



Staffordshire
Moorlands
Local Plan



STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Preferred Option Sites and Boundaries Consultation Booklet



April 2016



Photos: Greg Walker

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Introduction and background



1 Introduction and background

Purpose and Scope of the Preferred Options consultation

1.1 Local Plans are seen by Government as key to delivering sustainable development. They should, as far as possible, reflect the aspirations of local communities and should strive to contribute towards their wider social, economic and environmental objectives.

1.2 This document has been prepared by Staffordshire Moorlands District Council as part of the ongoing preparations for a new Local Plan for the District for the period 2016 to 2031. This does not include the parts of the District that lie within the Peak District National Park. The document follows on from the Options Consultation undertaken during the Summer of 2015. The comments received in response to the 2015 Options Consultation along with new evidence and national policy and guidance have been taken into consideration in establishing the Preferred Options for the new Local Plan in relation to the following matters:

- Development requirements
- Green Belt boundary
- Housing allocations
- Employment allocations
- Mixed-use allocations
- Retail allocations, town centre boundaries and retail frontages
- Open space designations
- Settlement and infill boundaries
- Gypsy and traveller allocation
- Areas for potential infrastructure improvements

1.3 Views are now sought on the Preferred Options identified in this document to help the Council establish the right Local Plan for the future of Staffordshire Moorlands.

1.4 This consultation does not include details of proposed policies that will be included in the Local Plan. A separate consultation will be held later in 2016 regarding policies. This will allow the Council to take potential forthcoming changes to Government policy regarding planning into account along with new evidence. The Council will then consider the responses to both consultations before preparing the Submission Version of the Local Plan upon which formal representations will be sought in late 2016. The Submission Version Local Plan and representations will then be submitted to the Secretary of State to hold an Examination in Public to determine whether the Local Plan can be adopted by the Council.

Due to the evolving nature of the Local Plan process, it must be noted that the proposals included in this document are for consultation purposes only at this stage and therefore may be subject to change following further consideration by the Council prior to publication of the Submission Version Local Plan.

Background

Adopted Core Strategy and previous consultation

1.5 The Staffordshire Moorlands Core Strategy was adopted in March 2014. The Core Strategy identified a housing requirement of 300 homes per year and an employment land requirement of at least 24ha over the period 2011 to 2026. The Core Strategy also established the appropriate distribution of development across the District with the emphasis being on development in the market towns of Leek, Biddulph and Cheadle with a more modest scale of development in the villages that lie within the Rural Area. However, the Planning Inspector who considered the Core Strategy determined that an early and comprehensive review of the Core Strategy for the period 2016 – 2031 would be required to take account of longer term development requirements. The review of the Core Strategy would also roll it forward into a single local plan combined with site allocations.

1.6 To inform the new Local Plan, the Council consulted on Site Options between July and September 2015. Over 5500 responses were received regarding site and boundary options for housing, employment, mixed-use, open space, town centres, retail frontages, settlement boundaries and infill. Views were also sought on policy matters and potential changes to the Statement of Community Involvement (SCI). As outlined above, further consultation regarding policies will take place in 2016. An updated SCI was adopted by the Council on 13th April 2016.

National Policy

1.7 Local Plans must be consistent with Government policy. The National Planning Policy Framework (NPPF) sets out Government policy regarding planning matters.

1.8 Paragraph 14 of the NPPF is a critical element of national planning policy in relation to Local Plans. It states paragraph that:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area:
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted”

1.9 This "presumption in favour of sustainable development" makes it clear that the District Council should seek to meet identified needs for development in Staffordshire Moorlands in the Local Plan unless there are very clear and robust reasons not to do so.

1.10 Another key element of the NPPF are the "tests of soundness". These tests will ultimately be applied by a Planning Inspector when the Local Plan is being examined. The Local Plan must be deemed to have met all of the tests in order for it to be adopted. The tests are that the Local Plan must be:

- **“Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities which it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.”

