

**Staffordshire Moorlands Local Plan – Schedule of Main Modifications September 2018**

**(including those listed 31<sup>st</sup> May 2018)**

**One MM per policy/paragraph**

Main Mod No.	Page	Para/Policy Number	Proposed Modification (deleted text has <del>strikethrough</del> , new text is <u>underlined</u> )	Reason
MM1	44	Policy SS1	Amend bullet 1 as follows: <ul style="list-style-type: none"><li>• A mix of types and tenures of quality, affordable homes, <del>including starter homes</del>, to meet the needs and aspirations of the existing and future communities.</li></ul>	To improve consistency in response to the Inspector's preliminary questions.
MM2	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 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</p>	To clarify policy in respect of Green Belt in response to the Inspector's preliminary questions.

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			<p>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 is 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>	
MM3	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	To improve clarity in response to the Inspector’s preliminary

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			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>	questions.
MM4	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.
MM5	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) 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</p>	To confirm that the annual development rate will not be reviewed (amended) annually in response to the Inspector's

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			<p>development at all times.</p> <p>The Council will <del>review</del> <u>monitor</u> the annual development rate <u>and manage supply</u> 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><tr><td></td><td>Housing</td><td>Employment</td></tr><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></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</p>		Housing	Employment	Leek	30%	30%	Biddulph	20%	20%	Cheadle	25%	20%	Rural Areas	25%	30%	preliminary questions.
	Housing	Employment																	
Leek	30%	30%																	
Biddulph	20%	20%																	
Cheadle	25%	20%																	
Rural Areas	25%	30%																	

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			the 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.																										
MM6	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.																				
MM7	52	Table 7.2	<table><tr><td colspan="2">Gross housing requirement (2012 - 2031)</td><td colspan="2">6080 dwellings</td></tr><tr><td colspan="2">Total district-wide completions (2012 – <u>2018</u> <del>2017</del>)</td><td colspan="2"><u>821</u> <del>679</del></td></tr><tr><td colspan="2">Total district-wide commitments</td><td colspan="2"><u>1410</u> <del>1442</del></td></tr><tr><td colspan="2">Peak District National Park allowance</td><td colspan="2">100</td></tr><tr><td colspan="2">Net housing <u>requirement</u> (2018 – 2031) <del>(2017 – 2031)</del></td><td colspan="2"><u>3749</u> <del>3859</del></td></tr></table> Table 7.2 District net housing requirement						Gross housing requirement (2012 - 2031)		6080 dwellings		Total district-wide completions (2012 – <u>2018</u> <del>2017</del> )		<u>821</u> <del>679</del>		Total district-wide commitments		<u>1410</u> <del>1442</del>		Peak District National Park allowance		100		Net housing <u>requirement</u> (2018 – 2031) <del>(2017 – 2031)</del>		<u>3749</u> <del>3859</del>		To provide up to date housing supply figures (31/03/18) in response to the Inspector's preliminary questions.
Gross housing requirement (2012 - 2031)		6080 dwellings																											
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Net housing <u>requirement</u> (2018 – 2031) <del>(2017 – 2031)</del>		<u>3749</u> <del>3859</del>																											
MM8	52	Table 7.3	<table><tr><td></td><td></td><td>Gross requirement Minus National Park allowance</td><td></td><td></td><td></td><td><u>2018</u> <del>2017</del> net requirement</td></tr><tr><td>Area</td><td>%</td><td></td><td>Completions</td><td>Commitments</td><td></td><td></td></tr><tr><td>Leek</td><td>30%</td><td>1794</td><td><u>281</u> <del>241</del></td><td><u>639</u> <del>538</del></td><td></td><td><u>874</u> <del>1015</del></td></tr></table>			Gross requirement Minus National Park allowance				<u>2018</u> <del>2017</del> net requirement	Area	%		Completions	Commitments			Leek	30%	1794	<u>281</u> <del>241</del>	<u>639</u> <del>538</del>		<u>874</u> <del>1015</del>	To provide up to date housing supply figures (31/03/18) in response to the Inspector's preliminary questions.				
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Area	%		Completions	Commitments																									
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			Biddulph	20%	1196	<u>238 205</u>	<u>49 406</u>	<u>909 885</u>																			
			Cheadle	25%	1495	<u>98 85</u>	<u>197 244</u>	<u>1200 1166</u>																			
			Rural	25%	1495	<u>204 148</u>	<u>525 554</u>	<u>766 793</u>																			
			Total	100%	5980	<u>821 679</u>	<u>1410 1442</u>	<u>3749 3859</u>																			
			Table 7.3 Net housing requirement by area																								
MM9	52	7.31	This policy sets out how the net housing requirement of <u>3749 3859</u> 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.																		
MM10	52	Policy SS4	<b>Strategic Housing and Employment Land Supply</b>  <b>Housing Land Supply</b>  In order to meet the housing requirements identified in Policy SS3, sufficient land will be identified to accommodate <u>3749 3859</u> additional dwellings. <table><tr><th>Area</th><th>% of District Total</th><th>Net housing requirement</th></tr><tr><td>Leek</td><td>30%</td><td><u>874 1015</u></td></tr><tr><td>Biddulph</td><td>20%</td><td><u>909 885</u></td></tr><tr><td>Cheadle</td><td>25%</td><td><u>1200 1166</u></td></tr><tr><td>Rural</td><td>25%</td><td><u>766 793</u></td></tr><tr><td>Total</td><td>100%</td><td><u>3749 3859</u></td></tr></table>						Area	% of District Total	Net housing requirement	Leek	30%	<u>874 1015</u>	Biddulph	20%	<u>909 885</u>	Cheadle	25%	<u>1200 1166</u>	Rural	25%	<u>766 793</u>	Total	100%	<u>3749 3859</u>	To provide up to date housing supply figures (31/03/18) in response to the Inspector's preliminary questions.  To provide details regarding the Housing Implementation Strategy in response to the Inspector's preliminary questions.  To clarify that net
Area	% of District Total	Net housing requirement																									
Leek	30%	<u>874 1015</u>																									
Biddulph	20%	<u>909 885</u>																									
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			<p><b>Table 7.6</b></p> <p>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.</p> <table><tr><th>Leek</th><th>Number of Dwellings on new sites</th></tr><tr><td>New allocations</td><td>630</td></tr><tr><td>Large windfall site allowance (15 per year)</td><td><u>195</u> <del>240</del></td></tr><tr><td>Small sites allowance (10 per year)</td><td><u>130</u> <del>140</del></td></tr><tr><td><b>TOTAL POTENTIAL PROVISION</b></td><td><b><u>955</u> <del>980</del></b></td></tr><tr><td></td><td></td></tr><tr><th>Biddulph</th><td></td></tr><tr><td>New allocations</td><td>730</td></tr><tr><td>Large windfall site allowance</td><td>20</td></tr><tr><td>Small sites allowance (10 per year)</td><td><u>130</u> <del>140</del></td></tr><tr><td><b>TOTAL POTENTIAL PROVISION</b></td><td><b><u>880</u> <del>890</del></b></td></tr></table>	Leek	Number of Dwellings on new sites	New allocations	630	Large windfall site allowance (15 per year)	<u>195</u> <del>240</del>	Small sites allowance (10 per year)	<u>130</u> <del>140</del>	<b>TOTAL POTENTIAL PROVISION</b>	<b><u>955</u> <del>980</del></b>			Biddulph		New allocations	730	Large windfall site allowance	20	Small sites allowance (10 per year)	<u>130</u> <del>140</del>	<b>TOTAL POTENTIAL PROVISION</b>	<b><u>880</u> <del>890</del></b>	housing requirements for neighbourhood plans are expressed as a minimum in response to Inspector's preliminary questions.
Leek	Number of Dwellings on new sites																									
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Large windfall site allowance (15 per year)	<u>195</u> <del>240</del>																									
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			<b>Cheadle</b>		
			New allocations – <del>within the urban area</del>	1026	
			Small sites allowance (10 per year)	<u>130</u> <del>440</del>	
			<b>TOTAL POTENTIAL PROVISION</b>	<b><u>1156</u> <del>1166</del></b>	
			<b>Rural</b>		
			New allocations – Larger Villages	461	
			Small sites allowance - (infill provision 30 per year)	<u>390</u> <del>420</del>	
			<b>TOTAL POTENTIAL PROVISION</b>	<b><u>851</u> <del>881</del></b>	
			Table 7.7 Anticipated Housing Provision		
			<b>Employment Land Supply</b>		
			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 through windfall sites.		



