:</p> <ul style="list-style-type: none"> • A mix of types and tenures of quality, affordable homes, including starter homes, to meet the needs and aspirations of the existing and future communities. 	To improve consistency in response to the Inspector's preliminary questions.
MM2	45-46	Policy SS1a	<p>Delete Policy SS1a and supporting text</p> <p><u>Presumption in Favour of Sustainable Development</u></p> <p>7.12 At the heart of the NPPF is a presumption in favour of sustainable development seen as "...a golden thread running through both plan-making and decision-taking." This policy sets out how the Council will work with applicants to facilitate development that improves the economic, social and environmental conditions of Staffordshire Moorlands. It also provides for the grant of planning permission in circumstances where there are no relevant policies or where relevant policies are out-of-date.</p> <p>7.13 To achieve sustainable development, new development should be located in sustainable locations and contribute positively to the social, economic and environmental improvement of the area, in accordance with policy SS1.</p> <p><u>Policy 1a</u></p>	Outcome of examination hearing session 2 – Strategy and Strategic Policies

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			<p><u>Presumption in Favour of Sustainable Development</u></p> <p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> • Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or • Specific policies in that Framework indicate that development should be restricted. 	
MM3	47	Policy SS2	<p>Settlement Hierarchy</p> <p>Towns – these are the largest settlements comprising of Leek, Biddulph and Cheadle which accommodate half of the District's population and the majority of the District's services and facilities. The spatial strategy seeks to focus future growth in these settlements and to strengthen their role as service centres. These settlements will be defined by a Development Boundary.</p> <p>Rural Area Larger Villages – these are the most sustainable settlements in the</p>	To clarify policy in respect of Green Belt in response to the Inspector's preliminary questions.

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			<p>rural areas which generally have a good local social infrastructure, some local employment opportunities and good accessibility to the towns and larger centres. These villages also have an important role in terms of serving and supporting their immediate surrounding rural areas and smaller villages. The spatial strategy focuses the bulk of the rural development in these settlements and seeks to ensure that they are sustained and promoted as service centres. These settlements will be defined by a Development Boundary. It is recognised that there is a significant range amongst these villages in terms of their size and facilities and it is proposed therefore that the scale of development in each area should be relative to their current size and infrastructure capacity.</p> <p>Rural Area Smaller Villages– these villages generally have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. Development on a large scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village and may undermine the spatial strategy. However, it is recognised that these settlements have a limited role in meeting the development requirements for the District which may assist in maintaining the vitality of the smaller villages. These settlements are not defined by a Development Boundary and only limited development of an appropriate nature will be allowed. <u>Where relevant, green belt policy will also apply.</u></p> <p>Other Rural Areas – this comprises of the open countryside <u>where development is normally unacceptable</u> and green belt where further development is generally inappropriate. Within these areas there are some groups of houses and hamlets which are not identified as ‘smaller villages’ because their predominantly open character and loose-knit nature. They also contain major developed areas which may be suitable for appropriate development or redevelopment</p>	

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MM4	49	7.24	The requirement for 6,080 dwellings is a target and should not be seen as an absolute ceiling as there needs to be flexibility to ensure there is a continuous 5 year supply of deliverable land at all times in accordance with the NPPF. The Council will monitor the amount of development over the plan period to ensure there is a five year housing land supply. <u>The land supply calculation applies a 20% buffer to reflect persistent under delivery and applies the 'Liverpool method' to spread the housing shortfall up to the year 2031. The shortfall in completions is high (1099 at March 2018) and it is considered to be unrealistic to apply the 'Sedgefield method' and meet the shortfall over five years which which would give a very high annual requirement.</u>	To improve clarity in response to the Inspector's preliminary questions.
MM5	49	7.28	<p><u>It is not possible to meet identified development requirements without Green Belt release. The adopted Core Strategy anticipated that Green Belt release would be necessary with a commitment for a comprehensive review of the Green Belt in Biddulph.</u></p> <p><u>In the preparation of the Local Plan, the Council considered alternatives including inviting relevant neighbouring authorities to accommodate some of the District's requirements, allocating a high density site in Biddulph and alternative options for the distribution of development within the District.</u></p> <p><u>Whilst these measures reduced the amount of Green Belt release, some release of land is still required in the District to support the development requirements and associated economic and social benefits for the District. Accordingly, it is considered that exceptional circumstances exist for the principle of Green Belt release. The site specific exceptional circumstances for individual Green Belt release are set out in Chapter 9.</u></p>	To set out the overarching exception circumstances for Green Belt release in response to the Inspector's preliminary questions.
MM6	50	Policy SS3	<p>Future Provision and Distribution of Development</p> <p>Provision will be made for at least 6080 additional dwellings (net of demolitions)</p>	To confirm that the annual

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			<p>to be completed in Staffordshire Moorlands during the period 2012 to 2031-an annual average of 320 homes per year. Sufficient deliverable land will be identified to provide at least 5 years of development at all times.</p> <p>The Council will review <u>monitor</u> the annual development rate and manage supply to ensure that future provision will continue to adequately meet identified needs and reflect development potential. Provision will be made for at least 27 hectares of additional employment land in Staffordshire Moorlands (excluding the Peak District National Park) up to the year2031. Provision will be made for new retail, transport, recreational, community and tourism facilities and services to meet the identified needs of settlements within Staffordshire Moorlands (excluding the Peak District National Park) up to 2031 as set out in the Area Strategies. Development will be located in accordance with the Spatial Strategy and will be distributed between the towns and rural areas as set out below. In identifying land for new development or in considering planning applications, development shall also be compatible with the settlement hierarchy in terms of the development approaches set out in the Area Strategies.</p> <table border="1" data-bbox="701 938 1648 1230"> <thead> <tr> <th></th> <th>Housing</th> <th>Employment</th> </tr> </thead> <tbody> <tr> <td>Leek</td> <td>30%</td> <td>30%</td> </tr> <tr> <td>Biddulph</td> <td>20%</td> <td>20%</td> </tr> <tr> <td>Cheadle</td> <td>25%</td> <td>20%</td> </tr> <tr> <td>Rural Areas</td> <td>25%</td> <td>30%</td> </tr> </tbody> </table> <p>Table 7.1 Distribution of Development</p> <p>Neighbourhood Plans</p> <p>In order to assist in meeting the identified development requirements for the</p>		Housing	Employment	Leek	30%	30%	Biddulph	20%	20%	Cheadle	25%	20%	Rural Areas	25%	30%	<p>development rate will not be reviewed (amended) annually in response to the Inspector's preliminary questions.</p>
	Housing	Employment																	
Leek	30%	30%																	
Biddulph	20%	20%																	
Cheadle	25%	20%																	
Rural Areas	25%	30%																	

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			Local Plan, Neighbourhood Plans should maximise the opportunities for housing and employment growth in sustainable locations, and where appropriate, make allocations in their plan for at least the same amount of housing and employment land identified in the Local Plan for the relevant parish or Neighbourhood Area.															
MM7	51	7.29	The housing and employment requirements are based on the distributions set out in Policy SS3 which reflect the spatial strategy and development requirements. The housing requirements will be met from completions since 2012, current commitments, <u>windfall allowances</u> and the site allocations. The employment requirements are capable of being met from existing commitments and the proposed employment allocations detailed in Policy E2. The figures for housing and employment are targets for the whole plan period and will be monitored through the Annual Monitoring Report and monitoring schedules to assess performance and the need for management measures.					To clarify that the development requirements will also met in part by windfall allowances in response to the Inspector's preliminary questions.										
MM8	52	Table 7.2	<table border="1"> <tr> <td>Gross housing requirement (2012 - 2031)</td> <td>6080 dwellings</td> </tr> <tr> <td>Total district-wide completions (2012 – <u>2018</u> 2017)</td> <td><u>821</u> 679</td> </tr> <tr> <td>Total district-wide commitments</td> <td><u>1410</u> 1442</td> </tr> <tr> <td>Peak District National Park allowance</td> <td>100</td> </tr> <tr> <td>Net housing <u>requirement (2018 – 2031)</u> (2017 – 2031)</td> <td><u>3749</u> 3859</td> </tr> </table> <p>Table 7.2 District net housing requirement</p>					Gross housing requirement (2012 - 2031)	6080 dwellings	Total district-wide completions (2012 – <u>2018</u> 2017)	<u>821</u> 679	Total district-wide commitments	<u>1410</u> 1442	Peak District National Park allowance	100	Net housing <u>requirement (2018 – 2031)</u> (2017 – 2031)	<u>3749</u> 3859	To provide up to date housing supply figures (31/03/18) in response to the Inspector's preliminary questions.
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MM9	52	Table 7.3	Area	%	Gross requirement	Completions	Commitments	<u>2018</u> 2017 net	To provide up to date housing									

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					Minus National Park allowance			requirement	supply figures (31/03/18) in response to the Inspector's preliminary questions.									
			Leek	30%	1794	281 244	639 538	874 4015										
			Biddulph	20%	1196	238 205	49 406	909 885										
			Cheadle	25%	1495	98 85	197 244	1200 4466										
			Rural	25%	1495	204 448	525 554	766 793										
			Total	100%	5980	821 679	1410 4442	3749 3859										
			Table 7.3 Net housing requirement by area															
MM10	52	7.31	This policy sets out how the net housing requirement of 3749 3859 will be met across the District up to the year 2031. Sources of future supply include allocations as set out in Policy H2 and windfall allowances for each area based on past trends. Windfall sites will be considered in the context of the Spatial Strategy and Policy H1. From the end of 2017, the Council will be required to publish and update a Brownfield Register of sites that are suitable for housing development. If appropriate, the Council also use the Brownfield Register to grant some of the sites on it with "Permission in Principle". This potential additional source of housing land supply will be considered in the next iteration of the Local Plan.						To provide up to date housing supply figures (31/03/18) in response to the Inspector's preliminary questions.									
MM11	52	Policy SS4	<p>Strategic Housing and Employment Land Supply</p> <p>Housing Land Supply</p> <p>In order to meet the housing requirements identified in Policy SS3, sufficient land will be identified to accommodate 3749 3859 additional dwellings.</p> <table border="1"> <thead> <tr> <th>Area</th> <th>% of District Total</th> <th>Net housing requirement</th> </tr> </thead> <tbody> <tr> <td>Leek</td> <td>30%</td> <td>874 4015</td> </tr> <tr> <td>Biddulph</td> <td>20%</td> <td>909 885</td> </tr> </tbody> </table>						Area	% of District Total	Net housing requirement	Leek	30%	874 4015	Biddulph	20%	909 885	To provide up to date housing supply figures (31/03/18) in response to the Inspector's preliminary questions. To provide
Area	% of District Total	Net housing requirement																
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			Cheadle	25%	<u>1200</u> 1166	<p>details regarding the Housing Implementation Strategy in response to the Inspector's preliminary questions.</p> <p>To clarify that net housing requirements for neighbourhood plans are expressed as a minimum in response to Inspector's preliminary questions.</p>
			Rural	25%	<u>766</u> 793	
			Total	100%	<u>3749</u> 3859	
			Table 7.6			
			This will be met from from sites allocated in Policy H2 and a windfall allowance for small sites that accord with the Spatial Strategy and Policy H1.			
			Leek	Number of Dwellings on new sites		
			New allocations	630		
			Large windfall site allowance (15 per year)	<u>195</u> 210		
			Small sites allowance (10 per year)	<u>130</u> 140		
			TOTAL POTENTIAL PROVISION	<u>955</u> 980		
			Biddulph			
			New allocations	730		
			Large windfall site allowance	20		
			Small sites allowance (10 per year)	<u>130</u> 140		

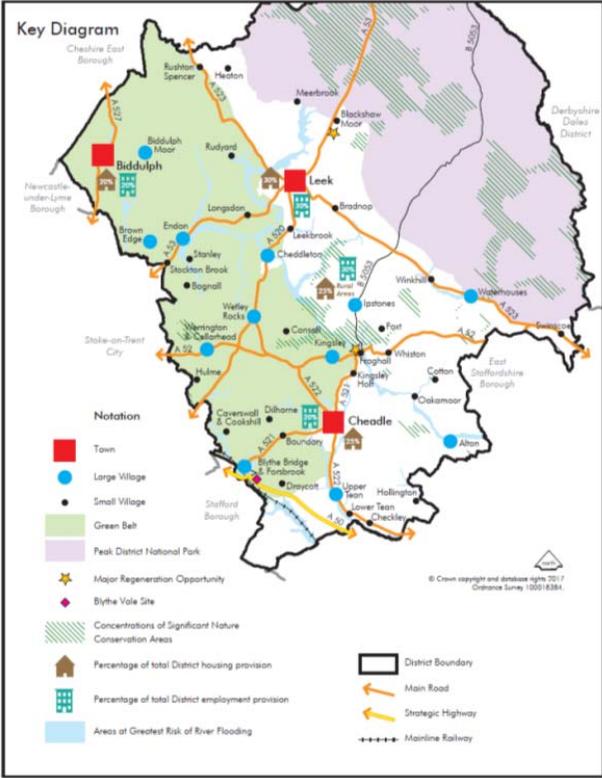
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			<p>Table 7.7 Anticipated Housing Provision</p> <p>Employment Land Supply</p> <p>Land will be made available for 27ha of employment land which comprises of 50% B1a/B1b (office, R&D) and 50% B1c/B2/B8 (light industry, general industry, storage and distribution) through the allocation of sites under Policy E2 and</p>																							

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			<p>through windfall sites.</p> <table border="1" data-bbox="701 395 1621 667"> <thead> <tr> <th>Area</th> <th>%</th> <th>Net requirement (hectares)</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>Leek</td> <td>30%</td> <td>5.92</td> <td></td> </tr> <tr> <td>Biddulph</td> <td>20%</td> <td>4.82</td> <td></td> </tr> <tr> <td>Cheadle</td> <td>20%</td> <td>3.55</td> <td></td> </tr> <tr> <td>Rural</td> <td>30%</td> <td>0*</td> <td></td> </tr> <tr> <td>Total</td> <td>100%</td> <td>11.25*</td> <td></td> </tr> </tbody> </table> <p>Table 7.8</p> <p>*overprovision in rural areas by 3.03ha</p> <p>The release of land for housing and employment across the District will be managed in order to deliver the level and distribution of development set out above. <u>The Council will prepare a Housing Implementation Strategy (HIS) document which sets out how the five year housing land supply will be maintained in accordance with the trajectory.</u> The adequacy of supply (in terms of five year supply of housing and in meeting planned housing delivery targets over the full plan period) will be assessed and monitored through reviews of the Strategic Housing and Economic Land Availability Assessment (SHELAA) and progress will be reported in the Annual Monitoring Report. If necessary the Council will review the Local Plan to bring forward additional sites for development.</p> <p>Neighbourhood Plans</p> <p>In order to assist in meeting the development requirements for the Local Plan, Neighbourhood Plans should maximise opportunities for housing growth in sustainable locations. The following table sets out the housing requirements for</p>	Area	%	Net requirement (hectares)	Land	Leek	30%	5.92		Biddulph	20%	4.82		Cheadle	20%	3.55		Rural	30%	0*		Total	100%	11.25*		
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			<p>parishes preparing a Neighbourhood Plan. These requirements are a minimum and may be subject to review as part of the District's overall review of plan delivery against its housing requirement. Neighbourhood Plans should also seek to provide as a minimum the residual employment land requirement for their area. Neighbourhood Plans should demonstrate that they can support the housing requirement through the provision of allocations and/or policies which support the development of windfall sites. The methodology used to calculate the housing requirement is set out in Appendix 11 and will be used to calculate requirements for new Neighbourhood Plans.</p> <p>In relation to employment, Neighbourhood Plans should provide at least the same amount of employment land as identified in the Local Plan for the Neighbourhood Area.</p> <table border="1" data-bbox="701 791 1621 1098"> <thead> <tr> <th data-bbox="701 791 1160 890">Neighbourhood Plan Area</th> <th data-bbox="1160 791 1621 890"><u>Minimum</u> Net Housing Requirement 2017 - 2031 (dwellings)</th> </tr> </thead> <tbody> <tr> <td data-bbox="701 890 1160 927">Biddulph Parish</td> <td data-bbox="1160 890 1621 927">905</td> </tr> <tr> <td data-bbox="701 927 1160 963">Brown Edge Parish</td> <td data-bbox="1160 927 1621 963">25</td> </tr> <tr> <td data-bbox="701 963 1160 1000">Checkley Parish</td> <td data-bbox="1160 963 1621 1000">60</td> </tr> <tr> <td data-bbox="701 1000 1160 1037">Draycott-in-the-Moors Parish</td> <td data-bbox="1160 1000 1621 1037">5 – 10</td> </tr> <tr> <td data-bbox="701 1037 1160 1074">Leekfrith Parish</td> <td data-bbox="1160 1037 1621 1074">4 – 8</td> </tr> <tr> <td data-bbox="701 1074 1160 1098">Rushton Parish</td> <td data-bbox="1160 1074 1621 1098">4 - 8</td> </tr> </tbody> </table> <p>Table 7.9 Neighbourhood Plan Housing Requirement</p>	Neighbourhood Plan Area	<u>Minimum</u> Net Housing Requirement 2017 - 2031 (dwellings)	Biddulph Parish	905	Brown Edge Parish	25	Checkley Parish	60	Draycott-in-the-Moors Parish	5 – 10	Leekfrith Parish	4 – 8	Rushton Parish	4 - 8	
Neighbourhood Plan Area	<u>Minimum</u> Net Housing Requirement 2017 - 2031 (dwellings)																	
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MM12	57	7.43	<p>In order to deliver the housing requirements for Leek set out in Policy SS4 it is estimated that there will need to be a minimum of <u>874</u> 4045 additional dwellings to be provided in the town. This requirement will be met through the allocated sites, windfalls or the small sites. The Council recognises that it needs to provide a range of opportunities to enable the market to respond to the targets set for the town and to address key infrastructure and regeneration needs. In practical terms, this means providing for different types of housing development in a</p>	<p>To provide up to date housing supply figures (31/03/18) in response to the Inspector's</p>														

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			variety of locations including greenfield development on the edge of the urban areas. A cluster of housing sites located off Mount Road has been identified as an opportunity to make a significant contribution towards the housing needs of the town. This development will be supported with additional infrastructure, including additional school capacity and transport improvements.	preliminary questions.
MM13	63	Policy SS6	Amend Part 1 bullet 1 as follows: <ul style="list-style-type: none"> • Increasing the range of available and affordable house types, (including starter homes) especially for first time buyers, families and older people, including extra care housing. 	To improve consistency in response to the Inspector's preliminary questions.
MM14	74	7.66	Amend last sentence as follows: <u>Two such areas were identified in the Core Strategy and included in the plan at Bolton Copperworks, Froghall and the Anzio Camp Blackshaw Moor. Policies DSR 5 and DSR 6 provide development criteria for these sites</u> Delete two bullet points <ul style="list-style-type: none"> • Bolton Copperworks, Froghall – The historic copper factory of Thomas Bolton and Sons most of which is now closed and derelict apart from a small section that services copper wires. It lies within an area of high landscape and tourism value adjoining the village of Froghall. The whole site occupies an area of approximately 17 hectares comprising of a range of industrial buildings. There are significant potential contamination issues which may be at some depth within the site which must be addressed; also flooding issues are a constraint and would need to be addressed given the majority of the site is affected by either floodzone 3 or floodzone 2. Its strategic location at the centre of the Churnet Valley is considered crucial to the area's success. • Anzio Camp, Blackshaw Moor – Former army training base located 3 miles to the north of Leek on the southern edge of the Peak District 	In response to the Inspector's preliminary questions new policies have been written for these sites.

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			National Park. The site extends to some 15.4 hectares and includes 17 existing buildings. The site now has planning consent.	
MM15	76	Policy SS10	<p>Amend point 4 as follows: Regenerate underused major developed areas in the countryside including:</p> <ul style="list-style-type: none"> • <u>Bolton Copperworks, Frogall and Anzio Camp Blackshaw Moor (in accordance with policies DSR5 and DSR 6)</u> • Bolton Copperworks, Froghall — uses which may be suitable are employment, residential, tourist-related retail and accommodation, leisure, subject to the satisfaction of flooding and contamination constraints. Development shall make provision for appropriate off-site highway improvements. Further guidance is provided in the Churnet Valley Masterplan SPD and Bolton's Copperworks Masterplan. • Anzio Camp, Blackshaw Moor — uses which may be suitable are employment, extra care housing, tourist accommodation. Further guidance is provided in the Churnet Valley Masterplan SPD. 	In response to the Inspector's preliminary questions new policies have been written for these sites.
MM16	83	Key Diagram	Amend the Key Diagram to include the small village of Swinscoe:	In response to the Inspector's minor queries and typos.