1.11 The Government's detailed planning policy in relation to travellers is set out in separate document - "Planning policy for traveller sites". The NPPF and the Planning Policy for Travellers Sites can be viewed online:⁽¹⁾

1.12 It is with these policies in mind that the Council has identified the proposals in this document for consultation. Responses received to this consultation and further evidence to be considered by the Council will help to ensure that the Council is confident that it has met these tests by the time it agrees the Submission Version Local Plan.

Evidence and supporting documents

1.13 The Council needs to ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. The Council has been in the process of updating and commissioning additional evidence to support the Local Plan as follows:

- Strategic Housing Market Assessment (SHMA) (2014)
- 2012-based Sub-National Household Projections Update (January 2016 Revision)
- Employment Land Study (2014)
- Updated Gypsy and Traveller Needs Assessment (2015)
- Retail Study (2013)
- Level 1 Strategic Flood Risk Assessment Update (SFRA) (2015)
- Ecological Study (2015)
- Cheadle Transportation Study (2015)
- Green Belt Review (2015)
- Strategic Housing Land Availability Assessment (SHLAA) (2015)

1.14 Completed evidence base documents can be viewed on the Council's website⁽²⁾

1 <http://planningguidance.communities.gov.uk/>
2 www.staffsmoorlands.gov.uk/evidencebase

1.15 These studies have helped the Council to establish the proposals as set out in this document. Further details of how the relevant studies have informed the Preferred Options sites and boundaries is provided the Site Assessment tables that can also be found by selecting the Supporting Documents tab on the consultation website ⁽³⁾

1.16 Further evidence base studies will be completed to inform the Local Plan, namely; the Development Capacity, Viability and Community Infrastructure Levy Study, Habitats Regulations Assessment, the Landscape and Heritage Impact Study and a transport study relating to the cumulative impact of development in the vicinity of Cheadle and the A50.

Sustainability Appraisal

1.17 An Initial Sustainability Appraisal has been undertaken of the options considered during the preparation of this document. The document provides an appraisal of the social, environmental and economic effects of the options for the Local Plan. Views are also sought on the the Initial Sustainability Appraisal as part of the consultation. Further details can be found online ⁽⁴⁾

3 http://staffsmoorlands-consult.limehouse.co.uk/portal/site_allocations/preferred_options

4 http://staffsmoorlands-consult.limehouse.co.uk/portal/site_allocations/

How to respond



2 How to respond

2.1 Comments can be made between Thursday 28th April 2016 and 5pm on the 13th June 2016. All comments will be considered before the Council agrees the Submission Version Local Plan.

2.2 Please complete a questionnaire or write to us using one of the following methods:

- **Online** - http://staffsmoorlands-consult.limehouse.co.uk/portal/site_allocations/. There is also a link to the Council's online consultation portal from the following webpage: www.staffsmoorlands.gov.uk/siteallocations. This is the Council's preferred method for receiving responses as it is more efficient.
- **Email** - forward.plans@staffsmoorlands.gov.uk
- **Post** - Freepost RRLJ-XCTC-JBZK, Regeneration Manager, Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ (no stamp needed)

2.3 Questionnaires can be collected from Council offices or downloaded from the consultation website.

Please note - Comments made cannot be kept confidential and they will be published on the Council's website after the consultation has ended alongside the name of the person or organisation who made them. No personal details (i.e. address, signature or telephone number) will be published online.

2.4 Consultation details are available on the website or from one of the offices listed below throughout the consultation period.

- Leek Councils' Connect, Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ, Monday to Thursday 8.45 – 17.15 and Friday 8.45 – 16.45.
- Biddulph Councils' Connect, Town Hall, High Street, Biddulph, Staffordshire Moorlands, ST8 6AR, Monday to Friday 9.00 – 17.00.
- Cheadle Councils' Connect, 15a/17 High Street, Cheadle, Staffordshire Moorlands, ST10 1AA, Monday to Friday 9.00 – 17.00.

2.5 Copies of the consultation document will also be available for inspection between these dates at Leek Library, Biddulph Library, Cheadle Library, Werrington Library and Blythe Bridge Library during normal opening hours.