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			<table><tr><th>Area</th><th>%</th><th>Net requirement (hectares)</th><th>Land</th></tr><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></table>	Area	%	Net requirement (hectares)	Land	Leek	30%	5.92		Biddulph	20%	4.82		Cheadle	20%	3.55		Rural	30%	0*		Total	100%	11.25*				
Area	%	Net requirement (hectares)	Land																											
Leek	30%	5.92																												
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Cheadle	20%	3.55																												
Rural	30%	0*																												
Total	100%	11.25*																												
			<p><b>Table 7.8</b></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><b>Neighbourhood Plans</b></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 parishes preparing a Neighbourhood Plan. These requirements are a minimum and may be subject to review as part of the</p>																											

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			<p>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><tr><th>Neighbourhood Plan Area</th><th><u>Minimum</u> Net Housing Requirement 2017 - 2031 (dwellings)</th></tr><tr><td>Biddulph Parish</td><td>905</td></tr><tr><td>Brown Edge Parish</td><td>25</td></tr><tr><td>Checkley Parish</td><td>60</td></tr><tr><td>Draycott-in-the-Moors Parish</td><td>5 – 10</td></tr><tr><td>Leekfrith Parish</td><td>4 – 8</td></tr><tr><td>Rushton Parish</td><td>4 - 8</td></tr></table> <p><b>Table 7.9 Neighbourhood Plan Housing Requirement</b></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)																	
Biddulph Parish	905																	
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Draycott-in-the-Moors Parish	5 – 10																	
Leekfrith Parish	4 – 8																	
Rushton Parish	4 - 8																	
MM11	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> <del>1015</del> 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 variety of locations including</p>	<p>To provide up to date housing supply figures (31/03/18) in response to the Inspector's preliminary questions.</p>														

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			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.	
MM12	63	Policy SS6	Amend Part 1 bullet 1 as follows: <ul style="list-style-type: none"> <li>Increasing the range of available and affordable house types, <del>(including starter homes)</del> especially for first time buyers, families and older people, including extra care housing.</li> </ul>	To improve consistency in response to the Inspector's preliminary questions.
MM13	74	7.66	Amend last sentence as follows: Two such areas were identified in the Core Strategy <del>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</del>  Delete two bullet points <ul style="list-style-type: none"> <li><del><b>Bolton Copperworks, Froghall</b> – 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.</del></li> <li><del><b>Anzio Camp, Blackshaw Moor</b> – Former army training base</del></li> </ul>	In response to the Inspector's preliminary questions new policies have been written for these sites.

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			located 3 miles to the north of Leek on the southern edge of the Peak District National Park. The site extends to some 15.4 hectares and includes 17 existing buildings. The site now has planning consent.	
MM14	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"> <li>• <u>Bolton Copperworks, Frogall and Anzio Camp Blackshaw Moor ( in accordance with policies DSR5 and DSR 6)</u></li> <li>• <del><b>Bolton Copperworks, Froghall</b></del> – 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.</li> <li>• <del><b>Anzio Camp, Blackshaw Moor</b></del> – uses which may be suitable are employment, extra care housing, tourist accommodation. Further guidance is provided in the Churnet Valley Masterplan SPD.</li> </ul>	In response to the Inspector's preliminary questions new policies have been written for these sites.
MM15	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>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><u>Amend 4<sup>th</sup> para as follows:</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 <del>Lead Local Flood Risk Authority</del> <u>LLFA</u> to ensure that SuDs can be fully integrated into the final development layout.</p> <p><u>Amend 5<sup>th</sup> para as follows:</u></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 how their proposals manage surface water run-off sustainably <del>and, where with discharge to public sewer is proposed</del> <u>only being considered as a last resort, where,</u> clear evidence <del>needs to</del> <u>must be</u> 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</p>	<p>Inspector's preliminary questions.</p> <p>For clarity in response to inspector's preliminary questions.</p> <p>In response to inspector's MIQs.</p>

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			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.	
MM17	98	Policy E1	<p>Amend first para:</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, <del>and SS4</del> <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>Amend 3<sup>rd</sup> bullet:</p> <ul style="list-style-type: none"> <li>• 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 <del>or for small scale developments.</del></li> </ul> <p>Amend 4<sup>th</sup> bullet:</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 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> <p>For clarification that</p>