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			 <p>The map, titled 'Key Diagram', shows the Leek and Cheadle area. It includes a legend with the following items:</p> <ul style="list-style-type: none"> Town (Red square) Large Village (Blue circle) Small Village (Black dot) Green Belt (Green hatched area) Peak District National Park (Purple hatched area) Major Regeneration Opportunity (Yellow star) Blythe Vale Site (Purple diamond) Concentrations of Significant Nature Conservation Areas (Green hatched area) Percentage of total District housing provision (House icon) Percentage of total District employment provision (Factory icon) Areas at Greatest Risk of River Flooding (Blue shaded area) District Boundary (Black outline) Main Road (Orange arrow) Strategic Highway (Yellow arrow) Mainline Railway (Black line with cross-ticks) 	
MM17	95	Policy SD5	<p>Flood Risk</p> <p>The Council will follow a sequential approach to the management of flood risk. New development will be guided to the areas with the lowest risk of current and future flooding where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development. The development of sites within areas at greater risk of flooding will only be considered where they are deemed acceptable due to national or other policies or material considerations.</p>	

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			<p>All applicable development must be subject to a site-specific flood risk assessment which demonstrates that the development has been designed to be flood resilient and resistant and safe for its users for the lifetime of the development; in accordance with NPPF Policy. In addition, schemes in flood risk areas should demonstrate how the sequential approach has been used to locate the most vulnerable parts of the development in the areas of lowest flood risk. Where development sites are located in flood risk areas and/or affected by the presence of watercourses, the Council expects developers to undertake early discussions with the Environment Agency and the Lead Local Flood Authority.</p> <p>Where a watercourse is present on a development site, applicants will be expected to take opportunities to undertake river restoration and enhance natural river corridors where appropriate, in line with the Water Framework Directive, and to make space for water. The culverting of any watercourse will not normally be permitted and development should, wherever possible, open up any culverted watercourses to increase flood water storage and create a green corridor. <u>More generally the Council will support the identification and implementation of natural flood management measures that will contribute towards delivering a reduction in local and catchment-wide flood risk and impacts of climate change and other multiple benefits.</u></p> <p>All applicable developments should incorporate sustainable drainage measures (SuDS) to reduce the risk of flooding from surface water runoff and contribute to on-site flood alleviation, as well as contributing to wider Council objectives such as its emerging Green infrastructure Network; to enhancing biodiversity and recreation opportunities; landscape character etc. Developers should undertake early discussions with the Lead Local Flood Risk Authority <u>LLFA</u> to ensure that SuDs can be fully integrated into the final development layout.</p> <p>Where appropriate suitable measures to deal with surface water arising from development proposals will be required to minimise the impact to and from new development. In such cases the Council will expect applicants to demonstrate</p>	<p>To locate this policy requirement regarding flood management in a more appropriate location (Policy SD5 rather than DC3), in response to the Inspector's preliminary questions.</p>

Main Mod No.	Page	Para/Policy Number	Proposed Modification (deleted text has strikethrough , new text is <u>underlined</u>)	Reason
			<p>how their proposals manage surface water run-off sustainably and, where <u>with</u> discharge to public sewer is proposed <u>only being considered as a last resort</u>, where, clear evidence needs to <u>must</u> be demonstrated why alternative options are not available. On greenfield sites developers should aim to not increase surface water runoff rates. On brownfield sites developers should aim to reduce surface water runoff to the greenfield rate wherever practical. Approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage. On larger sites involving phased development and/or involving multiple landowners the Council will where appropriate encourage applicants to engage in early discussion with utility providers and LLFA for the achievement of coordinated, holistic drainage strategies across the whole site over time.</p> <p>When considering planning applications, the Council will have regard to all relevant Catchment Flood Management Plans affecting the District. In all cases the Council will work with developers, stakeholders and landowners to encourage and promote implementation of natural flood risk management measures which will contribute towards flood risk reduction as well as achieve wider environmental benefits.</p>	<p>For clarity in response to inspector's preliminary questions.</p> <p>In response to inspector's MIQs.</p>
MM18	98	Policy E1	<p>New Employment Development</p> <p>New employment development will be assessed according to the extent to which it supports and improves the local economy in terms of providing for the needs and skills of the existing and future local resident workforce and meeting identified business needs, having regard to the Spatial Strategy Policies in SS2, SS3, and SS4 <u>area strategy policies</u>, and general employment land requirements set out in Policy SS4. In general the Council will endeavour to support the expansion of existing businesses and new businesses in the District, subject to the provisions below.</p>	<p>For clarification that all area strategy policies would apply, and to remove unnecessary reference to small scale developments, in response to the Inspector's</p>

Main Mod No.	Page	Para/Policy Number	Proposed Modification (deleted text has strikethrough , new text is <u>underlined</u>)	Reason
			<p>In addition:</p> <ul style="list-style-type: none"> • All proposals should help maintain or enhance an appropriate range of employment premises and sites across the District in terms of their scale, location and type. • Within or on the edge of the town centres and on existing employment sites where redevelopment for other uses is proposed, mixed use schemes will be promoted. Mixed use schemes should accommodate employment generating uses of a scale and nature appropriate to their location. • New business developments (use class B1a) should be located in existing or proposed employment areas or in or on the edge of town centres. Preference will be given to town centre locations for office developments, unless ancillary to another use or specifically allocated. In other locations the Council will expect a sequential demonstration that there were no centre or edge of centre sites available first. Office (Class B1a) developments of 200m² gross or more must provide an impact assessment regarding the impact of the proposal on town centre vitality and viability. This will not apply to appropriate expansions of existing authorised B1 sites or for small scale developments. • Other types of <u>employment uses (including B use class developments (B1b, B1c, B2 and B8), commercial sui generis uses etc)</u> should be located in existing or proposed employment areas. Such development outside of existing or proposed employment areas but within the settlement boundary may also be acceptable when it would not create undue harm to the character, appearance or amenity of the area. In exceptional circumstances, New-build developments not on existing or proposed employment sites and outside of the settlement boundary may be supported where a rural location can be justified. • Business development falling within other use classes (such as sui generis) will generally be viewed favourably. • The sustainable redevelopment, intensification or improvement of existing 	<p>preliminary questions.</p> <p>To clarify that Council support for non-B use employment development, is subject to wider policies regarding B-use land delivery.</p>

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			<p>employment sites for new business and industrial developments will be supported provided it would not have an unacceptable impact on the amenities, character or appearance of the area.</p> <ul style="list-style-type: none"> • Schemes involving the re-use of rural buildings for commercial enterprise, including tourism uses, will be considered favourably where the location is sustainable and the proposed use does not harm the building's character and/or the character of its surroundings. <p>To support the growth of the economy, the Council will:</p> <ul style="list-style-type: none"> • Support proposals that help to deliver priorities of the Local Enterprise Partnership; • Encourage flexible working practices via home-working where there is no adverse impact on residential amenities, and allowing the development of live-work units on residential and mixed use sites • Encourage provision for small-scale and start-up businesses <p>To ensure that the District's workforce is suitably skilled, the Council will, where appropriate, seek to enter into agreements with developers and employers to contribute towards training programmes and employment support and employment access schemes.</p>	<p>For clarification that sui generis employment uses will be assessed on the same policy basis as B uses. To clarify the strength of justification required, and distinguish this from green belt policy tests. (In response to the Inspector's preliminary questions).</p> <p>To bring the policy in conformity with Policy H1, in response to the Inspector's preliminary questions.</p>
MM19	101	Policy E2	Employment Allocations	Reference not

Main Mod No.	Page	Para/Policy Number	Proposed Modification (deleted text has strikethrough , new text is <u>underlined</u>)	Reason														
			<p>The following sites as identified on the Policies Map will be <u>are</u> allocated for employment development (B1b, B1c,B2,B8 uses), and in some cases mixed uses. The Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan. Proposals for town centres uses, including B1a (office) will be required to comply with the sequential site and impact tests specified in Policy E1.</p> <p>Leek (including Leekbrook)</p> <table border="1" data-bbox="701 687 1653 1201"> <thead> <tr> <th data-bbox="701 687 1167 746">Location</th> <th data-bbox="1167 687 1653 746">Site Area (ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="701 746 1167 890">Land at Newton House, Leek (Policy DSL 3)(mixed employment/housing)</td> <td data-bbox="1167 746 1653 890">1.50</td> </tr> <tr> <td data-bbox="701 890 1167 995">Cornhill East, Leek (Policy DSL 4)(mixed employment/housing)</td> <td data-bbox="1167 890 1653 995">0.83</td> </tr> <tr> <td data-bbox="701 995 1167 1098">Land east of Brooklands Way, Leekbrook (Policy DSR 2)</td> <td data-bbox="1167 995 1653 1098">4.01</td> </tr> <tr> <td data-bbox="701 1098 1167 1201">ADD009 (Land west of Basford Lane, Leekbrook) (Policy DSR 3)</td> <td data-bbox="1167 1098 1653 1201">0.80</td> </tr> </tbody> </table> <p>Table 8.1</p> <p>Biddulph</p> <table border="1" data-bbox="701 1332 1653 1399"> <thead> <tr> <th data-bbox="701 1332 1167 1399">Location</th> <th data-bbox="1167 1332 1653 1399">Site Area (ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="701 1332 1167 1399"></td> <td data-bbox="1167 1332 1653 1399"></td> </tr> </tbody> </table>	Location	Site Area (ha)	Land at Newton House, Leek (Policy DSL 3)(mixed employment/housing)	1.50	Cornhill East, Leek (Policy DSL 4)(mixed employment/housing)	0.83	Land east of Brooklands Way, Leekbrook (Policy DSR 2)	4.01	ADD009 (Land west of Basford Lane, Leekbrook) (Policy DSR 3)	0.80	Location	Site Area (ha)			<p>required as dealt with in other policies (in response to the Inspector's preliminary questions).</p> <p>To reflect Council's</p>
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			<table border="1" data-bbox="701 331 1644 509"> <tr> <td data-bbox="701 331 1173 509">Land off Tunstall Road (opposite Victoria Business Park), Biddulph (Mixed employment / housing) (Policy DSB3)</td> <td data-bbox="1173 331 1644 509"> 4.99 <u>4.29</u> </td> </tr> </table> <p data-bbox="701 512 1644 544">Table 8.2</p> <p data-bbox="701 576 1644 608">Cheadle</p> <table border="1" data-bbox="701 639 1671 807"> <thead> <tr> <th data-bbox="701 639 1189 703">Location</th> <th data-bbox="1189 639 1671 703">Site Area (ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="701 703 1189 807">Cheadle EM1 Land off New Haden Road Cheadle (Policy DSC 4)</td> <td data-bbox="1189 703 1671 807">4.27</td> </tr> </tbody> </table> <p data-bbox="701 810 1671 842">Table 8.3</p> <p data-bbox="701 874 1671 906">Rural</p> <table border="1" data-bbox="701 938 1671 1142"> <thead> <tr> <th data-bbox="701 938 1189 1002">Location</th> <th data-bbox="1189 938 1671 1002">Site Area (ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="701 1002 1189 1142">Land at Waterhouses Enterprise Centre, Leek Road (WA004)(mixed employment/housing)</td> <td data-bbox="1189 1002 1671 1142">0.44</td> </tr> </tbody> </table> <p data-bbox="701 1145 1671 1177">Table 8.4</p>	Land off Tunstall Road (opposite Victoria Business Park), Biddulph (Mixed employment / housing) (Policy DSB3)	4.99 <u>4.29</u>	Location	Site Area (ha)	Cheadle EM1 Land off New Haden Road Cheadle (Policy DSC 4)	4.27	Location	Site Area (ha)	Land at Waterhouses Enterprise Centre, Leek Road (WA004)(mixed employment/housing)	0.44	<p data-bbox="1738 331 1968 624">suggestion to exclude part of site controlled by an unwilling landowner in response to Inspector's MIQs.</p>
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MM20	103	Policy E3	<p data-bbox="701 1209 1738 1241">Existing Employment Areas, Premises and Allocations</p> <p data-bbox="701 1273 1738 1305">Employment areas, premises and allocations that:</p> <ul data-bbox="745 1337 1738 1369" style="list-style-type: none"> • are well located to the main road and public transport network; and 	<p data-bbox="1738 1209 1968 1394">To amend references of "redevelopment" to 'development</p>										

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			<ul style="list-style-type: none"> • provide, or are physically and viably capable of providing through redevelopment, good quality modern accommodation attractive to the market without harm to the amenity of nearby residents; and • are capable of meeting a range of employment uses to support the local economy; <p>will be safeguarded for such purposes.</p> <p>ReDevelopment of such areas that will lead to a loss of employment will not be permitted unless:</p> <p>A) the site is identified in the Local Plan for redevelopment <u>of non-employment uses</u>; or,</p> <p>B) it can be demonstrated that the site would not be suitable or viable for any continued employment use having regard to the above criteria and evidence can be provided that no suitable and viable alternative employment use can be found, or is likely to be found in the foreseeable future; or</p> <p>C) substantial planning benefits would be achieved through <u>redevelopment to non-employment uses</u> which would outweigh the loss of the site for employment use <u>(including for example funding to support off-site employment provision)</u>; or <u>and</u></p> <p>D) Where non-employment redevelopment is proposed in the event that B) or C) applies preference will be given to a mixed use redevelopment <u>redevelopment</u> scheme which retains as much employment floorspace on the site as possible (to be demonstrated by evidence). The Council will consider "enabling" redevelopment proposals (required to support improvements to existing employment premises or supporting infrastructure) on their individual merits. In such cases, a viability</p>	<p>involving loss of employment land' for clarity; to relocate the reference to funding for off-site provision in a more relevant part of the policy; and to re-word to clarify that Part D would apply in the event that B) or C) applied [but not A)] (in response to the Inspector's preliminary questions and matters raised at hearing session 6).</p>

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			<p>appraisal should be submitted to demonstrate that a change of use or redevelopment of the site is required to fund the improvements; and in all cases the Council will seek to retain as much employment floorspace on the site as possible. Where this would not be viable the Council will negotiate for funding to support off-site employment provision.</p>	
MM21	105	Policy E4	<p>Tourism and Cultural Development</p> <p>New tourism and cultural development which promotes the distinctive character and quality of the District will be supported having regard to the Area Strategies in Policies SS5 to SS10 and and Churnet Valley Strategy Policy SS11.</p> <p>In addition:</p> <p>1. New tourist, visitor and cultural accommodation, attractions and facilities should be developed in locations that offer, or are capable of offering either:</p> <p>A) good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling; or</p> <p>B) in locations in or close to settlements where local services, facilities and public transport are available; or</p> <p>C) in areas specifically identified for tourism development in the Churnet Valley Masterplan or other relevant documents.</p> <p><u>2. In exceptional circumstances, developments in other locations may be supported where a rural location can be justified.</u></p> <p>2. New accommodation, attractions and facilities should:</p> <p>A) support the provision and expansion of tourist, visitor and cultural facilities in</p>	<p>To rationalise policy wording for clarity to set out the differing considerations for tourism/cultural facilities within tourism areas, and beyond these.</p> <p>To clarify the strength of justification required in other locations, and distinguish this from green belt policy tests.</p>

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			<p>the rural areas where needs are not met by existing facilities; and</p> <p>B) all development shall be of an appropriate quality, scale and character compatible with the local area, protect the residential amenity of the area, enhance the heritage, landscape and biodiversity of the area and shall not harm interests of acknowledged importance.</p>	
MM22	108	Policy H1 and supporting text	<p>8.46 Policy H1 This policy seeks to ensure that an appropriate range and type of housing is provided which meets identified needs arising from changes in population structure, including special needs for the elderly of an ageing population, and promotes higher quality, more sustainable housing design and layout. It is proposed to address this through a range of measures and requirements. In tackling these issues the proposed policy approach will be contributing towards the delivery of not only local priorities but also national housing agendas.</p> <p><u>8.46 Policy H1 This policy seeks to ensure that an appropriate range and type of housing is provided which meets identified needs arising from changes in population structure, including special needs for the elderly of an ageing population, and promotes higher quality, more sustainable housing design and layout. It is proposed to address this through a range of measures and requirements. In tackling these issues the proposed policy approach will be contributing towards the delivery of not only local priorities but also national housing agendas.</u></p> <p>8.47 This policy is primarily to also ensures that an appropriate range and mix of housing, including affordable housing – is provided to meet the needs of the existing and future population. It reflects government guidance to create sustainable, inclusive and mixed communities and to make efficient use of land. Collaborative working between Local Planning Authorities, local communities, stakeholders, developers and house builders is also a key principle underlying the NPPF.</p> <p><u>8.47 This policy is primarily to also ensures that an appropriate range and mix of housing, including affordable housing – is provided to meet the needs of the existing and future population. It reflects government guidance to create sustainable, inclusive and mixed communities and to make efficient use of land. Collaborative working between Local Planning Authorities, local communities, stakeholders, developers and house builders is also a key principle underlying the NPPF.</u></p>	<p>To improve clarity in response to Inspector's minor queries and typos and for clarification in response to LPS236 (Schedule of Additional Modifications 31st May 2018)</p> <p>To improve clarity in response to Inspector's minor queries and typos</p> <p>To detail other</p>

Main Mod No.	Page	Para/Policy Number	Proposed Modification (deleted text has strikethrough , new text is <u>underlined</u>)	Reason
			<p>8.48 The range, type and mix of affordable accommodation required on development sites will be determined by a combination of the results of housing needs studies, <u>strategic</u> housing market assessment, information from the waiting lists, <u>neighbourhood plan evidence relating to housing</u>, consideration of existing housing stock, local housing market information as well as any other available information including the constraints of sites.</p> <p>8.49 Housing for special groups will also be needed to meet the future increase in elderly persons across the District and the needs of those with a learning or physical disability – this may be in the form of sheltered housing, extra care homes or flexicare or supported housing.</p> <p>8.50 In order to address the changes in population structure, new homes should where possible be designed to provide flexible, accessible accommodation that is capable of future adaptation to meet the differing and changing needs of households as they experience life events. Accordingly, new developments should aim to meet the needs of an ageing population by adhering to the optional technical housing standard for access and the new nationally described space standard <u>and applying the optional space and accessibility standards referred to in footnote 46 of the 2018 Framework. The Council is to allow for consideration of the scope and merit of introducing the optional standards and the extent to which they are applied as a percentage of the number of compliant units on a site-by-site basis. For example, the Council may look to achieve the optional space and accessibility standards on all dwellings for a development specifically designed for older people. Conversely, the conversion of a historic building to residential use may not be practical for the optional standards to be applied at all. For some applications financial viability may also be an issue.</u></p> <p>8.51 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on District Planning Authorities to maintain a register of those wishing to acquire a serviced plot of land for self-</p>	<p>relevant factors following discussion at Local Plan hearing session.</p> <p>To reflect outdated strategy in response to LPS237. (Schedule of Additional Modifications 31st May 2018)</p> <p>To improve clarity in response to the Inspector's preliminary views on matters and issues, follow-up questions and hearing</p>

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			<p>build or custom-build projects and have regard to the register when carrying out their planning functions. There has been a low level of interest to date however the Council will keep this under review and where a demand exists, qualifying sites will be required to make a contribution. The Council's Annual Monitoring Report will monitor information from the Self-build Register to assess the demand for this type of accommodation in the district.</p> <p>8.52 Details of the Council's requirements for sustainable design and construction are set out in Policy SD1 and the accompanying supporting text.</p> <p>8.53 It is essential that all applications for planning permission for new dwellings in the countryside are scrutinised thoroughly to avoid new isolated homes in the countryside unless there are special circumstances in accordance with Government guidance. In the case of occupational dwellings the proposal will be required to meet functional and financial tests to demonstrate the essential need for a rural worker to live permanently at or near their place of work in the countryside. It also allows for the re-use of redundant or disused buildings where it is worthy of conversion and lead to enhancement of the immediate setting.</p> <p>Policy H1 New Housing Development</p> <p>1) New housing development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in Policy H3, and where appropriate housing for special groups, to meet the needs and aspirations of the current and future population having regard to the Area Strategies.</p> <p>2) In line with Government legislation the Council will maintain and update a register of those interested in acquiring self-build / custom-build housing plots across the District. Where a demand exists, residential developments of <u>10</u></p>	<p>sessions.</p> <p>Thresholds to be consistent with the PPG (11)7 in response to the Inspector's preliminary questions.</p> <p>To improve clarity in</p>