Drop-in Sessions

2.6 The Council has also arranged a number of drop-in sessions across the District for the public to attend to discuss the proposals with officers. You may drop-in to speak to us at any time during the periods specified below:

- Biddulph Town Hall (Main Hall - ground floor). Weds 11th May, 5.00pm - 8.00pm
- Greatwood Community Hall, Hollington Road, Upper Tean, Thurs 12th May 2016, 5.00pm - 8.00pm
- Oakley Room, Guildhall, Cheadle, Tues 17th May 2016, 5.00pm - 8.00pm
- Dove Room, Moorlands House, Leek, Weds 18th May 2016, 5.00pm - 8.00pm
- Cheddleton Community Centre, Thurs 19th May 2016, 5.00pm - 8.00pm

- Whiston Village Hall, Weds 25th May 2016, 5.00pm - 8.00pm
- Endon Village Hall, Fri 27th May 2016, 5.00pm - 8.00pm

2.7 Venues may be added or details changed; please check the website for latest news of events.

Development requirements and distribution



3 Development requirements and distribution

Distribution of development

3.1 Policy SS3 of the adopted Core Strategy sets out the broad spatial distribution of housing and employment development across the District. It is proposed to carry this distribution forward into the new Local Plan as there is no current evidence that would suggest it is necessary to deviate from the Council's current approach. The approach has informed the selection of Preferred Options Sites and Boundaries as set out in this document.

3.2 The proposed development approach is one which focuses development on the 3 market towns of Leek, Cheadle and Biddulph and the larger villages but allows for limited development of other settlements to meet local needs and targets areas in need of regeneration. The proposed development facilitates the growth of towns and larger villages, helps to meet needs in other rural areas and assists in bringing forward regeneration opportunities.

Table 3.1 Core Strategy Policy SS3 - Distribution of Development

	Housing	Employment
Leek	30%	30%
Biddulph	20%	20%
Cheadle	22%	20%
Rural Areas	28%	30%

3.3 Policy SS6 of the adopted Core Strategy defines the Rural Areas as:

- Larger villages
- Smaller villages
- Other rural areas

3.4 Core Strategy Policy SS6a defines the Larger Villages as; Alton, Biddulph Moor, Blythe Bridge & Forsbrook, Brown Edge, Cheddleton, Endon, Ipstones, Kingsley, Upper Tean, Waterhouses, Werrington & Cellarhead and Wetley Rocks.

3.5 Core Strategy Policy SS6b defines the Smaller Villages as; Bagnall, Blackshaw Moor, Boundary, Bradnop, Caverswall, Checkley, Consall, Cookshill, Cotton, Dilhorne, Draycott, Foxt, Froghall, Heaton, Hollington, Hulme, Kingsley Holt, Leekbrook, Longsdon, Lower Tean, Meerbrook, Oakamoor, Rudyard, Rushton Spencer, Stanley, Stockton Brook, Swinscoe, Whiston and Winkhill.

3.6 Core Strategy SS6c defines the other rural areas as being those locations outside of the Larger and Smaller Villages.

Development requirements

Housing

3.7 In accordance with the National Planning Policy Framework, the Council has undertaken an assessment of housing needs for the District. The 2014 Staffordshire Moorlands Strategic Housing Market Assessment (SHMA) assessed the extent of the local housing market and its characteristics. It also provided an assessment of the need for market and affordable housing. It identified a need for 260 to 440 homes per year across Staffordshire Moorlands along with a need for 707 affordable homes per year over the next five years.

3.8 In line with Government guidance as set out in the National Planning Practice Guidance, an update to the assessment of housing needs was prepared for the Council in January 2016 to take account of the Government's latest household projections, new population and employment data and established practice for determining housing requirements. The Council's latest assessment (the 2012-based Sub-National Household Projections Update -January 2016 Revision) appraised a variety of demographic and economic based scenarios. The 2012-based household projections are taken as the starting point with adjustments made to take account of matters such as the need for affordable housing.

3.9 The update report concluded that in light of the new evidence, the housing needs for the District now lies within the range of 250 to 440 homes per year over the period 2012 to 2031.

