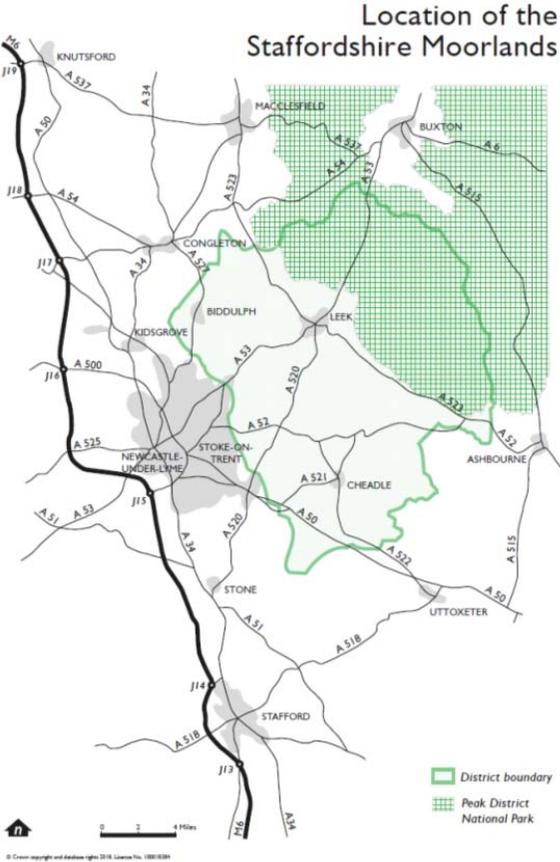


Staffordshire Moorlands Local Plan – Schedule of Additional Modifications (June 2018)

Mod No.	Page	Para/Policy Number	Proposed Modification (deleted text has strike through, new text is <u>underlined</u>)	Reason
1	20	Location of the Staffordshire Moorlands Map	<p>Amend map to show Peak District National Park boundary</p> 	To clarify the fact that the Local Plan only relates to the part of the District outside of the National Park in response to LPS27.
2	45	Policy 1a Presumption in Favour of	Amend number of policy to <u>SS1a</u>	To accord with the numbering prefix

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		Sustainable Development		convention applied to other policies.
3	54	Para. 7.39	In Neighbourhood Plan areas that plan for housing and employment, provision must be made for at least as much development as identified in the Local Plan. This policy sets out Neighbourhood Area housing requirements as of 31 March 2017. A methodology for calculating future requirements is provided at Appendix 11. For the avoidance of doubt, development requirements do not apply to the Peak District National Park where a Neighbourhood Area spans the Local Plan boundary. In such circumstances, development requirements only relate to the parts of the Neighbourhood Area located within the boundary of the Staffordshire Moorlands Local Plan. <u>Nevertheless, where appropriate, and with the agreement of the Peak District National Park Authority, housing provision towards these neighbourhood area requirements may be met elsewhere in the neighbourhood area and potentially within the Peak District National Park. This approach is consistent with the allowance for completions within the National Park boundary counting towards the Local Plan when located within the District as set out at Paragraph 7.30.</u>	To clarify the approach to neighbourhood area requirements in response to LPS30.
4	65	Para 7.54	One of the most significant challenges is identifying the need <u>for</u> and viability of a link road to relieve through traffic in the town and provide improved access to existing and planned housing and employment areas.	For clarity in response to LPS85.
5	91	Policy SD 3 Sustainability Measures in Development	1. Supporting developers who propose exceeding the thermal efficiency or water conservation standards required by law for new buildings or extensions, at the time of the application. In the case of larger developments such as housing estates the Council will support measures such as 'communal' micro -renewables, or District Heating installations.	For clarity in response to LPS242.
6	92	Para 8.20	Groundwater is a vital resource supplying about a third of the Country's drinking water, however is often under threat from development pressures. In order to protect the quality of this water resource the policy also sets out expectations concerning risk assessments and mitigation strategies with schemes. Other Policy requirements continue to apply, eg SD5, with regards SuDS requirements, green infrastructure etc. <u>More detailed guidance regarding groundwater mitigation strategies etc is available in the Groundwater Protection Guides at Gov.uk (or any subsequent iteration of guidance on development in Groundwater Protection</u>	For clarity in response to LPS190.