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			<p><u>15 dwellings</u> 15 dwellings (0.5 hectares) or more will make an appropriate contribution towards this need in agreement with the Council. This will be negotiated on a case by case basis.</p> <p>3) All development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified housing needs, having regard to the location of the development, the characteristics of the site and the economics of provision.</p> <p>In addition:</p> <p>a) Housing for special groups, particularly for older people and others as identified in the SHMA or successor document should be of a scale and in a location which is appropriate to its needs.</p> <p>b) Housing proposals of 10 dwellings or more will be required to provide a mix of housing in terms of size, type and tenure on the site <u>unless viability or other circumstances exist</u>. The final mix will be negotiated with the developer based on housing needs as informed by the <u>SHMA or successor document</u> Strategic Housing Market Assessment and other relevant factors such as available supply and market demand.</p> <p>c) All housing development should be at the most appropriate density compatible with the site and its location, and with the character of the surrounding area. <u>Higher densities will generally be appropriate in locations which are more accessible by public transport.</u> It is assumed that higher densities will be appropriate in locations which are accessible by public transport.</p> <p>d) <u>Housing developments of 10 All new dwellings or more</u> should aim to provide flexible accommodation which is capable of future adaptation by seeking to</p>	<p>response to Inspector's minor queries and typos</p> <p>To reflect outdated strategy in response to LPS411 (Schedule of Additional Modifications 31st May 2018).</p> <p>To reflect discussions at the Local Plan hearing sessions to:</p> <ul style="list-style-type: none"> - change "and" to "or" in policy H1 5 (d) to be more consistent with the 2012 NPPF. - change

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			<p>achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations. This will be determined on a site-by-site basis subject to considerations such as viability and design.</p> <p>4) Housing development on sites not allocated for such purposes in Policy H2 will be supported as follows:</p> <p>a) Within the development boundaries of the towns and larger villages, residential development and development on unidentified (windfall) sites will be permitted, subject to compliance with the Spatial Strategy and wider Local Plan policies.</p> <p>b) Outside of the development boundaries, limited infill residential development of an appropriate scale and character for the Spatial Strategy will be supported, provided that:</p> <ul style="list-style-type: none"> • The development will adjoin the boundary of a larger village and be well related to the existing pattern of development and surrounding land uses, or; • The development is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic pattern of development; and <p>c) In all cases the development will not lead to a prominent intrusion into the countryside or <u>have a significant adverse impact on the character and appearance of the countryside.</u> an adverse impact of significance to the</p>	<p>emphasis on flexibility and refer to viability in part 3b).</p> <p>- review the dwelling threshold to 10 in the light of the 2018 Framework.</p>

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			<p>character of the countryside.</p> <p>5) In the other rural areas in the open countryside, only the following forms of housing development will be permitted;</p> <p>a) Affordable housing which cannot be met elsewhere, in accordance with Policy H3.</p> <p>b) A new dwelling that meets an essential local need, such as accommodation for an agricultural, forestry or other rural enterprise worker, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere.</p> <p>c) Proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.</p> <p>d) The conversion of rural buildings for residential use where the building is suitable and worthy in physical, architectural and character terms for conversion; <u>or and</u> where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.</p> <p>e) Proposals to redevelop previously developed land provided it is not of high environmental value.</p> <p>f) The subdivision of an existing residential dwelling provided it is not in an isolated location.</p>	

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			6) When development is located in the Green Belt, national Green Belt Policy will apply.	
MM23	114	Policy H3 and supporting text	<p>8.55 The limited supply of, and high demand for, housing in Staffordshire Moorlands has led to high prices and rents. It is now extremely difficult for local people on low incomes and increasingly those on middle incomes to afford a home of their own. This is particularly so in the rural areas. Unless more affordable housing is provided, there is a danger that those on lower and middle incomes, particularly the young, will be forced to leave the district in increasing numbers. As a result, our communities will be damaged and the district's age and social structure will become even more biased towards the elderly and the wealthy.</p> <p>8.56 The Strategic Housing Market Assessment (SHMA) demonstrates a significant need for affordable housing in the District which exceeds the District's average annual development rate requirements. This policy therefore seeks to support the provision of affordable housing across the District through a range of measures. The SHMA findings would suggest a 100% affordable housing target, however this is considered unrealistic as it would not allow a sustainable housing market to be maintained. The NPPF requires that the sites and scale of development should not be subject to such a scale of obligations and policy burdens, including affordable housing, that their ability to be developed is threatened. <u>The Local Plan and Site Allocations Viability Study tested different levels of onsite affordable housing provision at 10%, 20% and the target 33% to provide an indication of the likely viability of affordable housing provision in differing value areas across the District. The lowest value areas are located in Zone 1 and the highest value areas located in Zone 4 as identified below. However, the actual level of provision may vary due to individual site circumstances such as ground conditions and other required developer</u></p>	To reflect discussion at the Local Plan hearing session to provide more detail about the Local Plan Viability Study and various Zones.

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			<p><u>contributions.</u></p> <p><u>Zone 1 - Blythe Bridge and Forsbrook;</u> <u>Zone 2 - Biddulph, Biddulph Moor, Brown Edge and Upper Tean;</u> <u>Zone 3 - Cheadle, Leek, Cheddleton, Werrington and Cellarhead, Ipstones and Kingsley; and</u> <u>Zone 4 - Endon, Alton, Waterhouses and Wetley Rocks.</u></p> <p>8.57 The threshold and minimum target for affordable housing provision are intended to ensure that adequate provision is made both in urban and smaller rural settlements to help address this need and ensure that a sustainable and deliverable housing market is maintained which will deliver the range of housing needed to help meet market demand as well affordable housing needs. All development involving the provision of housing which meet the thresholds will be required to make provision for affordable housing.</p> <p>8.58 The majority of any affordable housing that is likely to be provided will mostly be on allocated sites in or on the edges of the main market towns. Affordable housing provision will also be contributed to by windfall schemes, net gains from conversions, new provision of non self contained household spaces, and long term vacant properties brought back into use.</p> <p>8.59 In the rural areas it is anticipated that the bulk of the provision of affordable houses will be in the larger villages, either on allocated sites or on windfall sites. Because of the smaller scale of development in the rural areas a lower threshold is considered justifiable unless there are exceptional circumstances why this would not be possible, such as enabling development. <u>The approach established at Paragraph 7.30 of housing completions within the Peak District National Park and within the District counting towards Local Plan housing figures also relates to affordable housing. Applications for affordable housing may arise within the relevant parts of the National Park in the type of locations that would not normally</u></p>	<p>To clarify that affordable housing may also come forward within the National Park which would contribute towards the needs of the District in response to LPS31.</p>

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			<p><u>be supported by Local Plan policy. However, for the avoidance of doubt, applications for affordable housing within the Peak District National Park will be determined in accordance with the Development Plan for the National Park including any relevant Neighbourhood Plans. These plans may identify opportunities for affordable housing provision that would contribute towards the needs of the District.</u></p> <p>8.60 The policy sets out the expected affordable housing split between starter homes, intermediate housing and social / affordable rent.</p> <p>Policy H3 - Affordable Housing</p> <p>1) <u>Residential developments of 10 dwellings or more shall provide a target of 33% affordable housing on-site from all sources. Where justified, the council will negotiate the level of provision taking into account development viability and other contributions and/or provision through a commuted sum payment in lieu.</u></p> <p>1)The provision of affordable housing will be delivered through the following</p>	<p>(Schedule of Additional Modifications 31st May 2018)</p> <p>Delete reference to lower threshold in the villages in response to the Inspector's preliminary questions.</p> <p>- Thresholds to be consistent with the PPG (11)⁷ and the 2018 Framework</p> <p>- In order to maximise affordable housing change emphasis to negotiate In</p>

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			<p>measures:</p> <p>a) In the towns, residential developments of 15 dwellings (0.5 hectares) or more shall provide a target of 33% affordable housing on-site from all sources. The actual level of provision will be determined through negotiation taking into account development viability and other contributions</p> <p>b) Elsewhere, residential developments of 5 dwellings (0.16 hectares) or more shall provide a target of 33% affordable housing on-site from all sources, unless there are exceptional circumstances which dictate otherwise. Exceptionally this may be provided through a commuted sum payment in lieu. The actual level of provision will be determined through negotiation taking into account development viability and other contributions.</p> <p>2) Unless circumstances dictate otherwise and in agreement with the Council, 60% of all affordable dwellings provided on each site will be social / affordable rented housing with the remaining 40% being intermediate / starter homes.</p> <p>3) a) <u>In or on the edge of villages, residential schemes that are of an appropriate scale for the spatial strategy</u> small schemes for 100% affordable housing will be permitted on suitable rural exceptions sites which are well related to services and facilities and where a demonstrable need exists within the local area which cannot otherwise be met by means of provision in the plan. <u>Small numbers of market homes may be allowed at the Council's discretion where it would facilitate the provision of significant additional affordable housing to meet the needs of the local community.</u></p>	<p>exceptional circumstances only.</p> <ul style="list-style-type: none"> - Exceptional option for commuted sum payment in lieu applicable to all sites. - Amend numbering as parts 2) a) and 2) b) are distinct from Part 2). - Definition of small scale amended to provide clarification. - Amendment to rural exceptions sites to be consistent with the Glossary and 2012 NPPF

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			<p><u>4) Affordable housing should be designed as an integral part of developments and be 'tenure blind' in relation to other properties within the site.</u></p> <p><u>5) b) In areas of low demand or where the stock does not meet and is not capable of meeting local housing market needs consideration will be given, in consultation with local communities, to options for renovation/improvement or redevelopment schemes to create more sustainable and balanced housing.</u></p>	<p>para 54.</p> <p>- Addition of additional text in Part 4) recommended by the Inspector.</p> <p>All changes in response to the Inspector's preliminary questions.</p> <p>To reflect discussions at the Local Plan hearing sessions to:</p>
MM24	115	Policy H4 and supporting text	<p><u>Para 8.63:</u></p> <p>The need for sites for gypsies and travellers within Staffordshire Moorlands has been identified through a recent 2015 joint-Authority Gypsy and Traveller Accommodation Needs Assessment (GTAA). This Assessment identifies a requirement for 6x residential and zero transit pitches for the District over the period 2014 – 2019 (with an additional 2 residential pitches up to 2034, taking</p>	<p>To clarify the District's residual traveller pitch requirements; and to explain</p>

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			<p>account of household formation). This Assessment also covers the separate provision for travelling showpeople (although this GTAA did not identify any additional plot requirements for travelling showpeople across the Staffordshire Moorlands). <u>In February 2018 the Council granted full permission for the stationing of three caravans off Uttoxeter Road, Checkley, leaving a residual requirement of 3 permanent pitches to 2019. The Council has sought to address this residual requirement in a number of ways. This has included 'call for sites' exercises with the public; and investigating whether public sector bodies (including SMDC and Staffordshire County Council) held suitable and available sites either within or adjacent to the District. As part of its Duty to Cooperate under the Localism Act the Council has investigated with neighbouring authorities (party to the Joint Gypsy and Traveller Needs Assessment) the scope for provision of some/all of SMDC's residual requirement within neighbouring authorities. None of these actions elicited any suitable, available sites.</u></p> <p><u>New para 8.64:</u></p> <p>Proposals for the development of sites required to meet this need will be assessed against the parameters in this policy, taking into account other relevant criteria set out in the Local Plan. The Council will monitor the availability of gypsy and traveller and travelling showperson's accommodation and manage the provision of additional pitches/plots within Staffordshire Moorlands against the need identified for the District and, as set out in the guidance in paragraphs 24 and 27 of the 'Planning Policy for Traveller Sites', will take into account the existing level of local provision and need for sites when considering planning applications for gypsy and traveller sites. Section 124 of the Housing and Planning Act 2016 has clarified that Local Authorities must periodically assess the need for people residing on "sites on which caravans can be stationed"; however the requirement to produce formal "GTAAs" has been removed. The</p>	<p>why the policy does not contain an allocation, including the Council's actions in seeking to identify an allocation for this purpose.</p> <p>Paragraph split into two for clarity.</p>

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			<p>Government also clarified changes to the definition of traveller and travelling showperson, such that those who have ceased to travel permanently, may now be excluded from assessment. <u>However national policy in paragraph 61 of the NPPF 2018 clarifies that such 'non-travellers' would still need to have their housing needs assessed and reflected in housing policies in the normal way.</u></p> <p>Policy H4 Gypsy and Traveller Sites and Sites for Travelling Showpeople</p> <p><u>The Council's joint GTAA identified a requirement for 6x residential and zero transit pitches for the District over the period 2014 – 2019. Given subsequent commitments the residual requirement is now 3x residential pitches. A requirement for a further 2x residential pitches was also identified for the period 2019 -2034 taking account of household formation.</u></p> <p><u>The Council will seek to meet these residual requirements by applying the following considerations will criteria be taken into account</u> in the determination of applications for gypsy and traveller sites or sites for travelling showpeople:</p> <ul style="list-style-type: none"> • Safe and convenient vehicular and pedestrian access to the site should be provided; 	<p>To clarify that housing needs of 'non-travellers' are still a requirement of other policies, as a result of hearing session 5.</p> <p>To clarify the District's residual traveller pitch requirements in the Policy.</p> <p>Textual alterations for</p>

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			<ul style="list-style-type: none"> • The site must be large enough to provide for adequate on site facilities for parking, storage, play and residential amenity; • The site is reasonably accessible to shops, schools, health facilities and other community facilities on foot, by cycle or public transport; • The site should not be detrimental to amenities of adjacent occupiers; • Adequate levels of privacy and residential amenity for occupiers should be provided <u>and sites should be 'soft' landscaped to positively enhance the environment and increase the site's openness rather than 'hard' landscaped</u>; • Sites or features of natural value should not be significantly harmed by the proposal; • development causing harm to heritage assets will need to be justified against NPPF Policy. <p>There will be a presumption against the development of gypsy and traveller or travelling showperson's accommodation in the Green Belt <u>Development of gypsy and traveller or travelling showpeople accommodation in the Green Belt will not be allowed</u> unless there are very special circumstances.</p>	<p>clarity and in response to the Inspector's preliminary questions and matters arising in hearing session 5.</p>
MM25	118	Policy TCR1	<p>Amend policy wording as follows:</p> <p>Policy TCR 1 Development in the Town Centres</p> <p>The vitality and viability of the town centres of Leek, Biddulph and Cheadle</p>	<p>Removal of unnecessary wording in response to the Inspector's preliminary</p>

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			<p>(defined on the Policies Maps) will be protected and enhanced by positive management as follows:</p> <ol style="list-style-type: none"> 1. Focusing and promoting retailing as well as other key town centre uses such as offices, leisure and cultural facilities within the town centres. where they contribute to vitality and viability 2. Supporting positive measures and proposals which enhance and regenerate the shopping and town centre environment and promote their tourism potential. 3. Enhancing local distinctiveness by supporting proposals which help retain, attract or expand the provision of independent retailers in the town centres including niche markets. 4. Ensuring new development is well related to pedestrian shopping routes. 5. Ensuring there are adequate parking facilities in suitable locations in and around the town centres and good access to the town centres is strengthened for those using public transport, cycling or walking. 6. Setting out design principles to improve and enhance the distinctive heritage of the town centres including high quality public spaces as well as minimising the risk of crime and considering the needs of disabled people. 7. Promoting housing on upper floors within the primary shopping areas and elsewhere in the town centres where this does not jeopardise their vitality and viability. 	questions.
MM26	121	Policy TCR3	<p>Amend policy wording as follows:</p> <p>Policy TCR 3</p> <p>Retailing and other Town Centre uses outside Town Centres</p> <p>In determining proposals for retail and other town centre uses of 200m² or more</p>	To ensure the wording of the policy is consistent with national policy in response to

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			<p>(net sales for A1) on sites <u>outside town centres and not in accordance with an up-to-date Local Plan</u> not allocated in the Local Plan a Sequential Assessment will be required. Preference will be given to town centre and then edge of centre sites. Where there are no sequentially preferable sites available, sites outside Leek, Biddulph and Cheadle in highly accessible locations that are well connected to the town centre will be considered.</p> <p>An Impact Assessment will be required on proposals for town centre uses of 200m² or more (net sales for A1) located outside of the town centres and not in accordance with the Local Plan. Developer contributions may be sought to mitigate identified impacts on defined centres where appropriate. Proposals with a significant adverse impact will be refused.</p>	Inspector's Preliminary Questions.
MM27	124	Policy DC1 and supporting text	<p>8.74 Good design is a key element of sustainable development, so the Council will promote a high standard of design which is locally distinctive and reinforces the unique character of its individual settlements. A high quality, well designed, development can enhance the sense of place and identity of an area and can bring significant benefits to the local environment and economy. In this way, new development can have a positive impact on the lives of local people and visitors to the District. To this end, the Council operates a 'Design Review Panel' where larger planning applications and other development proposals are considered by a design team and recommendations made to inform the decision on the application or masterplan etc. The 'Building for Life' toolkit is also a useful resource.</p> <p>8.75 All developers and applicants will be required to provide a Design and Access Statement to accompany suitable planning applications (<u>refer to http://www.legislation.gov.uk/ukSI/2015/595/article/9/made</u>) which addresses, as appropriate, the issues set out in Policy DC1 and the Design Guide SPD.</p>	For clarity in response to the Inspector's preliminary

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			<p>8.76 Assessment of potential impacts from new developments at the earliest possible stage of the design process will assist in identifying problems to be overcome. Detailed guidance on issues of security and public safety in the public realm can be found in 'Secured by Design' (www.securedbydesign.com) produced by the police. A further useful reference point is the 'Streets for All Manual: West Midlands' produced by the Department of Transport and Historic England. This contains guidance on the retention and conservation of historic street furniture, rationalisation of existing signage, minimisation of street markings, use of appropriate surfacing and associated highway improvements. The principles of active design set out by Sport England promote opportunities for sport and physical activity in the design and layout of development.</p> <p>8.77 Sport England have produced new 'Active Design' (2015) guidelines to promote the role of sport and physical activity in creating healthy and sustainable communities. This document sets out the ten principles of active design and how these can be incorporated into new development.</p> <p>8.78 New developments which are located adjacent to existing sports facilities or playing fields should consider the location of housing and gardens within the scheme and/or the erection of ball netting/fencing. For example, new housing developments located next to sports pitches can raise the issue of ball strike including damage to property and vehicles and potential danger to residents. New housing built close to artificial turf pitches can cause issues about the use of floodlights and noise generated. If mitigation is required it should be the duty of the developer to provide and fund measures to ensure there is no indirect negative impact.</p> <p>8.79 In line with the Council's Sustainability Appraisal, the policy includes a requirement for developments to be well integrated for car, pedestrian and cycle</p>	<p>questions.</p>

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			<p>use as well as other sustainable transport links. It also includes a requirement for the creation of healthy environments (to address potential impacts of air pollution).</p> <p>8.80 The 'green infrastructure' can be defined as a network of multi-functional open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside. It performs a valuable role in the District's towns and villages. A Green Infrastructure Strategy is currently being produced to consider how the green spaces relate to one another in the District and where there may be opportunities to extend them. Where possible, opportunities will be sought to undertake river restoration and enhance natural river corridors as part of a new development in line with the Water Framework Directive.</p> <p>8.81 Residents of new housing sites and occupiers of new business premises generally expect to be able to access high speed broadband. The Broadband Delivery UK programme does not cover new development sites. New sites should be planned so that these vital services are designed into the development from the outset, and should not require a public subsidy to make them commercially viable. Access to high speed broadband should enhance the saleability of both residential units and businesses premises alike. The failure to supply such access to high speed broadband services could prove to be a real barrier to selling or letting the completed premises. If the developers engage with the network operators at the start of the planning process, they will generally be amenable to supplying access to the required infrastructure at little or no cost to the developer.</p> <p>Policy DC1</p>	