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			<p>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. <del>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.</del></p> <p>Delete 5<sup>th</sup> bullet:</p> <p><del>Business development falling within other use classes (such as sui generis) will generally be viewed favourably.</del></p> <p>Amend 7<sup>th</sup> bullet:</p> <p>Schemes involving the re-use of rural buildings for commercial enterprise, including tourism uses, will be considered favourably where <del>the location is sustainable and</del> the proposed use does not harm the building's character and/or the character of its surroundings.</p>	<p>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>
MM18	101	Policy E2	<p>Amend first para:</p> <p>The following sites as identified on the Policies Map <del>will be</del> <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. <del>Proposals for town centres uses, including B1a (office) will be required to comply with the sequential site</del></p>	<p>Reference not 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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			<p>and impact tests specified in <del>Policy E1</del>.</p> <p>Amend Table 8.2 as follows:</p> <table><tr><th>Location</th><th>Site Area (ha)</th></tr><tr><td>Land off Tunstall Road (opposite Victoria Business Park), Biddulph (Mixed employment / housing) (Policy DSB3)</td><td><del>4.99</del> <u>4.29</u></td></tr></table>	Location	Site Area (ha)	Land off Tunstall Road (opposite Victoria Business Park), Biddulph (Mixed employment / housing) (Policy DSB3)	<del>4.99</del> <u>4.29</u>	suggestion to exclude part of site controlled by an unwilling landowner in response to Inspector's MIQs.
Location	Site Area (ha)							
Land off Tunstall Road (opposite Victoria Business Park), Biddulph (Mixed employment / housing) (Policy DSB3)	<del>4.99</del> <u>4.29</u>							
MM19	103	Policy E3	<p>Amend second part of policy:</p> <p><del>Re</del><u>Development</u> 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 <del>redevelopment</del> <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,</p> <p>or is likely to be found in the foreseeable future; or</p> <p>C)<u>substantial planning benefits would be achieved through <del>redevelopment to non-employment uses</del> which would outweigh the loss of the site for employment use (including for example funding to support off-site employment provision)</u>; or</p>	To amend references of "redevelopment" to 'development involving loss of employment land' for clarity; and to relocate the reference to funding for off-site provision in a more relevant part of the policy (in response to the Inspector's preliminary questions).				

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			D) Where <u>non-employment</u> redevelopment is proposed preference will be given to a mixed use <del>redevelopment</del> scheme which retains as much employment floorspace on the site as possible (to be demonstrated by evidence). The Council will consider "enabling" <del>redevelopment</del> proposals (required to support improvements to existing employment premises or supporting infrastructure) on their individual merits. In such cases, a viability 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. <del>Where this would not be viable the Council will negotiate for funding to support off-site employment provision.</del>	
MM20	105	Policy E4	<p><b>Tourism and Cultural Development</b></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</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>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><del>2. In exceptional circumstances,</del> <u>Developments in other locations may be supported where a rural location can be justified.</u></p> <p><del>2. New accommodation, attractions and facilities should:</del></p> <p>A) support the provision and expansion of tourist, visitor and cultural facilities in 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>	
MM21	107	8.50	<p>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 <del>optional technical housing standard for access and the new nationally described space standard</del> <u>and applying the optional space and accessibility standards. 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</u></p>	To improve clarify in response to the Inspector's preliminary views on matters and issues and follow-up questions.

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			<u>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>	
MM22	108	Policy H1	<p><b>New Housing Development</b></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>11 dwellings (0.35 hectares)</u> <del>15 dwellings (0.5 hectares)</del> 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>Thresholds to be consistent with the PPG (11)7 in response to the Inspector's preliminary questions.</p> <p>To improve clarity in response to Inspector's minor queries and typos</p> <p>To reflect outdated strategy in response to LPS411 (Schedule of Additional Modifications 31<sup>st</sup> May 2018).</p>

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			<p>b) Housing proposals of <u>11</u> 40 dwellings or more will be required to provide a mix of housing in terms of size, type and tenure on the site. The final mix will be negotiated with the developer based on housing needs as informed by the <u>SHMA or successor document</u> <del>Strategic Housing Market Assessment</del> 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> <del>It is assumed that higher densities will be appropriate in locations which are accessible by public transport.</del></p> <p>d) All new dwellings should aim to provide flexible accommodation which is capable of future adaptation by seeking to 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</p>	

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			<p>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"> <li>• 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;</li> <li>• 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</li> </ul> <p>c) In all cases the development will not lead to a prominent intrusion into the countryside or have <u>a significant adverse impact on the character and appearance of the countryside.</u> <del>an adverse impact of significance to the character of the countryside.</del></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</p>	

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			<p>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; and 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> <p>6) When development is located in the Green Belt, national Green Belt Policy will apply.</p>	
MM23	114	Policy H3	<p>Amend Policy H3 as follows:</p> <p><b>Affordable Housing</b></p> <p>1) <u>Residential developments of 11 dwellings (0.35 hectares) or more shall provide a target of 33% affordable housing on-site from all sources. Exceptionally, the council will negotiate the level of provision taking into account development viability and other contributions and/or provision</u></p>	<p>- Thresholds to be consistent with the PPG (11)<sup>7</sup>.</p> <p>- In order to maximise affordable housing change emphasis to negotiate In</p>

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			<p><u>through a commuted sum payment in lieu.</u></p> <p>1) <del>The provision of affordable housing will be delivered through the following measures:</del></p> <p style="padding-left: 40px;">a) <del>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</del></p> <p style="padding-left: 40px;">b) <del>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.</del></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) <del>a) In or on the edge of villages, 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</del></p>	<p>exceptional circumstances only.</p> <ul style="list-style-type: none"> <li>- Exceptional option for commuted sum payment in lieu applicable to all sites.</li> <li>- Amend numbering as parts 2) a) and 2) b) are distinct from Part 2).</li> <li>- Defintion of small scale amended to provide clarification.</li> <li>- Amendment to rural exceptions sites to be consistent with the Glossary and 2012 NPPF para 54.</li> <li>- Addition of additional text in Part 4) recommended by the Inspector.</li> </ul> <p>All changes in response to the</p>



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			<p>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>4) <u>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>5) <del>b)</del> 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.</p>	Inspector's preliminary questions.
MM24	116	8.63	<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 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</u></p>	<p>To clarify the District's residual traveller pitch requirements; and to explain 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><u>(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 "GTAA's" has been removed. The 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.</p>	
MM25	116	Policy H4	<b>Gypsy and Traveller Sites and Sites for Travelling Showpeople</b>	To clarify the District's residual traveller pitch