3.10 The top of the range relates to the level of housing growth required to support potential employment growth, the middle of the range would support the retention of the same number of jobs as the present day, whilst the bottom of the range reflects the household projections. The latter would lead to a decline in the number of jobs in the District due to a decline in the working age population.

3.11 On the basis of the current evidence, the Council proposes an **annual housing requirement of 320 homes per year** across the District up to over the period 2012 to 2031 (6080 additional homes in total). This level of housing growth is proposed because it:

- Fully meets demographic housing needs
- Helps to address the affordable housing need
- Is likely to help sustain a modest increase in jobs over the plan period by increasing the size of the labour force in comparison with lower levels of housing growth. A lower housing requirement than job stabilisation would result in a decline in the economy, contrary to the NPPF
- Is “aspirational, but realistic” as required by the NPPF when considered in the context of an historic average delivery rate of 195 homes per year
- Is deliverable in terms of the supply of suitable housing land, the scope to release land from the Green Belt and infrastructure capacity
- Is less likely to give rise to significant landscape impacts, including on the setting of the Peak District National Park
- Provides a more balanced range of social, economic and environmental effects as set out in the Sustainability Appraisals and is most consistent with the four aims of the Council's Corporate Plan (2015-2019 when read as a whole)

3.12 As four years have passed since the beginning of this time period, dwellings that have been completed since April 2012 and those that currently have planning consent can be subtracted from the requirement that the Local Plan must identify land for. In addition, the Peak District National Park Authority has agreed that an allowance of 100 dwellings can also be made in the Staffordshire Moorlands Local Plan to reflect potential delivery over the plan period⁽⁵⁾. The table below sets out the net residual requirement for each of the areas of the Local Plan once these factors have been taken into account and alongside the spatial distribution of development as defined by adopted Core Strategy Policy SS3.

Table 3.2 Residual housing requirements⁽¹⁾

Area	Amount	Required provision	Completions	Commitments	Net residual requirement
Leek	30%	1794	192	586	1016
Biddulph	20%	1196	156	155	885
Cheadle	22%	1316	82	205	1029
Rural	28%	1675	97	350	1228
Total	100%	5982	527	1296	4158

1. As of 31 December 2015

3.13 The Local Plan Preferred Options Sites and Boundaries therefore seek to support the delivery of 4158 homes up to the year 2031.

Employment

3.14 The Employment Land Requirement Study was completed in July 2014. The study reviewed a range of economic factors, projections relating to the performance of different sectors of the local economy and the working age population. It concluded that 25ha to 45ha of employment land was required for Staffordshire Moorlands for the period 2011 to 2031 (35% for B1a/B1b office, 40% for B1c/B2 industrial and 25% for B8 storage and distribution).

3.15 This sought to balance the replacement of some existing B2 stock with aspirations for heightened demand in this sector going forward; the higher growth in B1/b office requirements, the slower decline of the industrial sector and the continuing relatively limited demand of B8 warehousing.

3.16 An employment land requirement of approximately 35ha is recommended to support a housing requirement of 320 homes per year. This level of employment growth represents an uplift from the 33.5ha recommended to support the Core Strategy housing requirement of 300 homes per year.

3.17 Once completions and commitments for employment developments have been taken into account and the development approach set out in Core Strategy Policy SS3 is applied, the following residual requirement for employment land is required.

5 It is important to note that this allowance relates to past trends and would not represent target for development within the National Park.

Table 3.3 Residual employment land requirements (Hectares)⁽¹⁾

Area	Amount	Residual requirement
Leek	30%	8.02
Biddulph	20%	1.95
Cheadle	20%	3.12
Rural	30%	6.37
Total	100	19.46

1. As of 1 April 2015

3.18 The Local Plan Preferred Options Sites and Boundaries therefore seek to support the delivery of at least 19.46ha of employment land up to the year 2031.