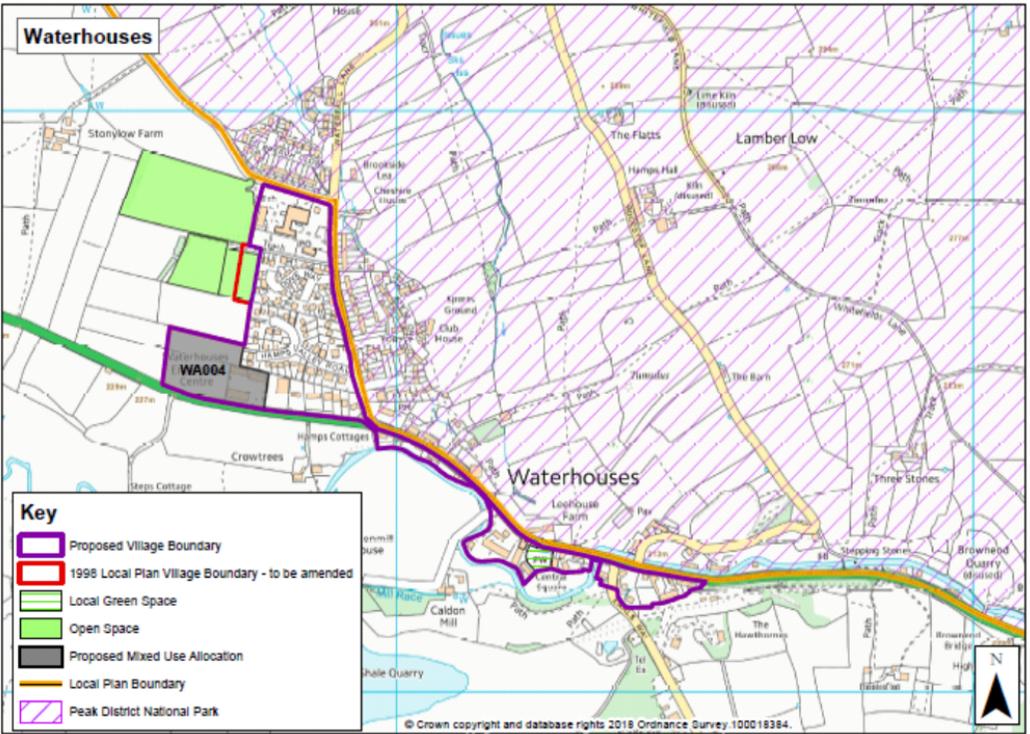
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			<u>Zones). Early consultation with the Environment Agency and the relevant water company is also encouraged.</u>	
7	94	Para 8.25	<ol style="list-style-type: none"> 1. An adequate soakaway or some other form of Sustainable Drainage System (eg pond,swale,wetland etc). 2. An attenuated discharge to watercourse. 3. An attenuated discharge to public surface water sewer <u>or highway drain</u>. 4. An attenuated discharge to public combined sewer. 	For clarity in response to LPS186.
8	95	Para 8.27	<p>Notwithstanding any requirements for site-specific flood risk assessments, new legislation (2010 Flood and Water Management Act) may require separate Sustainable Drainage approval from the SuDS-approving authority (in all locations) for most new developments. In December 2014, a written ministerial statement by Eric Pickles MP clarified that the Government expects Planning Authorities to ensure that sustainable drainage systems for the management of run-off are put in place for all 'major'-scale developments, unless demonstrated to be inappropriate; and that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. SuDS can include permeable surfaces, green roofs, filter strips and swales, infiltration devices and basins or ponds. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. The preference will be for new development to include genuine sustainable drainage systems as opposed to underground tanked storage for surface water. Applicants should also consider how the landscaping of a site can contribute to surface water discharge (hard and soft landscaping, permeable surfaces etc). Development proposals should include an indicative drainage strategy to demonstrate how sustainable drainage will be incorporated into the development. The strategy should include sustainable drainage elements with attenuation, storage and treatment capacities incorporated as set out in (updated) national design guidance. Applicants will also be expected to review any guidance issued by the County Council Lead Local Flood Risk Officer or Environment Agency, with regards to SuDS design expectations, as appropriate including Staffordshire County Council's February 2017 'SuDS Handbook' ;<u>and the SCC SuDS information page for developers at https://www.staffordshire.gov.uk/environment/Flood-Risk-Management/Information-for-Planners-and-Developers.aspx .</u> Additionally as the Moorlands is hilly, developers should also consider the issue of 'peri-urban flooding' in their surface</p>	<p>Insertion of hyperlink to SCC 'Information for Planners and Developers' webpage in response to LPS229.</p> <p>Clarification that the 'Updated Map for Surface Water' has been superseded by the 'Risk of Flooding from Surface Water map' (LPS253).</p>