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			<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.</u></p> <p>The following considerations will be taken into account in the determination of applications for gypsy and traveller sites or sites for travelling showpeople:</p> <ul style="list-style-type: none"> <li>• Safe and convenient vehicular and pedestrian access to the site should be provided;</li> <li>• The site must be large enough to provide for adequate on site facilities for parking, storage, play and residential amenity;</li> <li>• The site is reasonably accessible to shops, schools, health facilities and other community facilities on foot, by cycle or public transport;</li> <li>• The site should not be detrimental to amenities of adjacent occupiers;</li> <li>• 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></li> <li>• Sites or features of natural value should not be significantly harmed by the proposal;</li> <li>• development causing harm to heritage assets will need to be</li> </ul>	<p>requirements in the Policy.</p> <p>Textual alterations for clarity and in response to the Inspector's preliminary questions.</p>

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			<p>justified against NPPF Policy.</p> <p><del>There will be a presumption against the development of gypsy and traveller or travelling showperson's accommodation in the Green Belt</del>  <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>	
MM26	118	Policy TCR1	<p>Amend policy wording as follows:</p> <p>Part 1</p> <p>Focusing and promoting retailing as well as other key town centre uses such as offices, leisure and cultural facilities within the town centres. <del>where they contribute to vitality and viability</del></p> <p>Part 7</p> <p>Promoting housing on upper floors within <del>the primary shopping areas and elsewhere in the</del> town centres where this does not jeopardise their vitality and viability.</p>	Removal of unnecessary wording in response to the Inspector's preliminary questions.
MM27	121	Policy TCR3	<p>Amend policy wording as follows:</p> <p>In determining proposals for retail and other town centre uses of 200m<sup>2</sup> or more (net sales for A1) on sites <u>outside town centres and not in accordance with an up-to-date Local Plan</u> <del>not allocated in the Local Plan</del> a Sequential Assessment will be required.</p>	To ensure the wording of the policy is consistent with national policy in response to Inspector's Preliminary Questions.

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MM28	125	Policy DC1	<p>Amend policy wording as follows Part (5):</p> <p>protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, <del>overbearing development</del> <u>visual impact</u>, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;</p>	Use of a more neutral term in response to the Inspector's preliminary questions.
MM29	129	Policy DC3	<p>Amend policy wording as follows:</p> <p>Part 1</p> <p>Resisting development which would lead to prominent intrusion into the countryside or have an <del>adverse impact of significance to the character of the countryside</del> <u>significant adverse impact on the character</u> of the countryside.....</p> <p>Part 3</p> <p>Supporting developments which <del>maintains</del> <u>conserve or enhance</u> the biodiversity.....</p> <p>Part 4</p> <p><del>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;</del></p> <p>Re-number parts 5 and 6 of the policy to reflect this deletion.</p> <p>Part 6</p>	<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</p>

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			<del>Recognising and conserving the special quality of the landscape in the Peak District National Park, and</del> <u>Ensuring that development does not adversely affect the wider setting of the Peak District National Park.</u>	a more 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.
MM30	131	Policy DC4	Amend policy wording as follows:  <del>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.</del>  <u>Development proposals within a Local Green Space will be assessed against national Green Belt policy.</u>	For clarity and to ensure the wording in the policy reflects the NPPF in response to the Inspector's preliminary questions.
MM31	132	8.98	.....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. <del>Each proposal will be judged on its own merits.</del> It is recognised that there are occasions where particular uses may become financially unviable.....	For clarity in response to the Inspector's preliminary questions.
MM32	133	Policy C1	Creating Sustainable Communities  In order to create sustainable communities at a local level the Council will:	Delete Part 6 as this is already covered within Policy DC1.

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			<p>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.</p> <p>2.Safeguard land required for the provision of facilities to meet existing and future community needs, as identified by service providers.</p> <p>3.Resist proposals involving the loss of community facilities unless:</p> <p style="padding-left: 40px;">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</p> <p style="padding-left: 40px;">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.</p> <p style="padding-left: 40px;">c) In the case of proposals to change use from one type of community 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</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>

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			<p>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><del>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.</del></p> <p><del>7.Require major new development to be accessible by a choice of means of transport, in accordance with policy T1.</del></p> <p><del>8.Support development proposals which encourage electrical battery powered vehicles.</del></p> <p>This policy will only apply insofar as it is consistent with any permanent or temporary provisions for changes of use permissible under the Town and Country Planning (General Permitted Development) Order (as amended)."</p>	
MM33	135	Policy C2	<b>Sport, Recreation and Open Space</b>	To provide clarity in



Main Mod No.	Page	Para/Policy Number	Proposed Modification (deleted text has <del>strikethrough</del> , new text is <u>underlined</u> )	Reason												
			<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 11 dwellings (0.35 hectares) or more</u> <del>Where there is a proven deficiency, qualifying new residential development</del> will be expected to make 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</u> and further guidance will be set out in the Open Space, Sport and Recreation SPD.</p> <table><tr><th><u>Typology</u></th><th><u>Recommended Quantity Standard (ha per 1,000 population)</u></th></tr><tr><td><u>Parks and gardens</u></td><td><u>0.14</u></td></tr><tr><td><u>Natural and semi-natural greenspace</u></td><td><u>Not set</u></td></tr><tr><td><u>Amenity greenspace</u></td><td><u>0.60</u></td></tr><tr><td><u>Allotment</u></td><td><u>0.10</u></td></tr><tr><td><u>Provision for children and young</u></td><td><u>0.08</u></td></tr></table>	<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</u>	<u>0.08</u>	terms of qualifying sites and quantity standards and ensure the wording of the policy is consistent with national policy in response to Inspector’s Preliminary Questions and minor queries and typos.
<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>															
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<u>Provision for children and young</u>	<u>0.08</u>															

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			<div>people</div> <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><u>a) an assessment has been undertaken which has clearly shown the open 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><del>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</del></p> <p><del>b) an assessment has been undertaken to demonstrate the facility is surplus to requirements; or</del></p> <p><del>c) any loss of provision would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.</del></p>	