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			<p>Design Considerations</p> <p>Amend policy wording as follows:</p> <p>All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should:</p> <ol style="list-style-type: none"> 1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; 2. be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance; 3. create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design; 4. incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development; 5. protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, overbearing development <u>visual impact</u>, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution; 6. promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate; 7. provide for safe and satisfactory access and make a contribution to 	<p>Use of a more neutral term in response to the Inspector's preliminary</p>

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			<p>meeting the parking requirement arising from necessary car use;</p> <p>8. require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links;</p> <p>9. ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed;</p> <p>10. ensure, where appropriate, equality of access and use for all sections of the community;</p> <p>11. be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.</p>	questions.
MM28	128	Policy DC2 and supporting text	<p>8.82 The historic environment of Staffordshire Moorlands is a resource for which the District is renowned. It includes a range of buildings, gardens and structures many of which are statutorily protected. The historic environment also extends beyond individual assets to the historic character of the wider landscape. Historic farmsteads are a particular feature of the Staffordshire Moorlands countryside. This policy seeks to ensure that sites and areas of particular heritage value are both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. The policy requirements apply to all types of development.</p> <p>8.83 The NPPF uses the term 'heritage asset' which can be designated or non-designated. Examples of these are Scheduled Monuments, Listed Buildings, Historic Farmsteads, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, <u>and</u> archaeological remains. There are just under 1,000</p>	For clarification (in response to LPS290). (Schedule of

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			<p>Listed Buildings and structures, 16 Conservation Areas (as at September 2017) and a number of Scheduled Monuments within the District outside the Peak District National Park. Conservation Areas and Listed Buildings are protected by national legislation and guidance. Additionally the Council has adopted an SPD 'Staffordshire Moorlands Local Heritage Register' which outlines procedures for identifying local buildings not statutorily protected but considered worthy of recognition (local listing). In addition, Government Guidance (NPPF) requires the Council to consider any impacts arising from a development proposal on non-designated heritage assets.</p> <p>8.84 Eight of the designated Conservation Areas have adopted character appraisals and one is underway. These can be found on the District Council's website at https://www.staffsmoorlands.gov.uk/article/1358/Character-appraisals. The appraisals assess the particular qualities and needs of each Conservation Area and will act as tools in defining the character of the areas and as an aid in considering development proposals. The character appraisals produced include recommendations for enhancing the Conservation Area, for example, introduction of Article 4 Directions.</p> <p>8.85 The built heritage of the plan area is rich and varied - containing a valuable resource of surviving high quality vernacular and industrial architecture. Whilst this resource has escaped the alterations and interventions typically found elsewhere, they often, today, suffer from under-use and dereliction. The plan area's rural hinterland was once prosperous, as is evident by the number and quality of the historic farmsteads. Unfortunately, these have fallen on harder times and many now are in need of repair and a diversification of uses. In response to this, therefore, the plan seeks to create a more sustainable local economy that can better support its built heritage. The Authority will continue to monitor its Listed Buildings at Risk and will be proactive in bringing about their</p>	Additional Modifications 31 st May 2018)

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			<p>repair and reuse. In relation to 'Buildings at Risk', the Council maintains a local register of all listed buildings which are considered to be at risk through vacancy, under-use, neglect or structural repair. Historic England also publish a national 'Heritage at Risk' register which contains Grade I and II* listed buildings or structures known to be 'at risk' through neglect and delay. Mill buildings and historic farmsteads are two types of heritage asset which contribute to the character of the Staffordshire Moorlands and clearly the Council would wish to see viable uses for such properties to secure their future.</p> <p>Add new sentence to end of paragraph:</p> <p><u>The Council has been working pro-actively with the owners of Big Mill in Leek in order to encourage re-development of the mill which would ensure that it does not remain a building at risk.</u></p> <p>(New paragraph after 8.85) <u>Work is being undertaken by the Council to monitor and reduce the number of buildings at risk in the District:</u></p> <ul style="list-style-type: none"> • <u>A recent BAR survey revealed that a number of listed funerary monuments are at risk (21 of these structures - 11 Listed Building entries). The Moorlands Partnership Board (funded by SMDC) has allocated £10,000 towards the repair of these and removal from the local BAR register.</u> <p><u>In 2013, the Council took part in the pilot scheme funded by (what was then) English Heritage looking at innovative ways of recording heritage at risk using non-professional volunteers. The local project, known as 'Counting our Heritage'</u></p>	<p>For clarity in response to the Inspector's preliminary questions.</p> <p>For clarification (in response to LPS290). (Schedule of Additional Modifications 31st May 2018)</p>

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			<p><u>was undertaken jointly with High Peak Borough Council and proved to be a success. Both Councils are looking at how this approach can be repeated using volunteers coupled with hand-held technology to simplify how the emerging data is processed.</u></p> <p>8.86 A Register of Parks and Gardens of Special Historic Interest is maintained by Historic England. Although there are no specific additional statutory controls resulting from inclusion on the Register, Government guidance (NPPF) indicates that local authorities must have regard to the protection of these sites in preparing plans and determining planning applications. Staffordshire County Council has undertaken a countywide Historic Landscape Characterisation Project which was taken into account when producing the District Council's Landscape & Settlement Setting Study (refer to Policy DC3).</p> <p>8.87 The Landscape, Local Green Space and Heritage Impact Study (2016) assesses the heritage impacts of sites that have been identified for development in the Local Plan in line with NPPF methodology, identifying sites where appropriate masterplanning would be necessary. This has been incorporated into the relevant development site policy.</p> <p>8.88 This policy does not seek to repeat NPPF wording which clearly sets out how to assess a development proposal which would lead to 'substantial harm' or 'less than substantial harm' to a heritage asset. It is intended that developers refer to NPPF wording to assess proposals affecting the historic environment.</p> <p>8.89 In addition, proposals for sites and areas of heritage importance, including sites identified under local listing and non-designated heritage assets, should adhere to the design guidance to be set out through the Design Guide SPD and</p>	

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			<p>any relevant Conservation Area Appraisals and management plans.</p> <p>8.90 The policy requires applicants to submit a heritage statement in order for the Authority to understand the potential impact of the proposed works on the significance of a heritage asset and its setting, and to justify that impact. The Council would expect to see an assessment of how the application/proposal will affect the significance of a heritage asset, including its setting and what mitigation/ enhancement measures may be needed to overcome any potential harm. This should refer to the <u>Historic Environment Record (HER)</u> in the first instance, and any other documents such as listing, conservation area appraisals, historic landscape characterization etc. This should be carried out by an appropriate qualified professional and may require detailed supporting documents such as historic phasing plans, photographic survey, structural survey, detailed analysis of views and setting or archeological field evaluation. To assess impact, detailed drawings will be required and photomontages can be particularly useful to demonstrate the impact of a new development on the asset and its setting. Further useful information such as <u>Good Practice Advice Notes (GPA) 2 and 3</u> and Conservation Principles, as well as the variety of Historic Environment Advice Notes (HEAN's) (of which the Heritage Statement will be one) can be found on the Historic England website.</p> <p>Policy DC2</p> <p>The Historic Environment</p> <ol style="list-style-type: none"> 1. The Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute 	<p>To explain abbreviated terms used in the Plan text in response to inspector's preliminary questions.</p>

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			<p>positively to the character of the built and historic environment.</p> <ol style="list-style-type: none"> 2. Protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF. 3. All applications likely to affect heritage assets will require the submission of a heritage statement, including a qualitative visual assessment where appropriate. 4. Where development is likely to affect archaeology, both designated and undesignated, the Council requires the submission of a desk based assessment, and where appropriate, field surveys and trench evaluation by a qualified professional. 5. Where the loss of significance is unavoidable, recording should take place and this should be added to the Historic Environment Record as a minimum, held by Staffordshire County Council. 6. <u>The Council will continue its proactive approach to buildings at risk and welcomes</u> Development proposals which would result in the sympathetic reuse of these buildings at risk in line with NPPF policy will be welcomed by the Council. 7. The Council will promote development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of Conservation Area Appraisals, Design Guidance and Statements, Archaeological Assessments, Characterisation Studies and Masterplanning. 	<p>To reflect Inspector's action list item from Session 7 of hearings.</p>
MM29	129	Policy DC3 and supporting text	8.91 The Staffordshire Moorland's natural environment is one of the District's greatest assets. National guidance set out in the NPPF identifies the need for Council's to produce policies that maintain and enhance the value of the countryside.	

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			<p>8.92 The Council has developed robust landscape character evidence by undertaking a Landscape Character Assessment in order to identify character features in the District which should be used to inform planning decisions taking into account Staffordshire County Council's Historic Landscape Characterisation Study and earlier Planning for Landscape Change: Supplementary Planning Guidance to the Staffordshire and Stoke on Trent Structure Plan, 1996 – 2011 (2000). This identifies a range of 10 different landscape character types across the District.</p> <p>8.93 This Policy <u>DC3</u> provides protection for local landscape character which includes features, qualities and views that can make a valuable contribution to the landscape quality. This will be achieved through resisting development that would have a detrimental impact on landscape features, qualities and views.</p> <p>8.94 The setting of settlements is also considered important to the character of the Moorlands and the special qualities of its towns and villages. This policy seeks to ensure that new development respects and reinforces these qualities. The Landscape and Settlement Character Study is seen as a positive way of identifying and highlighting the importance of an area and its setting which will form a significant piece of evidence to support both the allocation of sites and the day-to-day control of development.</p> <p>8.95 The Landscape, Local Green Space and Heritage Impact Study (2016) assesses the landscape impacts of sites that have been identified for development in the Local Plan. The Assessment also identifies appropriate landscape mitigation measures for development on these sites which should be incorporated into development schemes where appropriate.</p>	<p>For clarification in response to inspector's preliminary questions.</p>

Main Mod No.	Page	Para/Policy Number	Proposed Modification (deleted text has strikethrough , new text is <u>underlined</u>)	Reason
			<p>Policy DC3</p> <p>Landscape and Settlement Setting</p> <p>Amend policy wording as follows:</p> <p>The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:</p> <ol style="list-style-type: none"> 1. Resisting development which would lead to prominent intrusion into the countryside or have an adverse impact of significance to the character of the countryside <u>significant adverse impact on the character of the countryside</u> or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence; 2. Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence; 3. Supporting developments which maintains <u>conserve or enhance</u> the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds; 4. Supporting identification and implementation of natural flood management measures that will contribute towards delivering a reduction in local and catchment wide flood risk and impacts of climate change and other multiple benefits; (Re-number parts 5 and 6 of the policy to reflect 	<p>For clarity (Part 1) and for more positive wording (Part 3) in response to the Inspector's preliminary questions.</p> <p>To locate the policy requirement regarding flood management in a more</p>

Main Mod No.	Page	Para/Policy Number	Proposed Modification (deleted text has strikethrough , new text is <u>underlined</u>)	Reason
			<p>this deletion.)</p> <p>5. Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape;</p> <p>6. Recognising and conserving the special quality of the landscape in the Peak District National Park, and <u>Ensuring</u> that development does not adversely affect the wider setting of the <u>Peak District</u> National Park.</p>	<p>appropriate location (Policy SD5); and for clarity – (the Local Plan does not cover land within the Peak District National Park) in response to the Inspector's preliminary questions.</p>
MM30	131	Policy DC4	<p>Policy DC 4</p> <p>Local Green Space</p> <p>Amend policy wording as follows:</p> <p>The Council has identified and will protect from inappropriate development Local Green Space shown on the policies maps and listed in Appendix 10.</p> <p>Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space.</p> <p><u>Development proposals within a Local Green Space will be assessed against</u></p>	<p>For clarity and to ensure the wording in the policy reflects the NPPF in response to the Inspector's preliminary questions.</p>

Main Mod No.	Page	Para/Policy Number	Proposed Modification (deleted text has strikethrough , new text is <u>underlined</u>)	Reason
			<u>national Green Belt policy.</u>	
MM31	132	Policy C1 and supporting text	<p>8.98 Community facilities such as village halls, village shops and post offices, schools, colleges, nurseries, places of worship, health services, sports and physical activity facilities, convenience stores, libraries, public houses and cultural facilities such as theatres and arts centres play an important role in community life in the Staffordshire Moorlands. The loss of such facilities can have a widespread negative impact on the community, particularly the old and the young who live in rural areas and may have limited access to alternative facilities. The NPPF promotes the retention and development of local services and community facilities in rural areas. In line with this Government guidance, the policy seeks to support the retention of community facilities. Where an alternative facility of the same type already exists or the lost facility is replaced in the same locality so that it is accessible to all members of the community, this could mitigate the loss. Each proposal will be judged on its own merits. It is recognised that there are occasions where particular uses may become financially unviable. In such cases, a thorough marketing exercise must take place and all options for continued use as a community facility (such as a multi use scheme) must be thoroughly explored.</p> <p>8.99 An important part of creating sustainable communities is the provision of the necessary infrastructure to serve new development (such as roads, accessibility by public transport, schools and public open space), where this is lacking. Otherwise, new development can put a strain on existing facilities and disadvantage both existing and new residents in an area. This is recognised by the Government as a development cost to be met by the landowner or developer. Full details of the Council's requirements will be produced in an SPD. The Council will also consider the use of Community Infrastructure Levy to fund investment in vital infrastructure either across the District or in specific areas.</p> <p>8.100 In accordance with sustainability principles, major new development must</p>	For clarity in response to the Inspector's preliminary questions.

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			<p>be accessible by a choice of means of transport so that all members of the community are able to access it.</p> <p>Policy C1 - Creating Sustainable Communities</p> <p>In order to create sustainable communities at a local level the Council will:</p> <ol style="list-style-type: none"> 1.Support proposals which protect, retain or enhance existing community facilities (including multi use and shared schemes) or provide new facilities. New facilities should preferably be located within defined built up areas where they are most accessible. In exceptional cases facilities may be located adjacent to these areas where it can be demonstrated that this is the only practical option and where a site is well related to the existing settlement. 2.Safeguard land required for the provision of facilities to meet existing and future community needs, as identified by service providers. 3.Resist proposals involving the loss of community facilities unless: <ol style="list-style-type: none"> a) an alternative facility of the same type <u>and quality that meets the needs of the community</u> is available in the locality or can be provided in an accessible location in the same locality; or b) a viability appraisal including a marketing exercise by a qualified professional demonstrates that there are no options for continued <u>or shared</u> use as any type of community facility which are financially viable and it can be demonstrated that loss of the facility would not disadvantage local residents. c) In the case of proposals to change use from one type of community 	<p>Delete Part 6 as this is already covered within Policy DC1.</p> <p>Delete Part 7 as this is already covered in Policy T1.</p> <p>Delete Part 8 and move to Policy T2.</p> <p>All changes in response to the Inspector's preliminary questions.</p>

Main Mod No.	Page	Para/Policy Number	Proposed Modification (deleted text has strikethrough , new text is <u>underlined</u>)	Reason
			<p>facility to another, the Council will consider the respective benefits of both the existing and proposed uses in terms of their contribution to the community's ability to meet its day to day needs.</p> <p>4.Only permit new development where the utility, transport and community infrastructure necessary to serve it is either available, or will be made available by the time it is needed. All development proposals must therefore either incorporate the infrastructure required as a result of the scheme, or make provision for financial contributions and/or land to secure such infrastructure or service provision at the time it is needed, by means of conditions or a planning obligation in line with the Developer Contributions SPD, or any subsequently adopted Community Infrastructure Levy.</p> <p>5.Support the relocation of uses which are no longer compatible with their surroundings due to negative amenity issues such as noise or accessibility where an alternative suitable site can be secured, subject to the requirements set out in Policy E2 in order to facilitate regeneration.</p> <p>6.Require development proposals to incorporate high quality locally distinctive design features and layouts that will reduce crime and the fear of crime and support inclusive communities, particularly in terms of accessibility and functionality in line with the Council's Design SPD.</p> <p>7.Require major new development to be accessible by a choice of means of transport, in accordance with policy T1.</p> <p>8.Support development proposals which encourage electrical battery powered vehicles.</p> <p>This policy will only apply insofar as it is consistent with any permanent or</p>	

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			temporary provisions for changes of use permissible under the Town and Country Planning (General Permitted Development) Order (as amended).”	
MM32	135	Policy C2 and supporting text	<p><i>8.101</i> Open space in the Staffordshire Moorlands forming a network of green infrastructure and active travel routes, is important to both residents and visitors in terms of health and well-being and this policy promotes and safeguards many types of open space. The Council's strategy for Physical Activity and Sport also recognises the importance of good quality open space, sports and recreation facilities and improving the quality of life and health of communities. An updated Open Space Study, Playing Pitch Strategy and Indoor Sports Facilities Assessment has identified future needs and informed the preparation of the Local Plan.</p> <p><i>8.102</i> The Open Space Study recommends local standards and the Playing Pitch Strategy recommends using the Sport England Toolkits to calculate the requirements for for planning applications or alternatively, the amount of contribution payable in lieu of that provision to the Council. Further guidance will be set out in the <u>Developer Contributions</u> Open Space, Sport and Recreation SPD.</p> <p><i>8.103</i> New sport, recreation and open space facilities should be in an accessible and sustainable location and carefully assessed so that they do not have a detrimental impact on the local area, especially if they are proposed on the edge of a settlement in the open countryside. Opportunities to promote access to facilities by public transport and by alternatives to the car such as recreational routes, cycleways and bridleways etc should be maximised. The Council also supports the improvement and extension of existing facilities in order to increase their use and availability such as new playing spaces, changing facilities, car parking, floodlighting, social facilities such as kitchens and improvements to the quality of playing surfaces. Again these need to be carefully assessed so that the scale</p>	To provide updated position in response to Local Plan hearing session.