3.19 Core Strategy Policy SS8 supports the development of a Regional Investment Site for high quality, regional scale employment development at Blythe Vale. Given that this site is intended to serve a regional need, it is considered independently of the employment land requirement for the District. It is proposed to take this site forward into the Local Plan as it may have a role to play in supporting the emerging Northern Gateway regeneration initiative. The Northern Gateway initiative spans Cheshire and North Staffordshire and seeks to maximise the regeneration benefits of HS2 related investment in the vicinity of Crewe.

Retail

3.20 In relation to retail and town centres, the NPPF places a strong emphasis on the need to support the vitality and viability of town centres. Paragraph 23 requires Local Plans to; define a network and hierarchy of centres, define the extent of town centres and related primary and secondary frontages. Primary frontages are defined as parts of a town centre with a high proportion of retail units. Secondary frontages include opportunities for a wider range of town centre uses such as restaurants and other businesses. In response, Policy SS5 of the adopted Core Strategy identified Leek, Biddulph and Cheadle as the three market towns as the settlements where the focus for retail development should be. Core Strategy Policy TCR1 commits the Council to identify boundaries accordingly in the new Local Plan.

3.21 As such, this document identifies the preferred town centre boundaries along with primary and secondary frontages for Leek, Biddulph and Cheadle.

3.22 Paragraph 23 of the NPPF requires local planning authorities to undertake an assessment of the need for additional retail floorspace and for Local Plans to allocate land to accommodate identified needs. The 2013 Quantitative Retail Study Update and subsequent Addendum report published in 2014 were commissioned by the Council to identify the need for retail development in the District. Both reports identify the need for land to be allocated for additional retail floorspace in Biddulph.

Table 3.4 Retail development requirements

Area	Required provision
Leek	None

Area	Required provision
Biddulph	Discount foodstore (1000m ² net sales)
Cheadle	None

3.23 The Local Plan Preferred Options Sites and Boundaries therefore seek to support the delivery of additional retail development in Biddulph up to the year 2031.

Gypsy and traveller accommodation

3.24 Paragraph of the NPPF 159 makes it clear that housing needs of different groups of the community should be assessed. Detailed Government planning policy for gypsy and traveller accommodation states that local planning authorities should set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.

3.25 In line with Government policy, the Gypsy and Traveller and Travelling Showperson Accommodation Assessment of Staffordshire Moorlands, Newcastle-under-Lyme, Stoke-on-Trent and Stafford was published in October 2015. The report concluded that there was a need for an additional six pitches for gypsies and travellers over the period 2014/15 to 2018/19 and a further two pitches in the period 2019/2020 to 2033/34. The Council will need to keep the need for transit pitches under review.

Table 3.5 Traveller accommodation requirements

Area	Required provision (2014/15-2018/19)	Required provision (2019/20-2033/34)
District	6 x permanent pitches	2 x additional permanent pitches
	0 x transit pitches	0 x additional transit pitches

3.26 The Local Plan Preferred Options Sites and Boundaries therefore seek to support the delivery of eight permanent pitches to meet the needs for the District.

Infrastructure provision

3.27 Paragraph 162 of the NPPF set out policy in relation to infrastructure provision. It states that local planning authorities should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan (IDP) is being prepared to consider these requirements in support of the Local Plan. The IDP builds on the findings of the Development Capacity Study prepared alongside the Core Strategy and will identify the infrastructure necessary to support the proposals of the emerging Local Plan.

3.28 Based on the information available to date, including feedback from Staffordshire County Council, a number of areas potentially in need of school improvements have been identified to support the Local Plan:

Table 3.6 Indicative education requirements

Area	Required provision (estimate)
Leek	1 x first school
	Expansion of middle school
Biddulph	1 x first school
Cheadle	1 x primary school

3.29 The Local Plan Preferred Options Sites and Boundaries therefore seeks to support the delivery of the identified education requirements to support the needs of the District.

3.30 Policy SS5c (Cheadle Area Strategy) of the adopted Core Strategy sets out the overarching planning policy for the town. This includes the following in relation to transport: “Improve environmental quality and accessibility by:

- reducing levels of through traffic in the town centre and along the A521 and A522;
- promoting the longer term provision of a bypass to the west of the town;
- improving pedestrian and cycle links across the town and into the countryside...”