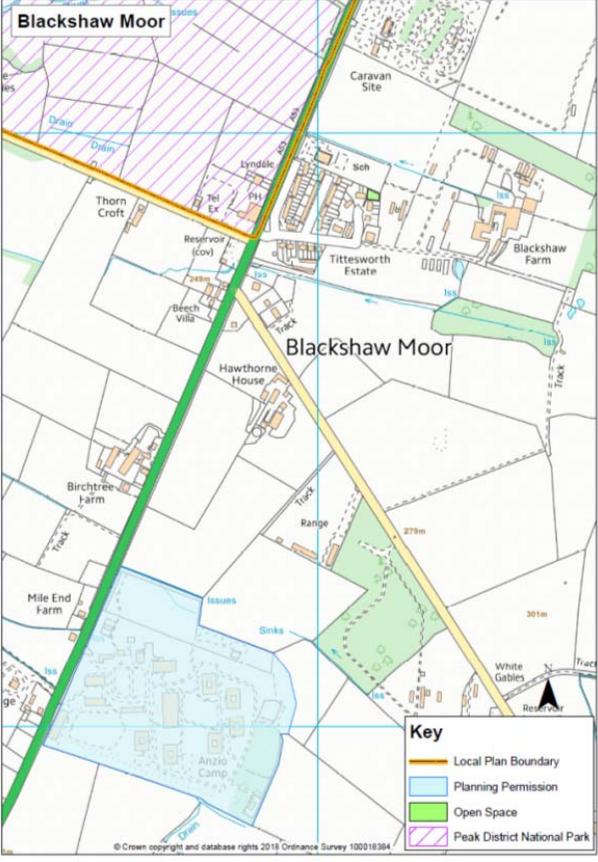
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			water/SuDS strategies: where water on land uphill of a site 'sheds off' down into the development. The Updated Flood Map for Surface Water <u>Risk of Flooding from Surface Water map</u> gives a good indication of where problems might arise and developers should consider this potential risk carefully in hilly areas of the District such as Biddulph and Leek. Early pre-application consultation with the LLFA on these risks is advised.	
9	107	Para 8.46	This policy seeks to ensure that an appropriate range and type of housing is provided which meets identified needs arising from changes in population structure, including special needs for the elderly <u>of an ageing population</u> , and promotes higher quality....	For clarification in response to LPS236.
10	107	Para 8.49	Housing for special groups will also be needed to meet the future increase in elderly persons across the District and the needs of those with a learning or physical disability – this may be in the form of sheltered housing, extra care homes or flexicare or supported housing.	To reflect outdated strategy in response to LPS237.
11	108	Policy H1	Amend Part 3 b) second sentence as follows: The final mix will be negotiated with the developer based on housing needs as informed by the <u>SHMA or successor document</u> Strategic Housing Market Assessment and other relevant factors such as available supply and market demand.	For clarification in response to LPS411.
12	114	Para. 8.59	In the rural areas it is anticipated that the bulk of the provision of affordable houses will be in the larger villages, either on allocated sites or on windfall sites. Because of the smaller scale of development in the rural areas a lower threshold is considered justifiable unless there are exceptional circumstances why this would not be possible, such as enabling development. <u>The approach established at Paragraph 7.30 of housing completions within the Peak District National Park and within the District counting towards Local Plan housing figures also relates to affordable housing. Applications for affordable housing may arise within the relevant parts of the National Park in the type of locations that would not normally be supported by Local Plan policy. However, for the avoidance of doubt, applications for affordable housing within the Peak District National Park will be determined in accordance with the Development Plan for the National Park including any relevant Neighbourhood Plans. These plans may identify opportunities for affordable housing provision that would contribute towards the</u>	To clarify that affordable housing may also come forward within the National Park which would contribute towards the needs of the District in response to LPS31.