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			<p>is directly related to the needs of the facility, they do not have a detrimental impact on the residential amenity of the area and do not impact on the 'openness' of the Green Belt.</p> <p><i>8.104</i> The protection and enhancement of existing areas of open space and recreational facilities is also considered necessary to ensure that there is no net loss of open space, sport and recreation in terms of quantity and quality. However, the policy recognises that there may be instances where alternative provision elsewhere or improvements to neighbouring facilities may be a more appropriate option. Areas of open space and outdoor sports facilities will be identified on the Policies Maps.</p> <p><i>8.105</i> It is acknowledged that due to housing growth and increasing population, some schools may be required to expand, potentially onto playing pitch land. Where this is the case, it is imperative that the schools in question are left with sufficient playing field and playing pitch land to deliver curricular and extra-curricular needs <u>as well as any community use arrangements</u>. The Playing Pitch Strategy (2017) advises that if the schools curricular and extra-curricular needs can continue to be met despite the expansion, mitigation for the loss of the playing pitch land is still required, given the shortfalls identified.</p> <p><i>NEW</i> <u>Replacement of school playing field, including costs and new provision that is lost as a result of school expansion should be borne by the developers, from those developments directly linked to school expansion. Where developers are required to make education based contributions (for school places), those developers may also be required to make additional financial contributions through section 106 agreements to mitigate for the for future loss of school playing fields impacted by school those school expansions.</u></p> <p><i>NEW</i> <u>Where part of a playing pitch is lost from school expansion, it may be the</u></p>	<p>For clarification in response to SCC (LPS214). (Schedule of Additional Modifications 31st May 2018)</p>

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			<p><u>case that the requirement for replacement provision will be greater than the equivalent land lost and equal to that of the whole playing pitch that has been impacted by the development. This is to say that the loss of part of a playing pitch may render the whole pitch area as having being “lost” to its playing purpose and a requirement for equal replacement of that pitch may be required under the advice of the 2017 Playing Pitch Strategy. These potential losses will be considered in the round so that they can be dealt with on a strategic basis as part of the Council’s District-wide Action Plan.</u></p> <p><u>NEW/8.105 Where like for like replacement of school playing field or playing pitches as a result of development is not practicable, financial contributions may be sought for alternative sport and recreation provision.</u> This should therefore be covered via developer contributions from the housing allocations, with a mitigation package agreed upon by all stakeholders, including Sport England. on a site-by-site and development-by-development basis. The Council’s Playing Pitch Strategy action plans and Strategy for Physical Activity and Sport will take into account these potential losses as part of its District-wide Action Plan.</p> <p>Policy C2 - Sport, Recreation and Open Space</p> <p>The Council will promote the provision of high quality recreational open space by implementing and supporting schemes that will protect, provide and improve the quantity, quality and accessibility of open space, indoor and outdoor sports and children’s play facilities throughout the district, in accordance with the updated Open Space Study, Playing Pitch Strategy and Indoor Sports Facility Assessment (2017) and successor documents.</p> <p><u>Residential developments of 10 dwellings or more</u> Where there is a proven deficiency, qualifying new residential development will be expected to make</p>	<p>To provide clarity in terms of qualifying sites and quantity standards and ensure the wording of the policy is consistent with national policy in response to Inspector’s</p>

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			<p>provision, or a contribution towards provision of open space, sports and recreation facilities which are necessary and reasonably related in form and scale in accordance with the recommendations set out in the above studies. <u>The quantity standards from the Open Space Study are set out below and further guidance will be set out in the <u>Developer Contributions SPD</u> Open Space, Sport and Recreation SPD.</u></p> <table border="1" data-bbox="701 584 1671 1090"> <thead> <tr> <th data-bbox="701 584 1187 684"><u>Typology</u></th> <th data-bbox="1187 584 1671 684"><u>Recommended Quantity Standard (ha per 1,000 population)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="701 684 1187 751"><u>Parks and gardens</u></td> <td data-bbox="1187 684 1671 751"><u>0.14</u></td> </tr> <tr> <td data-bbox="701 751 1187 855"><u>Natural and semi-natural greenspace</u></td> <td data-bbox="1187 751 1671 855"><u>Not set</u></td> </tr> <tr> <td data-bbox="701 855 1187 922"><u>Amenity greenspace</u></td> <td data-bbox="1187 855 1671 922"><u>0.60</u></td> </tr> <tr> <td data-bbox="701 922 1187 987"><u>Allotment</u></td> <td data-bbox="1187 922 1671 987"><u>0.10</u></td> </tr> <tr> <td data-bbox="701 987 1187 1090"><u>Provision for children and young people</u></td> <td data-bbox="1187 987 1671 1090"><u>0.08</u></td> </tr> </tbody> </table> <p>In addition:</p> <p>1) Existing areas of open space, recreational land and buildings including school playing fields and amenity open space will be protected from development, unless:</p> <p>a) <u>an assessment has been undertaken which has clearly shown the open</u></p>	<u>Typology</u>	<u>Recommended Quantity Standard (ha per 1,000 population)</u>	<u>Parks and gardens</u>	<u>0.14</u>	<u>Natural and semi-natural greenspace</u>	<u>Not set</u>	<u>Amenity greenspace</u>	<u>0.60</u>	<u>Allotment</u>	<u>0.10</u>	<u>Provision for children and young people</u>	<u>0.08</u>	<p>Preliminary Questions and minor queries and typos.</p> <p>To reflect discussions at the Local Plan hearing sessions to:</p> <ul style="list-style-type: none"> - amend '11' dwellings to '10' to future proof the dwelling thresholds in line with the 2018 NPPF; and - change reference to Developer Contributions SPD to provide updated position.
<u>Typology</u>	<u>Recommended Quantity Standard (ha per 1,000 population)</u>															
<u>Parks and gardens</u>	<u>0.14</u>															
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			<p><u>space, buildings or land to be surplus to requirements; or</u></p> <p><u>b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</u></p> <p><u>c) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</u></p> <p>a) suitable alternative provision is made which is at least as accessible and at least equivalent in terms of size, usefulness, attractiveness and quality and is capable of being maintained adequately through management and maintenance agreements; or</p> <p>b) an assessment has been undertaken to demonstrate the facility is surplus to requirements; or</p> <p>c) any loss of provision would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.</p> <p>2) New sport, recreation and open space facilities should:</p> <p>a) be located in accessible locations and supported by the local transport infrastructure;</p> <p>b) protect the residential amenity of the area;</p> <p>c) be of an appropriate quality, scale and form compatible with the local area, especially if the site is located outside the settlement boundary in the open countryside;</p>	

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			<p>d) not harm interests of acknowledged importance; and</p> <p>e) be designed so that they are fit for purpose.</p> <p>3) Applications to improve the use and availability of existing outdoor sports and recreation provision such as the creation of artificial grass pitches and introduction of ancillary facilities such as changing rooms, artificial surfaces or floodlighting will be permitted provided that they :</p> <p>a) are directly related to the needs of the facility and are proportionate in scale;</p> <p>b) can be satisfactorily and economically serviced;</p> <p>c) do not have an unacceptable impact on existing neighbours;</p> <p>d) meet the above criteria for new sport, recreation and open space facilities; and</p> <p>e) are acceptable in other respects e.g. design, landscape impact, <u>not inappropriate in Green Belt etc</u></p> <p>4) The Council will encourage securing community access to schools to maximise the use of existing sports provision outside of the school day and the co-location of community infrastructure wherever possible.</p> <p>Any of the above development should be consistent with the updated Open Space Study, Playing Pitch Strategy and Indoor Sports Facilities Assessment and the guidance in the <u>Developer Contributions</u> Open Space, Sport and Recreation SPD.</p>	

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MM33	140	Policy NE1	<p><u>New bullet 1) inserted above current bullet 1) (with consequential renumbering of bullets:</u></p> <p><u>Policy NE1 Biodiversity and Geological Resources</u></p> <p>The biodiversity and geological resources of the District and neighbouring areas will be conserved and enhanced by positive management and strict control of development (and having regard to relevant ecological evidence) by:</p> <p>1. <u>By ensuring all development schemes have regard to the surveys and actions recommended by the Council's Extended Phase 1 Habitat Surveys and Local Wildlife Assessment, and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as appropriate.</u></p> <p>4. <u>2.</u> Resisting any proposed development that could have an adverse effect on the integrity of an <u>European International</u> site (or successor designation) alone or in combination with other plans or projects unless it can be demonstrated that the legislative provisions to protect such sites can be fully met. Any development with a potential to adversely affect a European site/s through construction activities should ensure that Ciria construction guidelines are followed including environmental good practice on control of dust and water pollution.</p> <p>2. <u>3.</u> The Council will not normally permit any development proposal which would directly or indirectly (either individually or in combination with other developments) have an adverse effect on a Site of Special Scientific Interest. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the</p>	<p>To clarify the requirement to have regard to Council's surveys following removal of generic requirements from all DS Policies.</p> <p>For accuracy (in response to LPS225). (Schedule of Additional Modifications 31st May 2018)</p>

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			<p>national network of Sites of Special Scientific Interest.</p> <p>3. <u>4.</u> Conserving, and enhancing regional and locally designated sites. The Council will not permit any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, unless it can be demonstrated that:</p> <ul style="list-style-type: none"> a) there is no appropriate alternative site available; and b) all statutory and regulatory requirements relating to any such proposal have been satisfied; and c) appropriate conservation and mitigation measures are provided; or if it is demonstrated that this is not possible d) the need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented. <p>4. <u>5.</u> Expecting all development where possible seeks to deliver a net gain in biodiversity proportionate to the size and scale of the development. In circumstances where adverse impacts are demonstrated to be unavoidable, developers will be required to ensure that impacts are appropriately mitigated, with suitable compensation measures towards loss of habitat used only as a last resort where there is no alternative. Where any mitigation and compensation measures are required, they should be appropriately scheduled and managed according to the nature, size and scale of the development so as to minimise impacts that may disturb protected or important habitats and species.</p> <p>5. <u>6.</u> Supporting opportunities to improve site management and increase public access to wildlife sites including supporting the objectives of the Staffordshire County Council Rights of Way Improvement Plan.</p> <p>6. <u>7.</u> Ensuring development promotes the appropriate maintenance, enhancement, restoration and/or re-creation of biodiversity through its proposed nature, scale, location and design. The Staffordshire Moorlands Biodiversity</p>	

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			<p>Opportunity Map, in conjunction with the Staffordshire Biodiversity Action Plan, will be used to guide biodiversity enhancement measures to be included in development proposals as appropriate to the nature and scale of development proposed and other environmental interest, in particular supporting opportunities to increase grassland and heathland habitats including supporting targets in the UK and Staffordshire Biodiversity Action Plan.</p> <p>7. <u>8.</u> Protecting and enhancing habitats and species of principal importance for the conservation of biodiversity as identified in legislation, and recognising and implementing appropriate measures, including landscape-scale conservation management, to take account of the fact that the distribution of habitats and species will be affected by climate change.</p> <p>8. <u>9.</u> Recognising the value of the natural environment for sport and leisure activities and the need to manage such activities to ensure there is no conflict.</p> <p>9. <u>10.</u> Ensuring the provision and protection of green infrastructure networks in line with Policy C3.</p>	
MM34	148	Policy T2	<p>Policy T2 Other Sustainable Transport Measures</p> <p>In line with priorities set out in the NPPF and the Integrated Transport Strategy, and through working with partner organisations, the Council will encourage and support measures which promote better accessibility, create safer roads, reduce the impact of traffic, or facilitate highway improvements. In particular, the Council will:</p> <p>1. Support, subject to feasibility assessment, strategic infrastructure improvements and links to major urban areas for example to road, rail, bus facilities in the District and the development of new rail or bus termini within the District.</p>	

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			<p>2. Continue to safeguard all existing disused railway lines within the District and support the reuse of these for public or commercial/tourism use. To this end the Council will refuse any development which would impede or truncate these routes. However proposals for recreational routes, cycleways, bridleways etc will generally be acceptable.</p> <p>3. Work with its partners to promote the improvement/expansion of existing bus services and the provision of sustainable transport services in the District, particularly those serving rural areas.</p> <p>4. Support and promote the development of a network of safe walking, horse riding and cycling routes (including the National Cycle Network), connecting to public transport, linking communities and recreational/tourist areas. The Council will also ensure that all legally recognised public rights of way affected by development are protected (or diverted where necessary) and, where possible, enhanced.</p> <p>5. Seek to minimise the environmental impact of freight road transport and to work with Staffordshire County Council and other partner organisations to agree designated lorry routes, freight handling facilities and greater rail use.</p> <p><u>6. Support development proposals which encourage electrical battery powered vehicles.</u></p>	<p>This was included within Policy C1 (bullet 8) but is more appropriate for inclusion within Policy T2. In</p>

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				response to the Inspector's Preliminary Questions.
MM35	151	New para. 9.2	<p>Insert a new paragraph as part of the introduction to the chapter (numbered 9.2) to read:</p> <p><u>Each allocated site will be assessed against the following:</u></p> <ul style="list-style-type: none"> • <u>Affordable housing policy in accordance with Policy H3;</u> • <u>Flood risk policy in accordance with Policy SD5;</u> • <u>Infrastructure contributions in accordance with Policies SS12 and C1;</u> • <u>Sport, Recreation and Open Space policy in accordance with Policy C2;</u> • <u>Sustainable Transport policy in accordance with Policy T1;</u> • <u>Prevention of pollution in accordance with Policy SD4;</u> • <u>Conserving biodiversity and geodiversity in accordance with Policies NE1 and NE2;</u> • <u>Retail and other town centre uses outside town centres in accordance with Policy TCR3; and</u> • <u>Green Infrastructure in accordance with Policy C3.</u> 	To enable more bespoke development site policies to be included in the plan in response to the Inspector's Preliminary Questions.
MM36	152	Policy DSL1	<p>Policy DSL 1 Land at Horsecroft Farm, Leek (ADD01)</p> <p>Land amounting to 0.89ha is allocated for a mix of uses including housing (approximately 15 dwellings) and D1 education.</p> <p>Development <u>will be subject to compliance with other relevant Local Plan policies to include:</u></p> <ul style="list-style-type: none"> • <u>access arrangement via Tittesworth Avenue and consider re-alignment of the track so that an extension to the school could be consolidated into the</u> 	To enable more bespoke development site policies to be included in the plan in response to the Inspector's Preliminary

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			<p>existing school site; <u>and</u></p> <ul style="list-style-type: none"> • a landscaping plan including submission of landscape and visual impact assessments and mitigation of heritage impact to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study; in particular schemes should incorporate heritage masterplanning to include mitigation measures including the use of vegetation screening to reduce effects on the setting of heritage assets. <u>Proposals should also consider landscaping to form a new settlement edge.</u> • Provide a site specific flood risk assessment; • Make appropriate contributions towards infrastructure; • be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as appropriate; • address priorities and actions identified in the Council's Green Infrastructure Strategy; and • provide affordable housing in accordance with Policy H3. 	Questions.
MM37	152	Policy DSL2 and supporting text Paragraph 9.11	Staffordshire Council Highways advise that development in this area should contribute to the improvement of Mount Road including provision of footways and pedestrian links. Also Kniveden Lane should be brought up to adoptable standard with the implementation of footways. Further junction improvements at Mount Road/ Ashbourne Road may also be appropriate. Given the interconnection of these sites it may be considered appropriate to consider highway improvement works holistically; the Council will encourage applicants to	

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			<p>work with the Council and other landowners on joint funding arrangements to coordinate contributions. <u>Proposals should recognise the informal recreational value of the Mount by pedestrians, cyclists etc and consider scope for measures which allow for its continued use such as sympathetic highways engineering solutions where appropriate. Developers are also encouraged to have regard to Active Design principles as set out in Sport England October 2015 guidance</u></p> <p>Insert new para in between Paras 9.14 & 9.15:</p> <p><u>“In 2013 a wind turbine was allowed at Kniveden Farm a short distance south of the Mount, with a noise condition attached based on ETSU criteria to control noise emissions that may impact nearby residents. Consequently the EH officer advises a site specific noise assessment should be submitted for any scheme at the Mount to ensure that noise emissions upon future occupiers would be within acceptable ETSU limits, and to guide site layout generally.”</u></p> <p><u>Policy DSL 2 Land at The Mount, Leek (LE066, LE128a&b, LE140, LE142a, LE142b)</u></p> <p>Land amounting to approximately 10.62ha as shown on the proposals map is allocated for housing (approximately 345 dwellings); and 0.76 ha for D1 education.</p> <p><u>Development will be subject to compliance with other relevant Local Plan policies and will require a comprehensive masterplan with indicative phasing programme to include:</u></p>	<p>For clarification in response to the Inspector’s Preliminary Questions [see Policy DSL2 amendments below].</p> <p>To enable more bespoke development site policies to</p>

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			<ul style="list-style-type: none"> • provide a landscaping plan including submission of landscape and visual impact assessments and mitigation of heritage impact to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study. <u>Proposals should consider landscape mitigation measures including advanced planting and landscaping along eastern boundaries; limited building heights where appropriate; and consider scope for retaining/ integrating existing landscape features, including those on site of Kniveden Hall; and</u> • <u>recognition of the recreational value of the Mount to the community and reflect this in masterplanning proposals (for example appropriate green infrastructure connectivity to public rights of way etc); and</u> • <u>a site-specific noise assessment to guide layouts and ensure that the amenity levels of future occupants are acceptable in relation to wind turbine noise.</u> • make appropriate contributions towards infrastructure; • be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as appropriate; • address priorities and actions identified in the Council's Green Infrastructure Strategy; and • provide affordable housing in accordance with Policy H3. <p>Land for a new first school shall be safeguarded as identified on the proposals map, or similar location, if forming part of a mixed education and residential development.</p> <p>Development proposals on the allocations listed above, shall be expected to contribute to highway or junction improvements in this area, as deemed necessary to enable that development according to the County Highways</p>	<p>be included in the plan in response to the Inspector's Preliminary Questions.</p> <p>To clarify requirement for submission of a noise assessment, in response to EH officer advice.</p> <p>Following hearing session 8, to amend policy to require proposals to recognise the recreational value of The Mount for the community including pedestrians (and accompanying</p>

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			<p>Authority, in order to coordinate contributions by the County Highways Authority to address the cumulative impact of the wider developments along Mount Road.</p>	<p>reference in supporting text para 9.11).</p>
MM38	155	Policy DSL3	<p>Policy DSL 3 Land at Newton House, Leek (<u>LE150</u>)</p> <p>This site amounting to around 9.27ha is allocated for mixed residential and employment use. <u>Approximately 5.25ha of the site should be dedicated to residential use</u> Development proposals should support (approximately 180 dwellings) and 1.5ha of the site area <u>should provide</u> for B-Class employment purposes; mixed use proposals must demonstrate how the amenity of housing will be maintained around employment uses.</p> <p><u>Development will be subject to compliance with other relevant Local Plan policies and will require a comprehensive masterplan with indicative phasing programme to include:</u></p> <ul style="list-style-type: none"> • make appropriate contributions towards infrastructure, public open space, education, services and other community needs including sports facilities as required; • provide affordable housing in accordance with Policy H3; • schemes should incorporate heritage masterplanning to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study; mitigation measures against adverse effects upon heritage assets <u>which should include stepping development back and using vegetation screening along the south-western edge of the site;</u> • <u>demonstration of how the southeast corner of the site should remain undeveloped to minimise landscape impacts;</u> • address priorities and actions identified in the Council's Green Infrastructure Strategy; and 	<p>To enable more bespoke development site policies to be included in the plan in response to the Inspector's Preliminary Questions.</p>

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			<ul style="list-style-type: none"> • be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any biodiversity as appropriate; in any case schemes must demonstrate the incorporation of a wildlife 'buffer' along the eastern edge of the site <u>for ecological protection</u>, to the satisfaction of the Council; • <u>appropriate contributions to improved pedestrian and cycle links from the site; and</u> • <u>retention of the existing tennis courts on the site unless alternative facilities are provided on- or off-site in accordance with Policy C2.</u> 	
MM39	157	Policy DSL4	<p>Policy DSL4 Cornhill East, Leek (<u>LE235</u>)</p> <p>This 3.13ha site is allocated for comprehensive redevelopment for mixed employment and residential purposes. Schemes should have regard to the adopted Churnet Valley Masterplan, development proposals should support approximately 50 dwellings as part of a mixed use scheme also incorporating <u>at least 0.83ha</u> B-Class employment; and mixed use proposals must demonstrate how the amenity of housing will be maintained around employment uses.</p> <p>Development <u>will be subject to compliance with other relevant Local Plan policies and will require a comprehensive masterplan with indicative phasing programme to include:</u></p> <ul style="list-style-type: none"> • demonstration of acceptable access arrangement to the site which must not be directly served off Sandon Street; • <u>provision for any transport infrastructure improvements having regard to the Churnet Valley Masterplan; schemes should enable provision for a link between the A520 and A53 to the south of the town and links to the canal and Churnet Valley railway; and</u> • make appropriate contributions towards infrastructure; 	To enable more bespoke development site policies to be included in the plan in response to the Inspector's Preliminary Questions.

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			<ul style="list-style-type: none"> • provide affordable housing in accordance with Policy H3; • address priorities and actions identified in the Council's Green Infrastructure Strategy; and • be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as appropriate; • in the event of proposals affecting Birchall Meadow BAS, appropriate mitigation / compensation measures will be required. 	
MM40	161	Policy DSB1 and supporting text	<p>9.31 This is a key mixed use development site in the Local Plan. It is in a sustainable location close to the town centre and most of the land (with the exception of that to the west of the Biddulph Valley Way) lies outside the Green Belt. <u>The Green Belt Review considers that the land to the west of the Biddulph Valley Way (BVW) is suitable for release from the Green Belt if there are exceptional circumstances. It is considered in this case there are exceptional circumstances to justify the release of the site from the Green Belt. The Council's Core Strategy acknowledges that some Green Belt release is necessary to enable sufficient housing growth in Biddulph. This document already allocates the part of the Wharf Road Strategic Development Area not within the Green Belt as a broad location for housing. The area west of the BVW is an expansion of this existing allocation. The Local Plan seeks to deliver Biddulph's housing requirement whilst ensuring that Green Belt release is kept to a minimum. Land west of the BVW is proposed to be developed as part of a wider regeneration opportunity including land to the west side of the bypass to bring forward a large strategic mixed use regeneration site which is well related to the town centre and its key services and facilities. Considering these factors collectively, it is considered that there are exceptional circumstances to release land on the west side of the BVW from the Green Belt. Allocation of this area of land presents an opportunity to comprehensively plan for a range of uses to</u></p>	For clarity in response to the Inspector's Preliminary Questions.