3.31 To investigate transport matters in Cheadle town centre further, the Cheadle Transport Study was commissioned by the District and County Councils and published in November 2015. The study identifies those issues that are in need of further investigation including potential improvements to the existing highway network, consideration of Traffic Regulation Orders that manage loading/unloading of HGV’s and signage. A further study is now proposed to consider these matters in the context of proposals in the emerging Local Plan. The study will also explore the case and feasibility of a bypass to the west of the town as specified in the Core Strategy and the impact of growth on the A50.

3.32 The Local Plan Preferred Options Sites and Boundaries therefore seeks to safeguard a potential indicative route to enable the development of the bypass. This will help to support its delivery should the need be identified.

Open space designations

3.33 Paragraph 73 of the NPPF requires that Local Plans provides sufficient land for open space, sports and recreation as identified by a needs assessment. Such an assessment was carried out on behalf of the Council which informed the adopted Core Strategy, including Policy C2 (Sport, Recreation and Open Space). The policy committed the Council to identify sites for open space provision over 0.2ha in the new Local Plan. Furthermore, Policy D3 (Landscape and Settlement Setting) also specified that the new Local Plan would identify areas of Visual Open Space where necessary to retain a site’s openness and appearance.

3.34 The Local Plan Preferred Options Sites and Boundaries therefore seeks to support the provision of a sufficient supply of land for open space, sports and recreation in line with identified needs.

Green Belt review

3.35 The NPPF specifies that the Green Belt is of great importance in order to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The NPPF is clear that “once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan” (NPPF, Para. 83). However, as outlined in this report, the NPPF is equally clear that “Local Plans should meet objectively assessed needs...unless specific policies...indicate development should be restricted” (NPPF, Para 14).

3.36 In this context, Policy SS5b of the adopted Core Strategy committed the District Council to undertake a comprehensive review of the Green Belt around Biddulph in order to determine the scope for development sites to help meet requirements. Accordingly, a Green Belt Review of the whole District was completed in November 2015 in order to provide a comprehensive review. The review considered the scope to release land from the Green Belt by appraising sites against the five purposes of the Green Belt as set out in the NPPF. The study concluded that generally the extent of the Green Belt should be retained. However, several areas were identified as suitable for release from the Green Belt in exceptional circumstances through a Local Plan review as required by the NPPF.

3.37 The review identifies several opportunities for Green Belt release including in Biddulph, Cheadle, Blythe Bridge and Forsbrook, Endon, Cheddleton and clusters elsewhere in the District. Given the commitment in the Core Strategy to review the Green Belt and the development requirements for the district, it is considered that exceptional circumstances apply.

3.38 The Local Plan Preferred Options Sites and Boundaries therefore seeks to amend the Green Belt boundary in some locations in order to facilitate development.

Questions

3.39 If you have any comments regarding the identified development requirements and approach, please let us know by responding to the question below.

3.40 If you wish to comment on specific sites and boundaries, please respond to the questions listed in Chapter 4 of this document.

Question 1

Do you have any comments regarding the proposed housing requirement for the Local Plan?

Question 2

Do you have any comments regarding the proposed employment land requirement for the Local Plan?

Question 3

Do you have comments regarding the proposed retail requirements for the Local Plan?

Question 4

Do you have any comments regarding the proposed gypsy and traveller accommodation requirements for the Local Plan?

Question 5

Do you have any comments regarding the potential infrastructure requirements for the Local Plan?