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			<p>2) New sport, recreation and open space facilities should:</p> <ul style="list-style-type: none"> <li>a) be located in accessible locations and supported by the local transport infrastructure;</li> <li>b) protect the residential amenity of the area;</li> <li>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;</li> <li>d) not harm interests of acknowledged importance; and</li> <li>e) be designed so that they are fit for purpose.</li> </ul> <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> <ul style="list-style-type: none"> <li>a) are directly related to the needs of the facility and are proportionate in scale;</li> <li>b) can be satisfactorily and economically serviced;</li> <li>c) do not have an unacceptable impact on existing neighbours;</li> <li>d) meet the above criteria for new sport, recreation and open space facilities; and</li> <li>e) are acceptable in other respects e.g. design, landscape impact,</li> </ul>	

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			<p><del>not inappropriate</del> in <u>G</u>reen <u>B</u>belt etc</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 Open Space, Sport and Recreation SPD.</p>	
MM34	140	Policy NE1	<p><u>New bullet 1) inserted above current bullet 1) (with consequential renumbering of bullets:</u></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 <del>European</del> <u>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.</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>
MM35	148	Policy T2	<p>Add new bullet:</p> <p><u>6. Support development proposals which encourage electrical battery</u></p>	<p>This was included within Policy C1 (bullet 8) but is more</p>

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			<u>powered vehicles.</u>	appropriate for inclusion within Policy T2. In response to the Inspector's Preliminary Questions.
MM36	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"> <li>• <u>Affordable housing policy in accordance with Policy H3;</u></li> <li>• <u>Flood risk policy in accordance with Policy SD5;</u></li> <li>• <u>Infrastructure contributions in accordance with Policies SS12 and C1;</u></li> <li>• <u>Sport, Recreation and Open Space policy in accordance with Policy C2;</u></li> <li>• <u>Sustainable Transport policy in accordance with Policy T1;</u></li> <li>• <u>Prevention of pollution in accordance with Policy SD4;</u></li> <li>• <u>Conserving biodiversity and geodiversity in accordance with Policies NE1 and NE2;</u></li> <li>• <u>Retail and other town centre uses outside town centres in accordance with Policy TCR3; and</u></li> <li>• <u>Green Infrastructure in accordance with Policy C3.</u></li> </ul>	To enable more bespoke development site policies to be included in the plan in response to the Inspector's Preliminary Questions.
MM37	152	Policy DSL1	<p><b>Policy DSL 1</b></p> <p><b>Land at Horsecroft Farm, Leek (<u>ADD01</u>)</b></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</u></p>	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><u>policies to include:</u></p> <ul style="list-style-type: none"> <li>• <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 existing school site; and</u></li> <li>• <u>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. Proposals should also consider landscaping to form a new settlement edge.</u></li> <li>• <del>Provide a site specific flood risk assessment;</del></li> <li>• <del>Make appropriate contributions towards infrastructure;</del></li> <li>• <del>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;</del></li> <li>• <del>address priorities and actions identified in the Council's Green Infrastructure Strategy; and</del></li> <li>• <del>provide affordable housing in accordance with Policy H3.</del></li> </ul>	Questions.
MM38	153	9.14 & 9.15	<p>Insert new para in between Paras 9.14 &amp; 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</u></p>	For clarification in response to the Inspector's Preliminary Questions [see Policy DSL2 amendments

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			<u>emissions upon future occupiers would be within acceptable ETSU limits, and to guide site layout generally."</u>	below].
MM39	153	Policy DSL2	<p><b>Policy DSL 2</b></p> <p><b>Land at The Mount, Leek (<u>LE066, LE128a&amp;b, LE140, LE142a, LE142b</u>)</b></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>Development <u>will be subject to compliance with other relevant Local Plan policies and will require a comprehensive masterplan with phasing programme to include:</u></p> <ul style="list-style-type: none"> <li>• <del>provide</del> a landscaping plan including submission of landscape and visual impact assessments and mitigation of heritage impact <del>to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study. 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</del></li> <li>• <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></li> <li>• <del>make appropriate contributions towards infrastructure;</del></li> <li>• <del>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;</del></li> </ul>	<p>To enable more bespoke development site policies to 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>

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			<ul style="list-style-type: none"> <li><del>• address priorities and actions identified in the Council's Green Infrastructure Strategy; and</del></li> <li><del>• provide affordable housing in accordance with Policy H3.</del></li> </ul> <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 <del>to enable that development according to the County Highways Authority, in order to coordinate contributions by the County Highways Authority to address the cumulative impact of the wider developments</del> along Mount Road.</p>	
MM40	155	Policy DSL3	<p><b>Policy DSL 3</b></p> <p><b>Land at Newton House, Leek (<u>LE150</u>)</b></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> <del>Development proposals should support</del> (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>Development <u>will be subject to compliance with other relevant Local Plan policies and will require a comprehensive masterplan with phasing programme to include:</u></p>	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"> <li><del>• make appropriate contributions towards infrastructure, public open space, education, services and other community needs including sports facilities as required;</del></li> <li><del>• provide affordable housing in accordance with Policy H3;</del></li> <li><del>• schemes should incorporate heritage masterplanning to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study;</del> mitigation measures against adverse effects upon heritage assets <u>which</u> should include stepping development back and using vegetation screening along the south-western edge of the site;</li> <li><u>• demonstration of how the southeast corner of the site should remain undeveloped to minimise landscape impacts;</u></li> <li><del>• address priorities and actions identified in the Council's Green Infrastructure Strategy; and</del></li> <li><del>• 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 any case schemes must demonstrate the incorporation of a wildlife 'buffer' along the eastern edge of the site</del> <u>for ecological protection</u>, to the satisfaction of the Council;</li> <li><u>• appropriate contributions to improved pedestrian and cycle links from the site; and</u></li> <li><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></li> </ul>	
MM41	157	Policy DSL4	<b>Policy DSL4</b>  <b>Cornhill East, Leek (<u>LE235</u>)</b>	To enable more bespoke development site policies to be included in the plan in

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			<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 phasing programme to include:</u></p> <ul style="list-style-type: none"> <li>• demonstration of acceptable access arrangement to the site which must not be directly served off Sandon Street;</li> <li>• <u>provision</u> for any transport infrastructure improvements having regard to the Churnet Valley Masterplan; <u>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></li> <li>• <del>make appropriate contributions towards infrastructure;</del></li> <li>• <del>provide affordable housing in accordance with Policy H3;</del></li> <li>• <del>address priorities and actions identified in the Council's Green Infrastructure Strategy; and</del></li> <li>• <del>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;</del></li> <li>• in the event of proposals affecting Birchall Meadow BAS, appropriate mitigation / compensation measures will be required.</li> </ul>	response to the Inspector's Preliminary Questions.
MM42	158	9.31	<p>Add additional text after the second sentence of paragraph 9.31:</p> <p><u>The Green Belt Review considers that the land to the west of the Biddulph</u></p>	For clarity in response to the Inspector's