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			<p>make a significant contribution to Biddulph's development needs over the plan period. There are opportunities to provide improved pedestrian and cycle linkages with the town centre and with the adjacent Biddulph Valley Way for access to the wider countryside.</p> <p>9.32 The Employment Land Requirement Study was completed in July 2014 and updated in February 2017. The study reviewed a range of economic factors, projections relating to the performance of different sectors of the local economy and the working age population. The 2017 update concluded that 13 to 27ha of additional employment land was required for Staffordshire Moorlands for the period 2016 to 2031 . An employment land requirement of 27ha is recommended being at the top end of this range, to dovetail with a housing requirement of 320 homes per year (relating to the level required to support projected increase in jobs). The residual requirement in Biddulph (over and above the land still available at Victoria Business Park) has been split over 2 sites - Wharf Road and Tunstall Road (opposite Victoria Business Park). The Council considers this approach appropriate to cater for businesses who need a location close to the town centre as well as businesses who wish to locate on a larger business park. The type of employment use to be located at Wharf Road is dependent upon how this integrates with other land uses and will be determined as part of the masterplan.</p> <p>9.33 The Council's Retail Study (2013) recommends the allocation of a site to accommodate a discount foodstore (a standard sized store of around 1,000m² (net sales) is recommended) to claw back some of the 45% of residents who still shop out of town for their main food shopping. Note that this is a qualitative rather than quantitative need. The study identifies outflow to mainstream and discount foodstores and explains that a discount store would provide the local</p>	

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			<p>population with more choice as there is a lack of such a facility in the town at present. The study advises that any new store would have to be sustainably located so that linked trips to the town centre can still be achieved.</p> <p>9.34 The school playing field included in the allocation is in use and is proposed for retention in situ.</p> <p>9.35 Housing density calculations are set out as gross figures and vary across the site with 40 dwellings per hectare assumed for the area between the bypass and Tunstall Road to reflect adjacent development and its position close to the town centre, 35 dwellings per hectare assumed for land west of the Biddulph Valley Way (<u>BVW</u>) and a lower density of less than 30 dwellings per hectare assumed for the central part of the site to reflect known constraints including mine shafts, land levels and the watercourse. Actual density levels will be determined through the masterplan process once all the constraints can be assessed in full detail.</p> <p>9.36 The Council's Landscape, Local Green Space & Heritage Impact Study (2016) makes recommendations to mitigate landscape and heritage impact which the developer should adhere to. This study covers the land between the bypass and Biddulph Valley Way as well as land at Beehive Farm. Assessment of the land to the west of the Biddulph Valley Way and land between Beehive Farm and the roundabout can be found in a later document dated October 2017. Landscape sensitivity across the site area varies with low impact to the east of the bypass, in and around the former Meadows School and on land around the telephone exchange. Most of the site has medium landscape sensitivity including the area immediately to the east of the Biddulph Valley Way (<u>BVW</u>). The landscaping plan should reflect the study by including additional advanced</p>	<p>To explain abbreviated terms used in the Plan text in response to inspector's preliminary questions.</p>

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			<p>planting on the ridge and along the boundary with the BVW and screening in the south-eastern part of the site. The large mature tree adjacent to the telephone exchange access point needs to be retained. Landscaping should be used as a buffer between the residential and employment / retail development. Development of land between Tunstall Road and the bypass provides an opportunity for urban greening along the Tunstall Road frontage and buffer planting for visual and noise purposes along the bypass boundary. All of the land on the west side of the Biddulph Valley Way has high landscape sensitivity so particular attention to landscaping in this location will be required. The Green Belt Review recommends creation of a new settlement edge along the south-western boundary of the part of the site located to the west of the BVW. This should be included in any landscaping scheme. Submission of landscape and visual impact assessments alongside any planning application will be necessary.</p> <p>9.37 There is a cluster of heritage assets within and immediately adjacent to the south eastern boundary. Most of these are listed buildings associated with the property known as 'Fairhaven' which is currently occupied by the Roaches School. There are two Grade II Listed Buildings in the site and five additional Grade II Listed Buildings within the 400m buffer used in the study. As a consequence, mitigation must take place to include setting development back from the assets coupled with landscape masterplanning to provide screening. Historic England requires an assessment of how the setting of the Listed Buildings contributes to their significance and this must be undertaken to inform any development.</p> <p>9.38 The Council's contamination department has advised that air quality issues of future occupants of the housing can be avoided by careful site design to avoid placing housing too close to the bypass.</p>	

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			<p>9.39 This area, along with many others around Biddulph, has a mining legacy. The Coal Authority has advised that new development should recognise the problems and how they can be positively addressed. They consider that mining legacy is not always a complete constraint and new development can address issues making it safe, sustainable and stable. The mining legacy of this site will not prevent development but detailed site investigation work must take place to inform site design. A developer will therefore need to undertake intrusive site investigations to locate these mine entries and determine their current condition followed by undertaking consequential treatment. Any layout would then need to try and locate the mine entries within landscaping belts, open space, roads etc. The developer must ensure that no development takes place over mine entries even when treated. Mine entries are positioned parallel to the BVW so this land could potentially be integrated into open space providing a buffer between the BVW and new development. <u>As the site is likely to be developed in phases, any parts of the site not affected by mining legacy could be commenced earlier than those which require detailed investigations (subject to policy objectives been met and delivery of the wider development area not being undermined).</u></p> <p>9.40 A watercourse runs through the middle of the site, which the Lead Local Flood Authority would like to see preserved to contribute towards Water Framework Directive objectives. This may take up space within the site, however it may be possible to divert the channel round the edge to create more developable space. The Environment Agency should be contacted by the developer at an early stage to discuss this issue. The Environment Agency also requires a Preliminary Risk Assessment of controlled waters to identify any contamination issues and advises that the developer has regard to the relevant</p>	<p>For clarification in response to LPS299. (Schedule of Additional Modifications 31st May 2018)</p>

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			<p>River Basin Management Plan. The Lead Local Flood Authority would like to see a Flood Risk Assessment of the whole site undertaken by the developer prior to any development taking place. Any application submission will also be required to include a holistic site wide drainage strategy for foul and surface water which considers how the site will be developed in various phases and most likely by various developers over a number of years. The drainage strategy should clearly demonstrate how the drainage in earlier phases of development interact with the wider phases of development and how the approach to foul and surface water drainage takes account of the flows from later phases of development. Given the availability of an on-site watercourse, only foul flows should be connected to the public sewerage system. Surface water should also be managed by sustainable drainage features. Applicants should note that the site includes large public sewers which cannot be built over. Applicants should engage in early pre-application dialogue with the respective water and wastewater undertakers. The current wastewater undertaker for the area is United Utilities. Options for incorporating the undevelopable land into the Green Infrastructure for the site should be investigated.</p> <p>9.41 County Highways has stated that development of this site is acceptable in principle subject to suitable access design and a Transport Assessment. They require site access to the sites on the east side of the bypass to be gained from Tunstall Road and not the bypass.</p> <p>9.42 The Council's contamination department has advised that there is possible landfill in the North West of the site which the developer would need to investigate. Also investigation will be required to determine whether any minor contamination from previous uses has occurred on the brownfield parts of the site e.g. the possibility of minor contamination on the land which was formerly</p>	

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			<p>Jacksons Nursery due to possible pesticide use.</p> <p>9.43 There is ecological interest on the site and comprehensive survey work will need to be carried out at an early stage. Recommendations for survey work are set out in the Council's 2015 Phase 1 Habitat Survey and its 2016 Local Wildlife Assessment work (for land between the bypass and the Biddulph Valley Way as well as land at Beehive Farm). Recommendations for land to the west of the Biddulph Valley Way can be found in the Extended Phase 1 Habitat Survey (September 2017) along with land between Beehive Farm and the roundabout. All of this survey work must be undertaken. This includes a bat survey for all buildings and trees with potential to support roosting bats, a reptile survey, a hedgerow survey following modified HEGS (<u>Hedgerow Evaluation and Grading System</u>) methodology, vegetation removal at the appropriate time of the year, assessment of the trees for location, quantity, age and size and a detailed vegetation survey to determine the status of the habitat mosaic, particularly in the central part of the site, sensitive mowing regime of grassland and leaving rough margins, hedgerow planting of native woody species and management during winter, PSYM pond survey, presence / absence survey for great crested newts and removal of Himalayan balsam. All the surveys listed are not required on every part of the site. The developer should refer to the Ecology Studies to identify which parts of the site require which type of survey. This work will also establish the SBI / BAS status of parts of the site.</p> <p>9.44 The County ecologists point out that the north of the site is adjacent to, or overlaps with a Biodiversity Alert Site. With this in mind they state that design and layout should avoid impacts on this site, it should be enhanced where possible and linear habitat connectivity should be maintained.</p> <p>9.45 Natural England have pointed out that a number of sites are located close</p>	<p>To explain abbreviated terms used in the Plan text in response to inspector's preliminary questions.</p>

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			<p>to and/or adjoining existing areas of open space and green infrastructure and will need to include suitable multi-functional green infrastructure. The Council has prepared a Draft Green Infrastructure Strategy (GIS) for consultation. This site borders the Biddulph Strategic Corridor, comprising the Biddulph Valley Way. The GIS aims to protect and improve the Biddulph Valley Way as an established greenway through the settlement, to increase its use and enjoyment by people for health and recreation and to enhance its function as a wildlife corridor. Development of this area should positively contribute to this aim including the provision of pedestrian and cycling linkages from the site to the BVW and investigation of opportunities to reduce habitat fragmentation and increase connectivity by helping to create and improve wildlife corridors extending into the surrounding countryside.</p> <p>9.46 Any public rights of way crossing the sites should be protected and, where possible, enhanced in conjunction with any development. It is accepted that diversions may be required. The existing rights of way at the time of writing are the Biddulph Valley Way, along the old Wharf Road, (the northern boundary of the area) and across land on the west side of the Biddulph Valley Way.</p> <p>9.47 As the site is in multiple ownerships, owners will be encouraged to enter into a Land Equalisation Agreement to ensure an equitable distribution of benefits to landowners. <u>As the site is likely to be developed in phases, following the masterplanning process, early applications for development on part of the site that would make a positive contribution to the policy objectives and facilitate the delivery of the wider development area would be acceptable.</u></p>	<p>For clarification in response to LPS299. (Schedule of Additional Modifications 31st May 2018)</p>

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			<p>Policy DSB 1</p> <p><u>Wharf Road Strategic Development Area (BD055, BD071, BD071a, BD106, BD156, BD076, BD076a, BD108, BD016, BD104, BDNEW)</u></p> <p>Land amounting to 23.4ha is allocated for a mix of uses comprising:</p> <ul style="list-style-type: none"> • Housing 20.4ha (approximately 588 dwellings); • Employment 1ha; • Retail 0.5ha (food store of around 1000m2 net sales floor space) • Retention of School Playing Field 1.5ha. <p>Development will be subject to <u>compliance with other relevant Local Plan policies and a comprehensive master planning with indicative phasing programme</u> to include:</p> <ul style="list-style-type: none"> • <u>Provision of a A landscaping plan. including submission of landscape and visual impact assessments to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study including provision of appropriate screening along the south and south-east edge of the site; A new settlement edge along the south-western boundary of the part of the site on the west side of the Biddulph Valley Way (BVW) should be created to prevent urban sprawl over the longer term. Particular attention should be paid to landscaping on this part of the site due to its high landscape value. On the part of the site between the bypass and the BVW additional advanced planting on the ridge and along the boundary with the BVW and screening in the south-eastern part of the site is required. The large mature tree adjacent to the telephone</u> 	<p>To enable more bespoke development site policies to be included in the plan and for clarity in response to the Inspector's Preliminary Questions and for clarification in response to LPS299. (Schedule of Additional Modifications 31st May 2018).</p>

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			<p><u>exchange needs to be retained. Landscaping should be used as a buffer between the residential and employment / retail development. Development of land between Tunstall Road and the bypass provides an opportunity for urban greening along the Tunstall Road frontage and buffer planting for visual and noise purposes along the bypass boundary;</u></p> <ul style="list-style-type: none"> • Mitigation of heritage impact by setting development back from the Listed Buildings within and in close proximity to the south eastern boundary (at Fairhaven) and reinstatement of historic screening along the field boundary between the former Jacksons Nursery and Levens. to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study. Any developer will be required to assess how the setting of the Listed Buildings contributes to their significance prior to development taking place; • Positioning of housing away from the immediate edge of the bypass to prevent noise and air quality issues; • Detailed investigation work in relation to the mining legacy of the site and possible historic landfill in the north-western part of the site as well as any contamination from previous employment uses before development can commence <u>(where applicable);</u> • A site specific flood risk assessment and early discussions with the Lead Local Flood Authority; • De-culverting of the watercourse flowing beneath the site which should be re-naturalised through redevelopment and undertaking a Preliminary Risk Assessment in relation to the contamination of controlled waters; • A Transport Assessment along with suitable access design. The <u>Providing an access point to the area on the east side of the bypass must</u> 	

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			<p>be from Tunstall Road. An access to land on the west side of the BVW should be created at an appropriate point. The developer is required to ensure that creation of the access point does not adversely affect any existing utilities infrastructure. The design of the access road should ensure the safety of the users of the Biddulph Valley Way. The access should also facilitate the development of the wider site;</p> <ul style="list-style-type: none"> • Priorities and actions identified in the Council's Green Infrastructure Strategy <u>Provision of pedestrian and cycle linkages from the site to the BVW and investigation of opportunities to reduce habitat fragmentation and increase connectivity by helping to create and improve wildlife corridors extending into the surrounding countryside including linkages with the nearby biodiversity alert site;</u> • Surveys and actions recommended by the Extended Phase 1 Habitat Surveys and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as well as avoiding negative impacts on the nearby Biodiversity Alert site; • Contributions towards infrastructure, public open space, education, services, improved pedestrian and cycle linkages with the town centre and other community needs including sports facilities as required; • Affordable housing in accordance with Policy H3; • The employment use will be determined as part of the masterplan taking into account amenity impact in relation to neighbouring land uses. The retail element of the site is intended for a food store. Any main town centre uses proposed must be subject to sequential testing. 	

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MM41	164	Policy DSB2 and supporting text	<p>9.48 The redevelopment of Yarn Mill and Minster Mill provides an opportunity to create high density residential development on these underused sites in the town centre.</p> <p>9.49 Both buildings have no historic interest and have had various extensions which is likely to make residential conversion difficult. It is considered that a new build scheme on both sites would be appropriate.</p> <p>9.50 The Environment Agency has stated that the sites are within groundwater source protection zones so the developer should check for any restrictions associated with this prior to redevelopment of the sites.</p> <p>9.51 There may be ecological interest on the site. and survey work will need to be carried out at an early stage to determine this. Recommendations for survey work are set out in the Council's 2015 Phase 1 Habitat Survey. No Local Wildlife Survey is necessary as the site is predominantly hard standing. All of the <u>this</u> survey work must be undertaken. This includes a bat survey regime to ascertain whether bats roost in the buildings and vegetation removal at the appropriate time of year.</p> <p>9.52 “For garages to be counted towards parking provision they must have minimum internal dimensions of 3m x 6m”.</p> <p>Policy DSB2</p>	<p>For clarity in response to the Inspector's preliminary questions.</p> <p>Removal of unnecessary detail in response to the Inspector's preliminary questions.</p>

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			<p>Biddulph Mills (<u>BD101 and BD102</u>)</p> <p>Land at Yarn Mill and Minster Mill amounting to about 0.38ha in total is allocated for residential development of approximately 57 dwellings. Proposals for further intensification of these sites will be considered if residential amenity for future occupants is not adversely affected.</p> <p>Development will be subject to:</p> <ul style="list-style-type: none"> • A site specific flood risk assessment and early discussions with the Lead Local Flood Authority; • <u>Undertaking of surveys and actions recommended by the Extended Phase 1 Habitat Survey. A bat survey being undertaken and vegetation removal at the appropriate time of year; and</u> • Provision of adequate parking and a Transport Assessment in line with requirements of the Highway Authority; • Contributions towards infrastructure, public open space, education, services, improved pedestrian and cycle linkages with the Biddulph Valley Way and other community needs including sports facilities as required; • Affordable housing in accordance with Policy H3. 	<p>To enable more bespoke development site policies to be included in the plan and for clarity in response to the Inspector's Preliminary Questions.</p>
MM42	164	Policy DSB3 and supporting text	<p>9.53 This land is on the edge of Biddulph and is proposed for removal from the Green Belt in line with the conclusion of the Council's District wide Green Belt Review and subject to demonstration of very special <u>exceptional</u> circumstances. <u>The Council's Core Strategy acknowledges that some Green Belt release is necessary to enable sufficient growth in Biddulph.</u> <u>The Submission Version</u></p>	<p>For clarity in response to the Inspector's Preliminary</p>

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			<p><u>Local Plan seeks to deliver Biddulph's housing and employment requirement whilst ensuring that Green Belt release is kept to a minimum. Land at Tunstall Road is proposed to be developed as part of a mixed use employment / residential scheme in order to address demand for employment and housing in Biddulph. It is considered that this site is ideally located with good road links opposite Victoria Business Park and bringing it forward will have a positive impact on the local economy. Considering these factors collectively, it is considered that there are exceptional circumstances to release land at Tunstall Road from the Green Belt.</u></p> <p>These are that in order to address demand for employment and housing in Biddulph, it is considered that this site is ideally located with good road links opposite Victoria Business Park and bringing it forward will have a positive impact on the local economy.</p> <p>9.54 The Council considers that this site would provide for the bulk of the town's residual employment land requirement (up to 2031), catering more for 'general' or heavy industrial uses [pursuant to Local Plan Policy E2], given its position along the A527 that links Stoke with Cheshire, and its proximity to the existing industrial areas at Victoria Business Park, Forge Way etc. However given the site is also allocated for mixed residential use (and its adjacent residential areas) it is important that development of the site achieves sufficient levels of amenity for new and existing dwellings. The Council therefore expects that this will be reflected in the masterplan.</p> <p>9.55 The number of houses has been calculated based on a density of 40 dwellings per hectare (gross) to reflect residential development nearby. Actual density levels will be determined through the masterplan process once the constraints can be assessed in full detail.</p> <p>9.56 The site has limited ecological value according to the Council's Ecology Studies. However, the following surveys/actions are recommended in order to establish SBI/ BAS status - hedgerow survey following modified HEGS</p>	Questions.