Preferred options sites and boundaries



4 Preferred options sites and boundaries

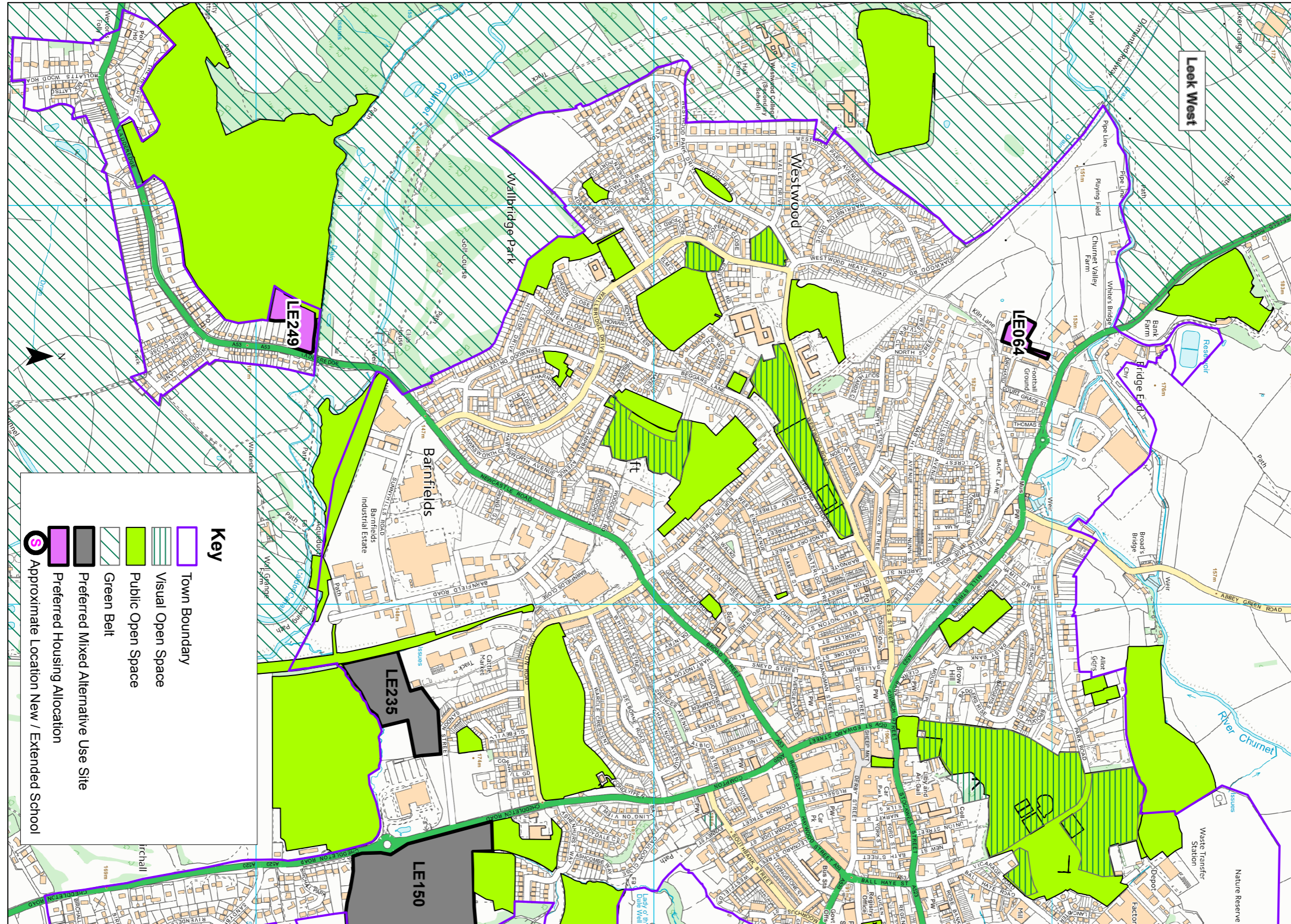
4.1 Based on the requirements identified in this document, consideration of relevant evidence and feedback to date, the following maps and tables set out the preferred options sites and boundaries for the Local Plan in Leek, Biddulph, Cheadle and the Rural Areas.

4.2 Site assessments of the preferred options sites and options currently not proposed for inclusion in the Local Plan are available on the consultation website. A Sustainability Appraisal of all site options considered is also available to view and comment on on the consultation website.

4.3 In terms of housing developments, allowances have been made in the potential supply for windfall developments based on past trends. A slippage allowance has also been factored in to the housing figures for each area. This equates to 10% of the requirement for each area. The slippage allowance has been made to help ensure that a sufficient supply of housing is maintained in the event that some sites do not come forward as envisaged.