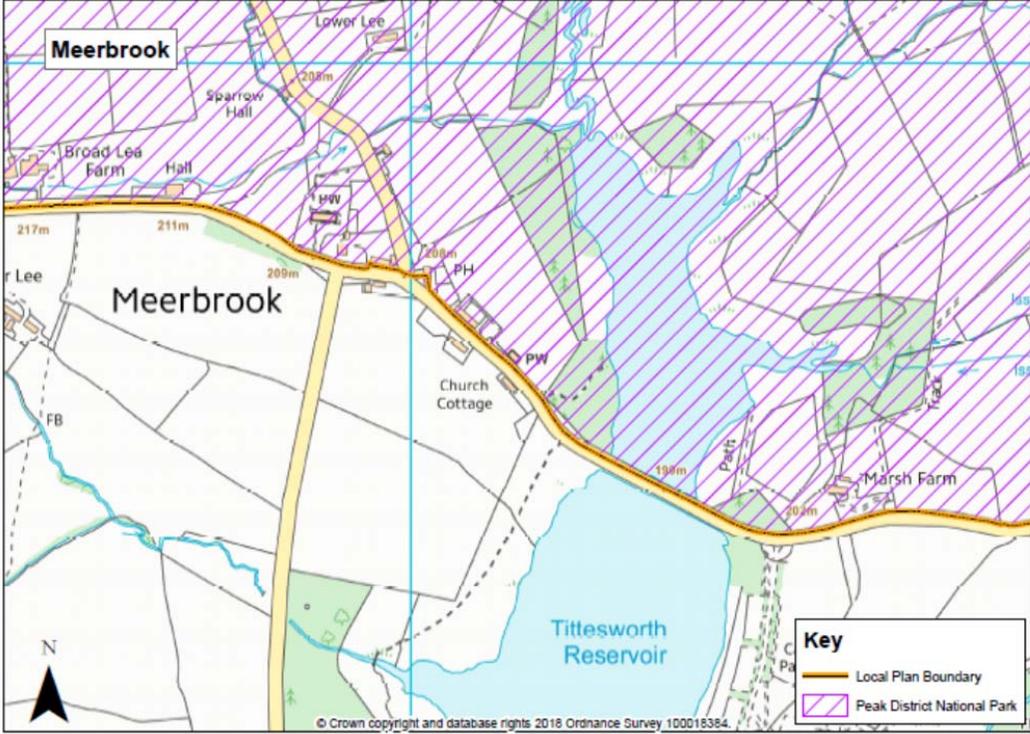
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			<u>needs of the District.</u>	
13	127	8.85	Add new sentence to end of paragraph: <u>The Council has been working pro-actively with the owners of Big Mill in Leek in order to encourage re-development of the mill which would ensure that it does not remain a building at risk.</u>	For clarification (in response to LPS290).
14	127	New paragraph between 8.85 and 8.86	<u>Work is being undertaken by the Council to monitor and reduce the number of buildings at risk in the District:</u> <ul style="list-style-type: none"> • <u>A recent BAR survey revealed that a number of listed funerary monuments are at risk (21 of these structures - 11 Listed Building entries). The Moorlands Partnership Board (funded by SMDC) has allocated £10,000 towards the repair of these and removal from the local BAR register.</u> • <u>In 2013, the Council took part in the pilot scheme funded by (what was then) English Heritage looking at innovative ways of recording heritage at risk using non-professional volunteers. The local project, known as 'Counting our Heritage' was undertaken jointly with High Peak Borough Council and proved to be a success. Both Councils are looking at how this approach can be repeated using volunteers coupled with hand-held technology to simplify how the emerging data is processed.</u> 	For clarification (in response to LPS290).
15	135	8.105 – 8.109	8.105 It is acknowledged that due to housing growth and increasing population, some schools may be required to expand, potentially onto playing pitch land. Where this is the case, it is imperative that the schools in question are left with sufficient playing field and playing pitch land to deliver curricular and extra-curricular needs <u>as well as any community use arrangements.</u> The Playing Pitch Strategy (2017) advises that if the schools curricular and extra-curricular needs can continue to be met despite the expansion, mitigation for the loss of the playing pitch land is still required, given the shortfalls identified. <u>8.106 Replacement of school playing field, including costs and new provision that is lost as a result of school expansion should be borne by the developers, from those developments directly linked to school expansion. Where developers are required to make education based contributions (for school places), those developers may also be required to make additional financial contributions through</u>	For clarification in response to SCC (LPS214).