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			<p>methodology and relevant trees to be identified and further assessed for their potential to support roosting bats. Following this a bat survey may possibly be required.</p> <p>9.57 The Council's Landscape, Local Green Space & Heritage Impact Study (2016) identifies that all but the south-west corner of the site has a high landscape sensitivity and therefore the developer's landscape plan must adhere to the mitigation measures set out in the policy. In order to limit potential landscape impacts the existing vegetation in the south-west of the site should be retained, and additional planting could be undertaken on the edges of, and within the development, to create a strong vegetated edge and soften the appearance of the development in long distance views. Limits on the size and scale of buildings would also soften the appearance of the development.</p> <p>9.58 There are no designated heritage assets within the 400m buffer, according to the study and development would be highly unlikely to adversely affect the HLC (<u>Historic Landscape Characterisation</u>) zone BBHECZ 5 (<u>Biddulph and Biddulph Moor Historic Environment Character Zone 5</u>) (Historic Environment Character Assessment 2010).</p> <p>9.59 “For garages to be counted towards parking provision they must have minimum internal dimensions of 3m x 6m”.</p> <p>9.60 “Natural England have pointed out that a number of sites are <u>This site located close to and / or adjoining existing areas of open space and green infrastructure</u> and will need to include suitable multi-functional green infrastructure <u>within the development scheme to provide links to the existing open space.</u></p> <p>Policy DSB 3</p>	<p>To explain abbreviated terms used in the Plan text in response to inspector's preliminary questions.</p> <p>Removal of unnecessary detail in response to the Inspector's preliminary questions.</p> <p>For clarity in response to the Inspector's</p>

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			<p>Tunstall Road Strategic Development Area (opposite Victoria Business Park) (BD117)</p> <p>Land amounting to around <u>6.48ha</u> 7.18ha is allocated for mixed-use development as follows:</p> <ul style="list-style-type: none"> • Approximately <u>4.29ha</u> 4.99ha is allocated for general employment development; and • Land is allocated for residential development of approximately 85 dwellings. <p>Development will be subject to <u>compliance with other relevant Local Plan policies and a comprehensive master planning with indicative phasing programme</u> to include:</p> <ul style="list-style-type: none"> • Surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity; • <u>A landscape plan. Provision of a landscaping plan including submission of landscape and visual impact assessments. Particular attention should be paid to landscaping to address the high landscape sensitivity of most of the site, namely retaining the existing vegetation in the south – west of the site, planting within and on the edges of the development to soften the appearance of the development in long distance views and limiting the sizes and scale of buildings. Landscaping should be used as a buffer between the residential and employment elements;</u> • A Transport Assessment; • Inclusion of suitable multi-functional green infrastructure in line with 	<p>preliminary questions.</p> <p>To enable more bespoke development site policies to be included in the plan and for clarity in response to the Inspector's Preliminary Questions.</p> <p>To reflect Council's suggestion to exclude part of site controlled by an unwilling landowner in response to Inspector's MIQs.</p>

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			<p>Green Infrastructure Strategy;</p> <ul style="list-style-type: none"> • <u>Investigating opportunities for providing footpath links into the countryside and for habitat creation within the site and / or improving wildlife corridors extending into the countryside;</u> • Detailed investigation work in relation to the mining legacy of the site before development can commence; • <u>Safeguarding and where possible enhancing the existing right of way located along the northern boundary of the site;</u> • Contributions towards infrastructure, public open space, education, services, improved pedestrian and cycle linkages with the town centre and other community needs including sports facilities as required; • Affordable housing in accordance with Policy H3; • Details in relation to <u>the access point and</u> employment and residential uses will be determined as part of the masterplan taking into account amenity impact in relation to neighbouring land uses. Any main town centre uses proposed must be subject to sequential testing. 	
MM43	167	Policy DSC 1 and supporting text	<p>9.66 This is a key strategic mixed use development site in the Local Plan. It presents an opportunity to provide new housing and a new primary school to serve the northern part of the town. The southern section of the site is already located within the town development boundary and identified in the Core Strategy as a broad location for housing.</p> <p>9.67 The school organisation team (SCC) has identified the need for new school places in Cheadle, in particular a new county Primary School and have confirmed that it supports the proposed location for a new school. All the current</p>	

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			<p>schools in Cheadle are located in the south west area of the town and the provision of a new school in the north area could help to reduce the number of car-based trips travelling through the town centre at certain times of the day and increase the number of pupils walking to school.</p> <p>9.68 This area, along with others around Cheadle has a mining legacy. The Coal Authority has advised that new development should recognise the problems and how they can be positively addressed. There are former mineral workings on the site (two mine shafts present). The Coal Authority have confirmed that this would not prevent development taking place, however no development should take place directly over the mine shafts. Investigative work will take place in these areas prior to the commencement of any development.</p> <p>9.69 The Council's Landscape, Local Green Space and Heritage Impact Study has recommended site-specific landscape mitigation measures which include limiting building heights in certain areas, advanced planting on some boundaries and setting development back in some other areas. There is one Grade II Listed Building within 400m. As a farm, the wider agricultural setting is considered to contribute to the overall significance of the asset. The site is not within the immediate setting of the asset and development would likely be viewed as part of the existing residential development to the west. However, development may cause adverse effects to its wider setting which could be reduced through mitigation including screening of the north-eastern boundary.</p> <p>9.70 Cecilly Brook Local Nature Reserve (LNR) holds a strong isolated population of water voles. As a protected species their habitat must be maintained with no development creating direct or indirect impacts to impinge movement and expansion of the population along the riparian corridor.</p> <p>9.71 The Council's Green Infrastructure Plan also recognises the importance of the natural environment of Cecilly Brook for sense of place, nature experience,</p>	

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			<p>health and recreation, biodiversity and flood risk management and it's key role to strengthen the population of water voles in this location. It sets out priorities and actions for the strategic corridor.</p> <p>9.72 The Extended Phase 1 Habitat Survey and Local Wildlife Assessment recommend that a bat survey and a tree and hedgerow survey are undertaken and that any vegetation is removed at the appropriate time of year.</p> <p>9.73 The development area is located in Flood Zone 1 - low probability and therefore the sequential test required by national policy has been met. A Flood Risk Assessment will be required and early discussions with the Lead Local Flood Authority in order to mitigate any surface water flooding within the site. Land to the east, outside the site in Flood Zones 2 and 3 could be used as <u>additional</u> open space <u>to that provided within the allocated site</u> surface water mitigation.</p> <p>9.74 The Highways Authority have confirmed that two separate accesses will be needed to accommodate the number of houses proposed plus a new school. A transport assessment will be required.</p> <p>Policy DSC 1</p> <p>Cheadle North Strategic Development Area (CH001 & CH132)</p> <p>Land amounting to 11.2 ha is allocated for residential development of approximately 320 dwellings, including a new County Primary School and school/community playing pitches (approximately 2ha) and associated public open space.</p> <p>Development will be subject to comprehensive master planning to include:</p>	<p>In response to the Inspector's preliminary questions to provide further clarity.</p> <p>To provide details of site specific requirements in the site allocation policy and in response to the</p>

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			<ul style="list-style-type: none"> •A Transport Assessment along with suitable access design; •<u>Provision of two separate access points;</u> •<u>Land and access for the school should be made available during the 1st phase of development to meet the requirements of the Education Authority;</u> •Detailed investigation work in relation to the mining legacy of the site; •Provision of a landscaping plan including submission of landscape and visual impact assessments to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study; •A detailed assessment of the significance of the heritage asset and how it may be affected, in addition to mitigation measures including screening of the north-eastern boundary; as set out in the Council's Landscape, Local Green Space and Heritage Impact Study; •<u>An assessment of the Consideration of the growth that may impact on the Cecilly Brook Local Nature Reserve (LNR) in order to manage the impact on the Green Infrastructure Network and the LNR to ensure that Local Plan policy requirements can be met for minimising impacts on biodiversity (and providing net gains in biodiversity where possible); and establishing coherent ecological networks that are more resilient to current and future pressures; as well as enabling water quality improvements in line with the Water Framework Directive objectives;</u> •Surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for 	Inspector's preliminary questions.

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			<p>protection and enhancement of site biodiversity and protection of any geodiversity;</p> <ul style="list-style-type: none"> •Priorities and actions identified in the Council's Green Infrastructure Strategy; •Retention of trees protected by Tree Preservation Orders; •A site specific flood risk assessment and early discussions with the Lead Local Flood Authority; •Contributions towards infrastructure, public open space, education, services and other community needs including sports facilities as required; •Affordable housing in accordance with Policy H3; and •Public footpaths crossing the site will need to be retained and pedestrian connections should be made to the residential areas surrounding the site. 	
MM44	169	Policy DSC 2 and supporting text	<p>9.75 This strategic area comprises two greenfield sites proposed for residential development that lie within the town development boundary and adjacent to the Cecilly Brook Local Nature Reserve.</p> <p>9.76 Cecilly Brook Local Nature Reserve (LNR) holds a strong isolated population of water voles. As a protected species their habitat must be maintained with no development creating direct or indirect impacts to impinge movement and expansion of the population along the riparian corridor.</p> <p>9.77 The Council's Green Infrastructure Plan also recognises the importance of the natural environment of Cecilly Brook for sense of place, nature experience, health and recreation, biodiversity and flood risk management and it's key role to</p>	

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			<p>strengthen the population of water voles in this location. It sets out priorities and actions for the strategic corridor.</p> <p>9.78 The Extended Phase 1 Habitat Survey recommended that a buffer zone should be created between the site at Moor Lane Farm (CH002a) and the LNR. The Extended Phase 1 Habitat Surveys and Local Wildlife Assessments also recommend a number of ecological surveys are undertaken and that any vegetation is removed at the appropriate time of year.</p> <p>9.79 The site is located in Flood Zone 1 - low probability and therefore the sequential test required by national policy has been met. Site CH002a at Moor Lane Farm is immediately adjacent to Flood Zone 3 of the Cecilly Brook (main river) and a minor tributary (ordinary watercourse). A Flood Risk Assessment will be required and early discussions with the Lead Local Flood Authority in order to mitigate any surface water flooding within the site. Land lying outside the sites in Flood Zones 2 and 3 could be used as <u>additional open space to that provided within the allocated sites</u> /surface water mitigation.</p> <p>9.80 The Council's Landscape, Local Green Space and Heritage Impact Study considers that the sites have low landscape sensitivity due to adjacent vegetation and surrounding development but recommends some site-specific landscape mitigation measures which include planting to create a vegetated edge. There are three Grade II Listed Buildings and one Conservation Area within the 400m buffer. Due to the buildings as well as vegetation between the assets and the site it is considered that development would be highly unlikely to adversely affect the settings of the heritage assets.</p> <p>Policy DSC 2</p> <p>Cecilly Brook Strategic Development Area <u>(CH002a, CH002b & CH024)</u></p> <p>Land amounting to 3.1 ha is allocated for residential development of</p>	<p>In response to the Inspector's preliminary questions to provide further clarity.</p> <p>To provide</p>

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			<p>approximately 106 dwellings comprising:</p> <ul style="list-style-type: none"> •Land at Moor Lane Farm (1.7 ha) of approximately 61 dwellings; and •Land off Churchill Road (1.4 ha) of approximately 45 dwellings <p>Development will be subject to: comprehensive master planning to include: compliance with other relevant Local Plan policies; and</p> <ul style="list-style-type: none"> •<u>An assessment of the</u> A master plan that considers the growth that may impact on the Cecilly Brook Local Nature Reserve (LNR) in order to manage the impact on the Green Infrastructure Network and the LNR to ensure that Local Plan policy requirements can be met for minimising impacts on biodiversity (and providing net gains in biodiversity where possible); and establishing coherent ecological networks that are more resilient to current and future pressures; as well as enabling water quality improvements in line with the Water Framework Directive objectives; •Surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any biodiversity; •Priorities and actions identified in the Council's Green Infrastructure Strategy; •A site specific flood risk assessment (FRA) and early discussions with the Lead Local Flood Authority. The <u>An FRA which</u> should determine the risk of flooding from both watercourses. It should be ensured that the development does not encroach into the floodplain area and that at least 	<p>details of site specific requirements in the site allocation policy and in response to the Inspector's preliminary questions.</p> <p>Reference to joint masterplan removed following discussion at Local Plan hearing session as two separate sites.</p>

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			<p>8m undeveloped easement/buffer strip is maintained adjacent to Cecilly Brook;</p> <ul style="list-style-type: none"> •Provision of a landscaping plan including submission of landscape and visual impact assessments to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study; •A detailed assessment of the significance of the heritage asset and how it may be affected, in addition to mitigation measures; set out in the Council's Landscape, Local Green Space and Heritage Impact Study; <u>and</u> •Contributions towards infrastructure, public open space, education, services and other community needs including sports facilities as required; •Affordable housing in accordance with Policy H3; and •Public rights of way need to be protected. 	
MM45	171	Policy DSC 3 and supporting text	<p>9.81 This is a key strategic housing site in the Local Plan. It presents an opportunity to provide new housing and associated public open space in the south west of Cheadle. The majority of the land lies within the town development boundary and a small proportion of the area to the south lies within the Green Belt.</p> <p>9.82 The Green Belt Review (2015) recommends that the area <u>to the south</u> could be considered for release <u>from the Green Belt if there are under</u> exceptional circumstances. <u>The main part of the allocation is well related to the settlement and lies within the town development boundary however,</u> currently there is no <u>direct access point to enable the delivery of</u> the undeveloped <u>whole area within the town development boundary</u> via the existing road network. Access to the</p>	In response to

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			<p>area can be achieved <u>via land to the south</u> (north of the veterinary practice) which is currently in the Green Belt. <u>The proposed section of Green Belt to be released has been limited to that which is required to provide an access to the wider site only and minimise the impact on the Green Belt.</u> There are <u>therefore</u> considered to be exceptional circumstances to release this small section of Green Belt to be able to gain access to this area.</p> <p>9.83 The Cheadle Town Centre Phase 2 Study (2017) considered the provision of a link road between the A522 Tean Road and Brookhouse Way / A521 as part of this residential scheme. The route is severed by a disused railway line which is in third party ownership and a bridge would be required to connect a link road through. The Council will safeguard the route within the site for a potential future link road and will require that access roads to serve the new development will follow the indicative route and be of a sufficient design to facilitate a link road. Developers should liaise with the District Council and the Highways Authority regarding the specification and route of the link road.</p> <p>9.84 The site is located in Flood Zone 1 - low probability and therefore the sequential test required by national policy has been met. There is a main river floodplain located to the west of the site and evidence of some surface water flooding on the southern part of the site. The developer will need to consult with the Environment Agency and the Lead Local Flood Authority as early as possible to discuss SuDs. The masterplan should include opportunities to make space for water through the design and layout of the proposed developments to help management surface water and accommodate climate change. Land lying outside the sites in Flood Zones 2 and 3 could be used as <u>additional open space to that provided within the allocated site</u> /surface water mitigation. There will be a need to ensure that the link road does not <u>roads within the site do not</u> impact on the River Tean and its floodplain to increase flood risk elsewhere. A flood risk assessment will be required to support this.</p> <p>9.85 The Council's Landscape, Local Green Space and Heritage Impact Study</p>	<p>the Inspector's preliminary questions.</p> <p>For clarification in response to LPS80. (Schedule of Additional Modifications 31st May 2018) and in response to the Inspector's preliminary questions to provide further clarity.</p>

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			<p>has recommended site-specific landscape mitigation measures which include limiting building heights in certain areas, and planting along the western edge of the site. There are two Grade II Listed Buildings within 400m of the southern section of the site, as a farm the agricultural setting is considered to contribute to the overall significance of the asset. It is considered that mitigation through screening of the southern edge of the site would reduce those effects <u>however the comprehensive masterplan for the site should avoid harm in heritage terms before mitigation is considered</u>. The development access road has also been assessed as part of a wider link road in the Heritage Impact Study.</p> <p>Policy DSC 3</p> <p><u>Mobberley Strategic Development Area, Farm, Cheadle (CH085a, CH085b, CH085c, CH085d & CH128)</u></p> <p>Land amounting to 16.64 is allocated for residential development (approximately 430 dwellings) including associated public open space. The Council will resist development which would undermine a comprehensive approach to the development of the site.</p> <p>Development will be subject to comprehensive master planning to include:</p> <ul style="list-style-type: none"> •A Transport Assessment along with suitable access design; •Construction of development access roads along the safeguarded route for a potential future link road of a sufficient design standard to facilitate a link road; 	<p>For clarification (in response to LPS296). (Schedule of Additional Modifications 31st May 2018)</p> <p>To provide details of site specific requirements in the site allocation policy and in response to the Inspector's preliminary questions.</p>

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			<ul style="list-style-type: none"> •Surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity; •Priorities and actions identified in the Council's Green Infrastructure Strategy; •<u>Provision of a landscaping plan and indicative phasing programme,</u> including submission of landscape and visual impact assessments to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study. The landscaping scheme should include limiting building heights in certain areas and planting along the western edge of the site; •A detailed assessment of the significance of the heritage asset and how it may be affected, in addition to mitigation measures including screening of the southern edge of the site; as set out in the Council's Landscape, Local Green Space and Heritage Impact Study; •Public footpaths crossing the site will need to be retained; •<u>Ground conditions survey; and</u> •A site specific flood risk assessment (FRA) and early discussions with the Lead Local Flood Authority. The (FRA) should determine the level of flood risk. It should be ensured that the development does not encroach into the floodplain and that at least 8m undeveloped easement/buffer strip is maintained adjacent to the river. 	

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			<ul style="list-style-type: none"> •Contributions towards infrastructure, public open space, education, services and other community needs including sports facilities as required; and •Affordable housing in accordance with Policy H3. 	
MM46	174	Policy DSC 4	<p>Land North of New Haden Road, Cheadle (<u>Cheadle EM1</u>)</p> <p>Land amounting to 4.27ha is allocated for general employment purposes.</p> <p>Development must <u>include</u>:</p> <ul style="list-style-type: none"> •include <u>landscape</u> mitigation measures identified in the Council's Landscape, Local Green Space and Heritage Impact Study which should include additional advanced planting on the site boundaries and limiting <u>building heights</u>; •provide a site specific flood risk assessment to establish the level of fluvial and surface water flood risk of both the site itself and potential impacts elsewhere, and demonstrate how the impacts of flooding on site have been mitigated. The Council expects developers to undertake early discussions with the Environment Agency and Lead Local Flood Authority; •include surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity; •include detailed investigation work in relation to the mining legacy of the 	To provide details of site specific requirements in the site allocation policy and in response to the Inspector's preliminary questions

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			<p>site; and</p> <ul style="list-style-type: none"> •<u>submission of</u> a Transport Assessment and <u>demonstration of</u> a satisfactory vehicular access arrangement, incorporating any necessary highways improvements or financial contributions. 	
MM47	177	Policy DSR1 Blythe Vale	<p>Land of approximately 48.5ha is allocated for mixed-use including employment, residential development of approximately 300 houses and supporting infrastructure. This residential development should be located to the north of the site. <u>The employment development is intended to serve a regional need and will be considered separately from the employment land requirement for the District</u></p> <p>Development will be subject to compliance with other relevant Local Plan policies and <u>a comprehensive masterplan with indicative phasing programme to include:</u></p> <ul style="list-style-type: none"> • A comprehensive masterplan; • Affordable housing in accordance with policy H3; • A Transport Assessment to include an analysis of the site and it's traffic impacts on the surrounding road network including the A50 and potential mitigation measures, and early engagement with the Highways England; • A Travel Plan; • A landscaping scheme to provide appropriate landscape and visual mitigation measures including submission of landscape and visual impact assessments having regard to the recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study. <u>The landscaping scheme shall include measures to limit potential landscape impact and include, additional planting on the edges of and within the development to create a vegetated edge and soften the appearance of the development from long distance views, limiting the sizes and scale of buildings. Development should be set back from Draycott with additional planting to limit potential coalescence issues</u> • Details of surface water discharge; 	To provide details of site specific requirements in the site allocation policy and in response to the Inspector's preliminary questions

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			<ul style="list-style-type: none"> • Developers should liaise with Network Rail at an early stage to identify any potential impact on the operation of the adjacent railway and agree mitigation measures as appropriate; • A site specific Flood Risk Assessment and early engagement with the Local Lead Flood Authority, the Environment Agency and Network Rail; • Be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any biodiversity as appropriate. • Measures to improve sustainable transport routes and connectivity with Blythe Bridge and surrounding area, <u>and to protect and extend green infrastructure within the Blythe Bridge Opportunity corridor which is identified in the</u> having regard to the Green Infrastructure Strategy, to include the provision of suitable crossing facilities to enable access on foot and bicycle to the existing schools in Blythe Bridge, <u>safe walking and cycle routes to and from the development to Blythe Bridge and investigation of opportunities for habitat creation/restoration including establishing wildlife corridors,;</u> • Cycle path crossing the site needs to be protected and • Contributions toward infrastructure, public open space, education services and other community needs including sports facilities as required. 	
MM48	179	Policy DSR2 Land east of Brooklands Way, Leekbrook	<p>Policy DSR2 Land east of Brooklands Way, Leekbrook (EM2)</p> <p>Land amounting to approximately <u>8ha gross (4.01ha net)</u> is allocated for employment uses.</p> <p>Development <u>will be subject to compliance with other relevant Local Plan policies to include:</u></p>	To enable more bespoke development site policies to be included in the plan in response to the

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			<ul style="list-style-type: none"> • Provide a site specific flood risk assessment to determine the level of flood risk across the site as well as the potential risk of flooding elsewhere, and demonstrate how impacts of flooding on site have been mitigated. The Council expects developers to undertake early discussions with the Environment Agency and Lead Local Flood Authority; • <u>be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as appropriate; in particular development must <u>demonstration of how the SBI status of the Twinney Wood and Grassland site has been taken into account</u> and <u>demonstration of appropriate ecological impact mitigatory/compensatory measures; and</u></u> • provide a landscaping and heritage plan including submission of landscape and visual impact assessments and mitigation of heritage impact to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study; in particular it must be demonstrated how heritage impacts have been mitigated, for example through submission of a masterplan of the site; development should be focused to the western end of the site to protect the setting of the listed Finneylane Farmhouse, and an appropriate mitigation strategy should be put in place. • address priorities and actions identified in the Council's Green Infrastructure Strategy; and • make appropriate contributions towards infrastructure including highways improvements. 	Inspector's Preliminary Questions.
MM49	181	Policy DSR3 Land west of Basford Lane,	Policy DSR3 Land west of Basford Lane, Leekbrook (ADD09) Land amounting to approximately <u>1.67ha gross (0.8ha net)</u> is allocated for general employment uses.	To enable more bespoke development site policies to

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		Leekbrook	<p>Development <u>will be subject to compliance with other relevant Local Plan policies to include:</u></p> <ul style="list-style-type: none"> • <u>demonstration of a suitable vehicular access arrangement that allows for adequate access by industrial traffic, direct onto the A520 (through Dockseys existing access); and</u> • provide appropriate contributions towards infrastructure including highways improvements; • <u>given the slope of the site proposals should be limited to the lower parts of the site where possible and building heights limited to the west; a landscaping plan must be provided including submission of landscape and visual impact assessments and mitigation of heritage impact, to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study;</u> • provide a site specific flood risk assessment to demonstrate how on-site surface water and runoff downstream will be managed; and early discussions with the Lead Local Flood Authority and Environment Agency will be required; • address priorities and actions identified in the Council's Green Infrastructure Strategy; and • be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of biodiversity as appropriate. 	be included in the plan in response to the Inspector's Preliminary Questions.
MM50	182	Supporting text to Policy DSR4 Werrington	<p>Add additional paragraph after paragraph 9.118</p> <p><u>The Green Belt Study considered the housing sites in Werrington are suitable for release from the Green Belt if there are exceptional circumstances. It is considered in this case there are exceptional circumstances to justify the release of the sites from the Green Belt. The Green Belt is tightly drawn around Werrington and there is limited capacity in the settlement for further growth. The settlement has a range of facilities and services and is considered to be in a</u></p>	In response to the Inspector's preliminary questions.