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			<p><u>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.</u></p> <p>Amend the third sentence in the paragraph to read:  <del>‡ Allocation of this area of land</del> presents an opportunity.....</p>	Preliminary Questions.
MM43	161/162	Policy DSB1	<p>Amend Policy DSB1 to read:</p> <p><b>Policy DSB 1</b></p> <p><b><u>Wharf Road Strategic Development Area (BD055, BD071, BD071a, BD106, BD156, BD076, BD076a, BD108, BD016, BD104, BDNEW)</u></b></p> <p>Land amounting to 23.4ha is allocated for a mix of uses comprising:</p> <ul style="list-style-type: none"> <li>• Housing 20.4ha (approximately 588 dwellings);</li> <li>• Employment 1ha;</li> <li>• Retail 0.5ha (food store of around 1000m2 net sales floor space)</li> <li>• Retention of School Playing Field 1.5ha.</li> </ul>	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.

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			<p>Development will be subject to <u>compliance with other relevant Local Plan policies and a comprehensive master planning with phasing programme</u> to include:</p> <ul style="list-style-type: none"> <li>• <del>Provision of a</del> 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. <u>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 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></li> <li>• 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. <del>to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study.</del> Any developer will be required to assess how the setting of the Listed</li> </ul>	(Schedule of Additional Modifications 31st May 2018).

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			<p>Buildings contributes to their significance prior to development taking place;</p> <ul style="list-style-type: none"> <li>• <del>Positioning of housing away from the immediate edge of the bypass to prevent noise and air quality issues;</del></li> <li>• Detailed investigation work in relation to the mining legacy of the site and possible historic landfill in the north-western part of the site <del>as well as any contamination from previous employment uses</del> before development can commence <u>(where applicable);</u></li> <li>• <del>A site specific flood risk assessment and early discussions with the Lead Local Flood Authority;</del></li> <li>• 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;</li> <li>• <del>A Transport Assessment along with suitable access design. The</del> <u>Providing an</u> access point to the area on the east side of the bypass <del>must be</del> 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;</li> <li>• <del>Priorities and actions identified in the Council's Green Infrastructure Strategy</del> <u>Provision of pedestrian and cycle linkages from the site to the BVW and investigation of opportunities to reduce habitat</u></li> </ul>	

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			<p><u>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></p> <ul style="list-style-type: none"> <li>• <del>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;</del></li> <li>• <del>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;</del></li> <li>• <del>Affordable housing in accordance with Policy H3;</del></li> <li>• 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. <del>Any main town centre uses proposed must be subject to sequential testing.</del></li> </ul>	
MM44	164	Policy DSB2	<p>Amend Policy DSB2 to read:</p> <p><b>Policy DSB2</b></p> <p><b>Biddulph Mills (<u>BD101 and BD102</u>)</b></p> <p>Land at Yarn Mill and Minster Mill amounting to about 0.38ha in total is</p>	To enable more bespoke development site policies to be included in the plan and for clarity in response to the

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			<p>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"> <li>• <del>A site specific flood risk assessment and early discussions with the Lead Local Flood Authority;</del></li> <li>• <del>Undertaking of surveys and actions recommended by the Extended Phase 1 Habitat Survey</del> <u>A bat survey being undertaken and vegetation removal at the appropriate time of year; and</u></li> <li>• <del>Provision of adequate parking and a Transport Assessment in line with requirements of the Highway Authority;</del></li> <li>• Contributions towards <del>infrastructure, public open space, education, services,</del> improved pedestrian and cycle linkages with the Biddulph Valley Way <del>and other community needs including sports facilities as required;</del></li> <li>• <del>Affordable housing in accordance with Policy H3.</del></li> </ul>	Inspector's Preliminary Questions.
MM45	164	9.53	<p>Amend text in paragraph 9.53 to read:</p> <p>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 <del>very special</del> <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 Local Plan seeks to deliver Biddulph's housing</u></p>	For clarity in response to the Inspector's Preliminary Questions.

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			<p><u>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><del>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.</del></p>	
MM46	166	Policy DSB3	<p>Amend Policy DSB3 to read:</p> <p><b>Policy DSB 3</b></p> <p><b>Tunstall Road Strategic Development Area (opposite Victoria Business Park) <u>(BD117)</u></b></p> <p>Land amounting to around <u>6.48ha</u> <del>7.18ha</del> is allocated for mixed-use development as follows:</p> <ul style="list-style-type: none"> <li>Approximately <u>4.29ha</u> <del>4.99ha</del> is allocated for general employment development; and</li> <li>Land is allocated for residential development of approximately 85 dwellings.</li> </ul> <p>Development will be subject to <u>compliance with other relevant Local Plan policies and a comprehensive master planning with phasing programme</u> to include:</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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			<ul style="list-style-type: none"> <li>• <del>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;</del></li> <li>• <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 <u>retaining the existing vegetation in the south – west of the site</u>, planting within and on the edges of the development <u>to soften the appearance of the development in long distance views</u> and limiting the sizes and scale of buildings. Landscaping should be used as a buffer between the residential and employment elements;</u></li> <li>• <del>A Transport Assessment;</del></li> <li>• <del>Inclusion of suitable multi-functional green infrastructure in line with Green Infrastructure Strategy;</del></li> <li>• <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></li> <li>• Detailed investigation work in relation to the mining legacy of the site before development can commence;</li> <li>• <u>Safeguarding and where possible enhancing the existing right of way located along the northern boundary of the site;</u></li> <li>• <del>Contributions towards infrastructure, public open space, education,</del></li> </ul>	

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			<p><del>services, improved pedestrian and cycle linkages with the town centre and other community needs including sports facilities as required;</del></p> <ul style="list-style-type: none"> <li><del>• Affordable housing in accordance with Policy H3;</del></li> <li>• 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. <del>Any main town centre uses proposed must be subject to sequential testing.</del></li> </ul>	
MM47	168	9.73	<p><del>'Land to the east, outside the site in Flood Zones 2 and 3 could be used as additional open space to that provided within the allocated site / surface water mitigation'.</del></p>	In response to the Inspector's preliminary questions to provide further clarity.
MM48	168	Policy DSC 1	<p><b>Cheadle North Strategic Development Area <u>(CH001 &amp; CH132)</u></b></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> <ul style="list-style-type: none"> <li><del>• A Transport Assessment along with suitable access design;</del></li> <li><u>• Provision of two separate access points;</u></li> </ul>	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"> <li>•<u>Land and access for the school should be made available during the 1<sup>st</sup> phase of development to meet the requirements of the Education Authority;</u></li> <li>•Detailed investigation work in relation to the mining legacy of the site;</li> <li>•<del>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;</del></li> <li>•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; <del>as set out in the Council's Landscape, Local Green Space and Heritage Impact Study;</del></li> <li>•<u>An assessment of the</u> <del>Consideration of the growth that may</del> 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;</li> <li>•<del>Surveys and actions recommended by the Extended Phase 1</del></li> </ul>	