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			<p><u>section 106 agreements to mitigate for the for future loss of school playing fields impacted by school those school expansions.</u></p> <p><u>8.107 Where part of a playing pitch is lost from school expansion, it may be the case that the requirement for replacement provision will be greater than the equivalent land lost and equal to that of the whole playing pitch that has been impacted by the development. This is to say that the loss of part of a playing pitch may render the whole pitch area as having being “lost” to its playing purpose and a requirement for equal replacement of that pitch may be required under the advice of the 2017 Playing Pitch Strategy. These potential losses will be considered in the round so that they can be dealt with on a strategic basis as part of the Council’s District-wide Action Plan.</u></p> <p><u>8.108 Where like for like replacement of school playing field or playing pitches as a result of development is not practicable, financial contributions may be sought for alternative sport and recreation provision. This should therefore be covered via developer contributions from the housing allocations, with a mitigation package agreed upon by all stakeholders, including Sport England. on a site-by-site and development-by-development basis.The Council’s Playing Pitch Strategy action plans and Strategy for Physical Activity and Sport will take into account these potential losses as part of its District-wide Action Plan.</u></p>	
16	140	Policy NE 1 Biodiversity and Geological Resources	1. Resisting any proposed development that could have an adverse effect on the integrity of an <u>European International</u> site (or successor designation) alone or in combination with other plans or projects unless it can be demonstrated that the legislative provisions to protect such sites can be fully met.	For accuracy (in response to LPS225).
17	160	9.39	Additional wording at the end of the paragraph: <u>As the site is likely to be developed in phases, any parts of the site not affected by mining legacy could be commenced earlier than those which require detailed investigations (subject to policy objectives been met and delivery of the wider development area not being undermined).</u>	For clarification in response to LPS299.

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18	161	9.47	Additional wording at the end of the paragraph: <u>As the site is likely to be developed in phases, following the masterplanning process, early applications for development on part of the site that would make a positive contribution to the policy objectives and facilitate the delivery of the wider development area would be acceptable.</u>	For clarification in response to LPS299.
19	162	Policy DSB1 Wharf Road Strategic Development Area	Additional wording at the end of the mining legacy bullet point: Detailed investigation work in relation to the mining legacy of the site before development can commence <u>(where applicable)</u> ;	For clarification in response to LPS299.
20	171	9.84	There will be a need to ensure that the link road does not <u>roads within the site do not</u> impact on the River Tean and its floodplain to increase flood risk elsewhere.	For clarification in response to LPS80.
21	172	9.85	There are two Grade II Listed Buildings within 400m of the southern section of the site, as a farm the agricultural setting is considered to contribute to the overall significance of the asset. It is considered that mitigation through screening of the southern edge of the site would reduce those effects <u>however the comprehensive masterplan for the site should avoid harm in heritage terms before mitigation is considered</u> . The development access road has also been assessed as part of a wider link road in the Heritage Impact Study.	For clarification (in response to LPS296).
22	194	Policy DC2 'The Historic Environment'	Revise Principal Outcomes Column to read: Enhances and protects heritage assets <u>and their settings as well as</u> and the historic character of the area	For accuracy (in response to LPS298, LPS300).
23	194	Policy DC2 'The Historic Environment'	Revise Implementation Mechanism Column to read: Determination of planning applications; <u>Proactive partnerships and strategic work;</u> s106 and conditions	For clarification (in response to LPS298)
24	237	Map A4.10 Waterhouses	Update Policies Maps to identify local planning authorities on other side of Local Plan boundary.	For clarification in response to LPS32.

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25	242	Map A5.2 Blackshaw Moor	Update Policies Maps to identify local planning authorities on other side of Local Plan boundary.	For clarification in response to LPS32.

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26	260	Map A5.20 Meerbrook	Update Policies Maps to identify local planning authorities on other side of Local Plan boundary.	For clarification in response to LPS32.

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			 <p>The map displays the Meerbrook area, including Sparrow Hall, Broad Lea Farm, Church Cottage, and Tittesworth Reservoir. A local plan boundary is shown as an orange line, and the Peak District National Park is indicated by pink hatching. A key in the bottom right corner identifies these features. A north arrow and copyright information (© Crown copyright and database rights 2016 Ordnance Survey 100018384) are also included.</p>	