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	183	Policy DSR4 Werrington	<p><u>sustainable location to support some growth and contribute towards meeting the housing needs of the rural areas. The sites are in public ownership, they were previously owned by the Ministry of Justice and are currently are owned by Homes England who are proposing carry out work to ensure the delivery of the housing through an appropriate developer.</u></p> <p>Land off Ash Bank Road Werrington (<u>WE003 & WE052</u>)</p> <p>Land comprising two sites is allocated for residential development. WE003 amounts to <u>around 3ha</u> 2.9ha and is allocated for approximately 50 dwellings and WE0052 amounts to <u>around 1ha</u> 0.9ha and is allocated for approximately 25 dwellings.</p> <p>Development will be subject to compliance with other relevant Local Plan policies and</p> <ul style="list-style-type: none"> • A landscaping scheme to provide appropriate landscape and visual mitigation measures including submission of landscape and visual impact assessments having regard to the recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study <u>The landscaping scheme shall include planting on the southern and south eastern site boundaries;</u> • The development shall maintain the gap on the top part of the site WE003 fronting Ash Bank Road by retaining open space on this part of the site; • A Noise impact assessment to consider the impact of the HM Young Offenders Institute. Where appropriate the assessment shall provide details of measures to mitigate the impact of noise on residential development; • <u>Access to WE003 should be from the eastern part of the site. It should not form a crossroads with Oak Mount road. Access to WE052 would</u> 	<p>To reflect Inspector's action list item from Session 11 of hearings.</p> <p>To provide details of site specific requirements in the site allocation policy and in response to the Inspector's preliminary questions.</p>

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			<p><u>need to take account of the existing bus stop.</u></p> <ul style="list-style-type: none"> • Adequate visibility splays and access shall be provided in line with the requirements of the Highway Authority; • A traffic assessment to consider the effect of traffic from the development on Ash Bank Road; • Be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of biodiversity as appropriate.; • A site specific Flood Risk Assessment; • Affordable housing in accordance with policy H3; and • Contributions toward infrastructure, public open space, education services and other community needs including sports facilities as required. 	
MM51	184	Additional text	<p><u>Bolton Copperworks Froghall and the Anzio Camp Blackshaw Moor</u></p> <p><u>Bolton Copperworks and the Anzio Camp are existing brownfield sites in the countryside which are largely unused. The redevelopment of these sites may offer the opportunity for environmental improvement without adding to their impact as well as helping to meet the needs of rural areas and improve the rural economy. They were identified in the Core Strategy and are included in the Churnet Valley Masterplan SPD. The Churnet Valley Masterplan identifies opportunities and measures to help regenerate and manage this important rural area.</u></p>	In response to the Inspector's preliminary questions.
MM52	184	New policy DSR 5 Bolton Copperworks	<p><u>Bolton Copperworks Froghall</u></p> <p><u>The historic copper factory of Thomas Bolton and Sons most of which is now closed and derelict apart from a small section that services copper wires. It lies</u></p>	In response to the Inspector's preliminary

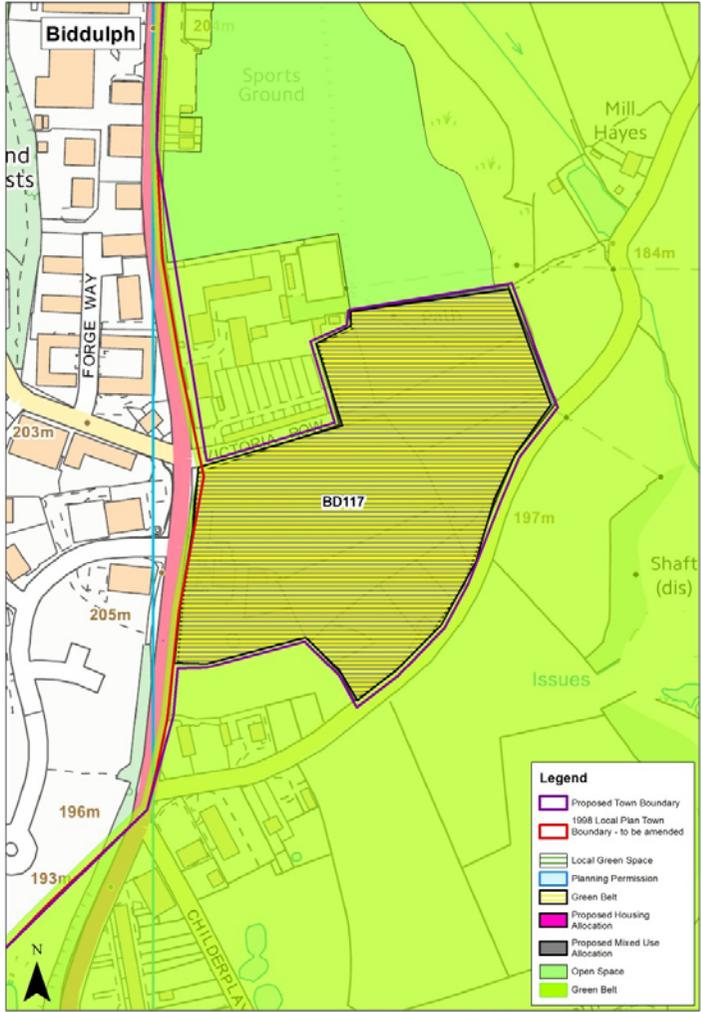
Main Mod No.	Page	Para/Policy Number	Proposed Modification (deleted text has strikethrough , new text is <u>underlined</u>)	Reason
			<p><u>within an area of high landscape and tourism value adjoining the village of Froghall. The whole site occupies an area of approximately 17 hectares comprising of a range of industrial buildings.</u></p> <p><u>The site is included as an opportunity site in the Churnet Valley Masterplan SPD. The opportunity sites are sites which have or could play a key role in delivering the strategy in the SPD. It is identified as having potential for mixed use development. Its strategic location at the centre of the Churnet Valley is considered crucial to the area's success.</u></p> <p><u>There are significant potential contamination issues which may be at some depth within the site which must be addressed; also flooding issues are a constraint and would need to be addressed given the majority of the site is affected by either floodzone 3 or floodzone 2.</u></p> <p><u>Policy DSR5</u></p> <p><u>Bolton Copperworks</u></p> <p><u>Land amounting approximately 17 hectares is identified as an opportunity site for mixed use development.</u></p> <p><u>Development will need to demonstrate the flood risk issues can be satisfactorily addressed. A site specific flood risk assessment level 2 and early discussions with the Environment Agency and Lead Local Flood Authority is required. The FRA should determine the level of flood risk and appropriate mitigation measures.</u></p> <ul style="list-style-type: none"> • <u>Uses which may be suitable are employment, residential, tourist-related retail and accommodation, leisure;</u> • <u>Development shall make provision for appropriate off site highway improvements;</u> 	questions.

Main Mod No.	Page	Para/Policy Number	Proposed Modification (deleted text has strikethrough , new text is <u>underlined</u>)	Reason
			<ul style="list-style-type: none"> • <u>Development should be complementary to and not undermine the role of the towns and larger villages nor shall it undermine wider strategic objectives;</u> • <u>Development should avoid or minimise environmental impacts and congestion and safeguard and enhance natural and cultural assets;</u> • <u>Details of the development shall include an Investigation of the extent and nature of any contamination on the site and appropriate remediation measures.</u> • <u>Development shall be in accordance with the Churnet Valley Masterplan.</u> 	
MM53	After 184	New policy DSR6 Anzio Camp	<p><u>Anzio Camp Blackshaw Moor</u></p> <p><u>The Anzio Camp is a former army training base located 3 miles to the north of Leek on the southern edge of the Peak District National Park. It lies to the south of Blackshaw Moor which is defined as a smaller village in the settlement hierarchy.</u></p> <p><u>The site extends to some 15.4 hectares and includes 17 existing buildings which are unused. The site has planning consent for a mixed use development comprising extra care housing, live work units, ancillary social centre and facilities building and change of use to holiday park.</u></p> <p><u>The Anzio Camp is included as an opportunity site in the Churnet Valley Masterplan SPD. The opportunity sites are sites which have or could play a key role in delivering the strategy in the SPD. It is identified as having potential for mixed use development.</u></p> <p><u>Policy DSR 6</u></p> <p><u>Anzio Camp</u></p>	In response to the Inspector's preliminary questions.

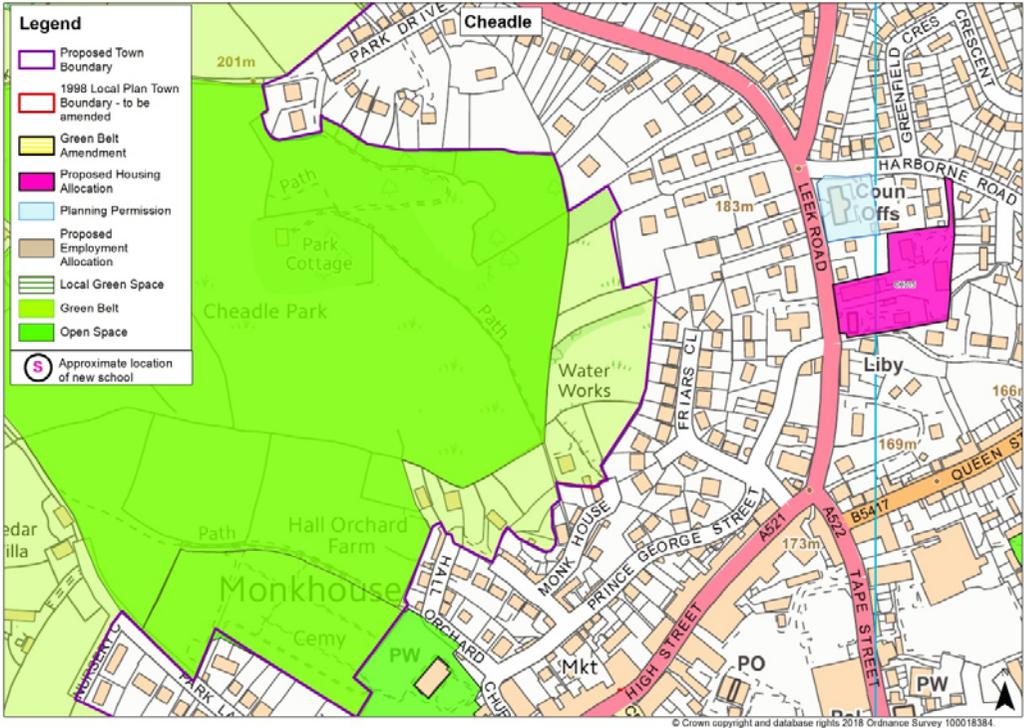
Main Mod No.	Page	Para/Policy Number	Proposed Modification (deleted text has strikethrough , new text is <u>underlined</u>)	Reason
			<p><u>Land amounting to approximately 15.4 hectares is identified as an opportunity site for mixed use development.</u></p> <ul style="list-style-type: none"> • <u>Uses which may suitable are employment, extra care housing, tourist accommodation;</u> • <u>Development should be complementary to and not undermine the role of the towns and larger villages nor shall it undermine wider strategic objectives;</u> • <u>Development should avoid or minimise environmental impacts and congestion and safeguard and enhance natural and cultural assets;</u> • <u>Development shall be in accordance with the Churnet Valley Masterplan.</u> 	
MM54	186	10.2 10.3	Delete both paragraph 10.2 and 10.3	Tables on Implementation and Monitoring have been combined in response to the Inspector's preliminary questions.
MM55	186 - 199	Implementation table	Delete table (see appendix)	Tables on Implementation and Monitoring have been combined in response to the Inspector's

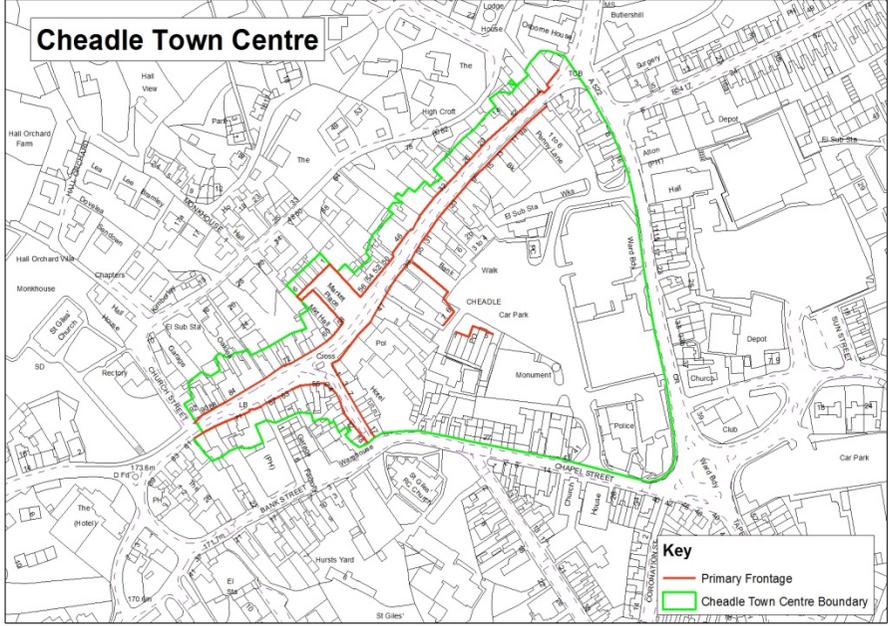
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				preliminary questions.
MM56	199	10.4	<p>Add additional text at end of paragraph 10.4</p> <p><u>The Local Plan will be reviewed every 5 years in accordance with the National Planning Policy Framework 2018. The need for a full or partial review of the Local Plan will also be considered when the Monitoring Report identifies housing delivery has not meet the housing requirements in the Local Plan or the Housing Delivery Test. The table below identifies which indicators relate to housing delivery and will be taken into account when determining if a Local Plan review is necessary. A full or partial review may be considered where there is a significant change in national policy, the evidence base or needs of the adjoining authorities should it be necessary.</u></p>	To clarify when it is considered a review of the LP will be required in response to the Inspector's preliminary questions and to reflect Inspector's action list item from Session 13 of hearings.
MM57	201 - 212	Monitoring table	Includes reference to implementation mechanism, delivery body and housing delivery indicators which will be taken into account regarding LP review. (See appendix). Policy1a deleted.	Tables on Implementation and Monitoring have been combined. Clarifies which indicators will be taken into account regarding LP

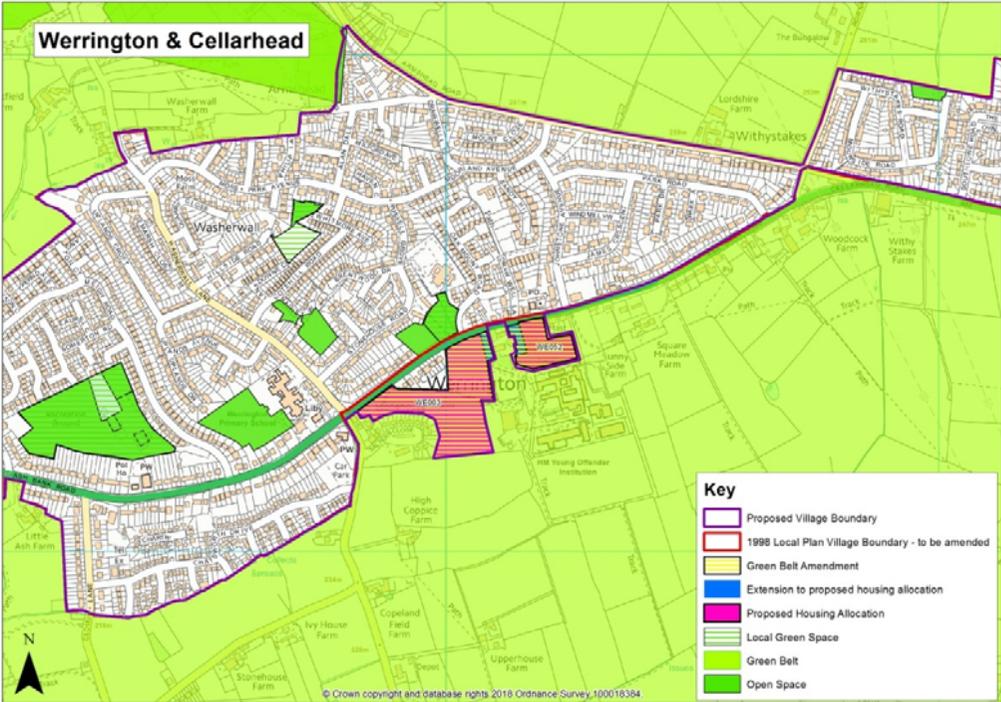
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				<p>review in response to the Inspector's preliminary questions.</p> <p>To reflect the deletion of policy 1a.</p>
MM58	221	Biddulph Map	Re-draw Tunstall Road (BD117) site to exclude land owned by unwilling land owner.	To reflect Council's suggestion to exclude part of site controlled by an unwilling landowner in response to Inspector's MIQs and subsequent Inspector's action list item from Session 9 of hearings.

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			 <p>The map displays the town of Biddulph with various planning zones. A purple line indicates the proposed town boundary, which follows the existing 1998 Local Plan town boundary (red line) but includes a new extension along the southern edge. Key features include the Sports Ground to the north, Mill Hayes to the northeast, and a large area labeled 'BD117' with a yellow diagonal hatching pattern, indicating a Green Belt allocation. Other areas are marked with different colors: pink for proposed housing allocation, grey for proposed mixed use allocation, and light green for open space. A legend in the bottom right corner defines these symbols. Elevation contours are shown at 20m intervals (193m, 196m, 203m, 205m, 184m, 197m). A north arrow is located in the bottom left corner.</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100018384.</p>	

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MM59	225	Cheadle Map	Review Open Space designation at Friars Court / Cheadle Park Wood to exclude private land.	To reflect Inspector's action list item from Session 10 of hearings.

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MM60	226	Cheadle Town Centre Map	Amend Cheadle Town Centre boundary to include Tape Street (& triangle) as per GVA recommendation.	To reflect Inspector's action list item from Session 6 of hearings.

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			 <p>Cheadle Town Centre</p> <p>Key — Primary Frontage — Cheadle Town Centre Boundary</p> <p><small>© Crown copyright and database rights 2017 Ordnance Survey 100016384</small></p>	
MM61	238	Werrington Map	Review extent of allocation at Werrington (WE003 & WE052) to include existing land in prison grounds as options for access.	To reflect Inspector's action list item from Session 11 of hearings.

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MM62	272	Appendix 7	<p>Include updated trajectory 31/03/2018 (see Appendix 3 of the Policy and Strategy Topic Paper (SD13.5)).</p>	<p>To update the housing trajectory to reflect the latest housing supply figures (31</p>

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				March 2018) in response to the Inspector's preliminary questions.