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			<p><del>Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any goodiversity;</del></p> <ul style="list-style-type: none"> <li><del>•Priorities and actions identified in the Council's Green Infrastructure Strategy;</del></li> <li><del>•Retention of trees protected by Tree Preservation Orders;</del></li> <li><del>•A site specific flood risk assessment and early discussions with the Lead Local Flood Authority;</del></li> <li><del>•Contributions towards infrastructure, public open space, education, services and other community needs including sports facilities as required;</del></li> <li><del>•Affordable housing in accordance with Policy H3; and</del></li> <li>•Public footpaths crossing the site will need to be retained and pedestrian connections should be made to the residential areas surrounding the site.</li> </ul>	
MM49	170	9.79	<p>'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> <del>/surface water mitigation</del>'.</p>	In response to the Inspector's preliminary questions to provide further clarity.
MM50	170	Policy DSC 2	<p><b>Cecilly Brook Strategic Development Area (<u>CH002a, CH002b &amp; CH024</u>)</b></p> <p>Land amounting to 3.1 ha is allocated for residential development of</p>	To provide details of site specific requirements in the

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			<p>approximately 106 dwellings comprising:</p> <ul style="list-style-type: none"> <li>•Land at Moor Lane Farm (1.7 ha) of approximately 61 dwellings; and</li> <li>•Land off Churchill Road (1.4 ha) of approximately 45 dwellings</li> </ul> <p>Development will be subject to <u>comprehensive master planning to include:</u>  <del>compliance with other relevant Local Plan policies; and</del></p> <ul style="list-style-type: none"> <li>•<u>An assessment of the</u> <del>A master plan that considers the growth that may</del> 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;</li> <li>•<del>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;</del></li> <li>•<del>Priorities and actions identified in the Council's Green Infrastructure Strategy;</del></li> <li>•<del>A site specific flood risk assessment (FRA) and early discussions with the Lead Local Flood Authority. The</del> <u>An FRA which</u> should determine the risk of flooding from both watercourses. It should be</li> </ul>	<p>site allocation policy and in response to the Inspector's preliminary questions.</p>

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			<p>ensured that the development does not encroach into the floodplain area and that at least 8m undeveloped easement/buffer strip is maintained adjacent to Cecilly Brook;</p> <ul style="list-style-type: none"> <li>•<del>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;</del></li> <li>•A detailed assessment of the significance of the heritage asset and how it may be affected, in addition to mitigation measures; <del>set out in the Council's Landscape, Local Green Space and Heritage Impact Study;</del> <u>and</u></li> <li>•<del>Contributions towards infrastructure, public open space, education, services and other community needs including sports facilities as required;</del></li> <li>•<del>Affordable housing in accordance with Policy H3; and</del></li> <li>•Public rights of way need to be protected.</li> </ul>	
MM51	171	9.82	<p>The Green Belt Review (2015) recommends that the area <u>to the south</u> could be considered for release <del>from the Green Belt</del> if there are <del>under</del> 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 <del>direct</del> access point to enable the delivery of the <del>undeveloped whole</del> area <del>within the town development boundary</del> via the existing road network. Access to the area can be achieved <u>via land to the south</u> (north of the veterinary practice) which is currently in the Green Belt.</p>	in response to the Inspector's preliminary questions.

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			<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.	
MM52	171	9.84	'Land lying outside the sites in Flood Zones 2 and 3 could be used as <u>additional</u> open space <u>to that provided within the allocated site</u> <del>/surface water mitigation</del> '.	In response to the Inspector's preliminary questions to provide further clarity.
MM53	172	Policy DSC 3	<p><b><u>Mobberley Strategic Development Area, Farm, Cheadle (CH085a, CH085b, CH085c, CH085d &amp; CH128)</u></b></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"> <li>•<del>A Transport Assessment along with suitable access design;</del></li> <li>•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;</li> <li>•<del>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</del></li> </ul>	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>protection of any geodiversity;</p> <ul style="list-style-type: none"> <li>•<del>Priorities and actions identified in the Council's Green Infrastructure Strategy;</del></li> <li>•Provision of a <u>landscaping</u> plan <u>and 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;</li> <li>•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; <del>as set out in the Council's Landscape, Local Green Space and Heritage Impact Study;</del></li> <li>•Public footpaths crossing the site will need to be retained;</li> <li>•Ground conditions survey; <u>and</u></li> <li>•<del>A site specific flood risk assessment (FRA) and early discussions with the Lead Local Flood Authority.</del> 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.</li> <li>•<del>Contributions towards infrastructure, public open space,</del></li> </ul>	



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			<p>education, services and other community needs including sports facilities as required; and</p> <ul style="list-style-type: none"> <li>•<del>Affordable housing in accordance with Policy H3.</del></li> </ul>	
MM54	174	Policy DSC 4	<p><b>Land North of New Haden Road, Cheadle (<u>Cheadle EM1</u>)</b></p> <p>Land amounting to 4.27ha is allocated for general employment purposes.</p> <p>Development <del>must</del> <u>to include</u>:</p> <ul style="list-style-type: none"> <li>•<del>include</del> <u>landscape 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 building heights;</u></li> <li>•<del>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;</del></li> <li>•<del>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;</del></li> <li>•<del>include</del> detailed investigation work in relation to the mining legacy of the site; and</li> </ul>	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"> <li>•<del>submission of</del> a Transport Assessment and <del>demonstration of</del> a satisfactory vehicular access arrangement, incorporating any necessary highways improvements or financial contributions.</li> </ul>	
MM55	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 phasing programme to include:</u></p> <ul style="list-style-type: none"> <li>•<del>A comprehensive masterplan;</del></li> <li>•<del>Affordable housing in accordance with policy H3;</del></li> <li>• 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;</li> <li>•<del>A Travel Plan;</del></li> <li>• 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</u></li> </ul>	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><u>planting to limit potential coalescence issues</u></p> <ul style="list-style-type: none"> <li>• Details of surface water discharge;</li> <li>• 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;</li> <li>• <del>A site specific Flood Risk Assessment and early engagement with the Local Lead Flood Authority, the Environment Agency and Network Rail;</del></li> <li>• <del>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.</del></li> <li>• Measures to improve sustainable transport routes and connectivity with Blythe Bridge and surrounding area, and to protect and extend <u>green infrastructure within the Blythe Bridge Opportunity corridor which is identified in the</u> <del>having regard to the</del> 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></li> <li>• Cycle path crossing the site needs to be protected and</li> <li>• <del>Contributions toward infrastructure, public open space, education services and other community needs including sports facilities as required.</del></li> </ul>	
MM56	179	Policy DSR2  Land east of Brooklands	<b>Policy DSR2</b>  <b>Land east of Brooklands Way, Leekbrook <u>(EM2)</u></b>	To enable more bespoke development site policies to be included in the plan in

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		Way, Leekbrook	<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> <ul style="list-style-type: none"> <li><del>• 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;</del></li> <li>• <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></li> <li>• <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 <u>to protect the setting of the listed Finneylane Farmhouse,</u> and an appropriate mitigation strategy should be put in place.</u></li> <li><del>• address priorities and actions identified in the Council's Green</del></li> </ul>	response to the Inspector's Preliminary Questions.

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			<p>Infrastructure Strategy; and</p> <ul style="list-style-type: none"> <li><del>make appropriate contributions towards infrastructure including highways improvements.</del></li> </ul>	
MM57	181	<p>Policy DSR3</p> <p>Land west of Basford Lane, Leekbrook</p>	<p><b>Policy DSR3</b></p> <p><b>Land west of Basford Lane, Leekbrook (<u>ADD09</u>)</b></p> <p>Land amounting to approximately <u>1.67ha gross (0.8ha net)</u> is allocated for general employment uses.</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"> <li>demonstration of a suitable vehicular access arrangement that allows for adequate access by industrial traffic, direct onto the A520 (through Dockseys existing access); <u>and</u></li> <li><del>provide appropriate contributions towards infrastructure including highways improvements;</del></li> <li><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></li> <li><del>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;</del></li> <li><del>address priorities and actions identified in the Council's Green Infrastructure Strategy; and</del></li> <li><del>be supported by surveys and actions recommended by the</del></li> </ul>	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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			<del>Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of geodiversity as appropriate.</del>	
MM58	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 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>	In response to the Inspector's preliminary questions.
MM59	183	Policy DSR4 Werrington	<p><b>Land off Ash Bank Road Werrington (<u>WE003 &amp; WE052</u>)</b></p> <p>Land comprising two sites is allocated for residential development. WE003 amounts to 2.9ha and is allocated for approximately 50 dwellings and WE0052 amounts to 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"> <li>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</li> </ul>	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>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></p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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;</li> <li>• <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 need to take account of the existing bus stop.</u></li> <li>• Adequate visibility splays and access shall be provided in line with the requirements of the Highway Authority;</li> <li>• A traffic assessment to consider the effect of traffic from the development on Ash Bank Road;</li> <li>• <del>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 geodiversity as appropriate.;</del></li> <li>• <del>A site specific Flood Risk Assessment;</del></li> <li>• <del>Affordable housing in accordance with policy H3; and</del></li> <li>• <del>Contributions toward infrastructure, public open space, education services and other community needs including sports facilities as required.</del></li> </ul>	
MM60	After 184	Additional text	<p><b><u>Bolton Copperworks Froghall and the Anzio Camp Blackshaw Moor</u></b></p> <p><u>Bolton Copperworks and the Anzio Camp are existing brownfield sites in</u></p>	In response to the Inspector's preliminary

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			<p><u>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>	questions.
MM61	After 184	New policy DSR 5 Bolton Copperworks	<p><b><u>Bolton Copperworks Froghall</u></b></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 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><b><u>Policy DSR5</u></b></p> <p><b><u>Bolton Copperworks</u></b></p> <p><u>Land amounting approximately 17 hectares is identified as an opportunity</u></p>	In response to the Inspector's preliminary questions.



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			<p><u>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"> <li>• <u>Uses which may be suitable are employment, residential , tourist-related retail and accommodation, leisure;</u></li> <li>• <u>Development shall make provision for appropriate off site highway improvements;</u></li> <li>• <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></li> <li>• <u>Development should avoid or minimise environmental impacts and congestion and safeguard and enhance natural and cultural assets;</u></li> <li>• <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></li> <li>• <u>Development shall be in accordance with the Churnet Valley Masterplan.</u></li> </ul>	
MM62	After 184	New policy DSR6 Anzio Camp	<p><b><u>Anzio Camp Blackshaw Moor</u></b></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</u></p>	In response to the Inspector's preliminary questions.

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			<p><u>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><b><u>Policy DSR 6</u></b></p> <p><b><u>Anzio Camp</u></b></p> <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"> <li><u>• Uses which may suitable are employment, extra care housing, tourist accommodation;</u></li> <li><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></li> <li><u>• Development should avoid or minimise environmental impacts and congestion and safeguard and enhance natural and cultural assets;</u></li> <li><u>• Development shall be in accordance with the Churnet Valley Masterplan.</u></li> </ul>	
MM63	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

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				preliminary questions.
MM64	186-199	Implementation table	Delete table (see appendix)	Tables on Implementation and Monitoring have been combined in response to the Inspector's preliminary questions.
MM65	199	10.4	<p>Add additional text at end of paragraph 10.4</p> <p><u>The need for a full or partial review of the Local Plan will be considered when the Monitoring Report identifies housing delivery has not meet the housing requirements in the Local Plan and the five year housing supply cannot be maintained. 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 also be considered where there is a significant change in circumstances relating to the national policy or the evidence base.</u></p>	To clarify when it is considered a review of the LP will be required in response to the Inspector's preliminary questions.
MM66	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)	Tables on Implementation and Monitoring have been combined. Clarifies which indicators will be taken into account regarding LP review in response to the Inspector's preliminary

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				questions.
MM67	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.
MM68	272	Appendix 7	Include updated trajectory 31/03/2018 (see Appendix 3 of the Policy and Strategy Topic Paper (SD13.5).	To update the housing trajectory to reflect the latest housing supply figures (31 March 2018) in response to the Inspector's preliminary questions.