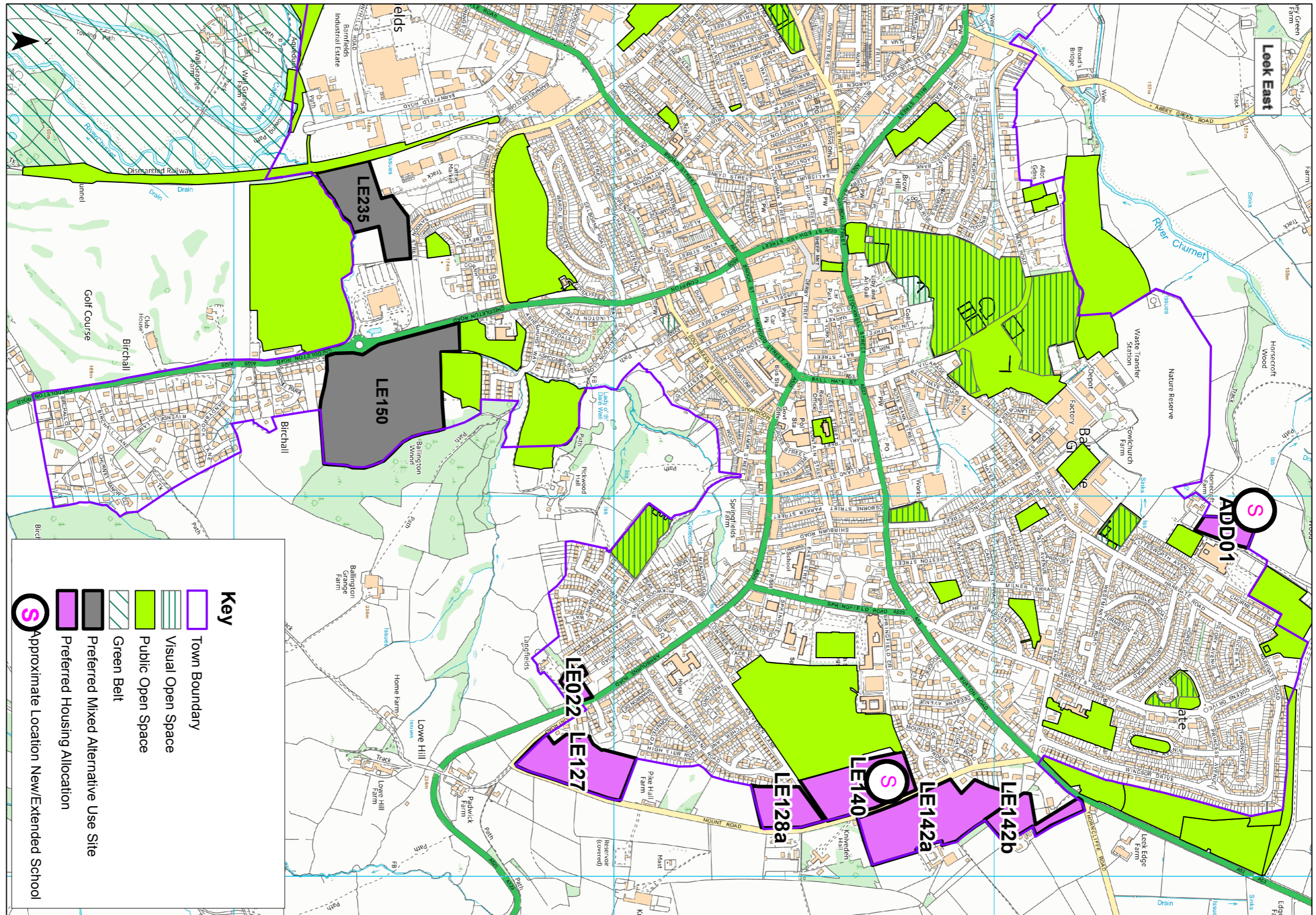
4.1 Leek

Map 4.1 Leek West

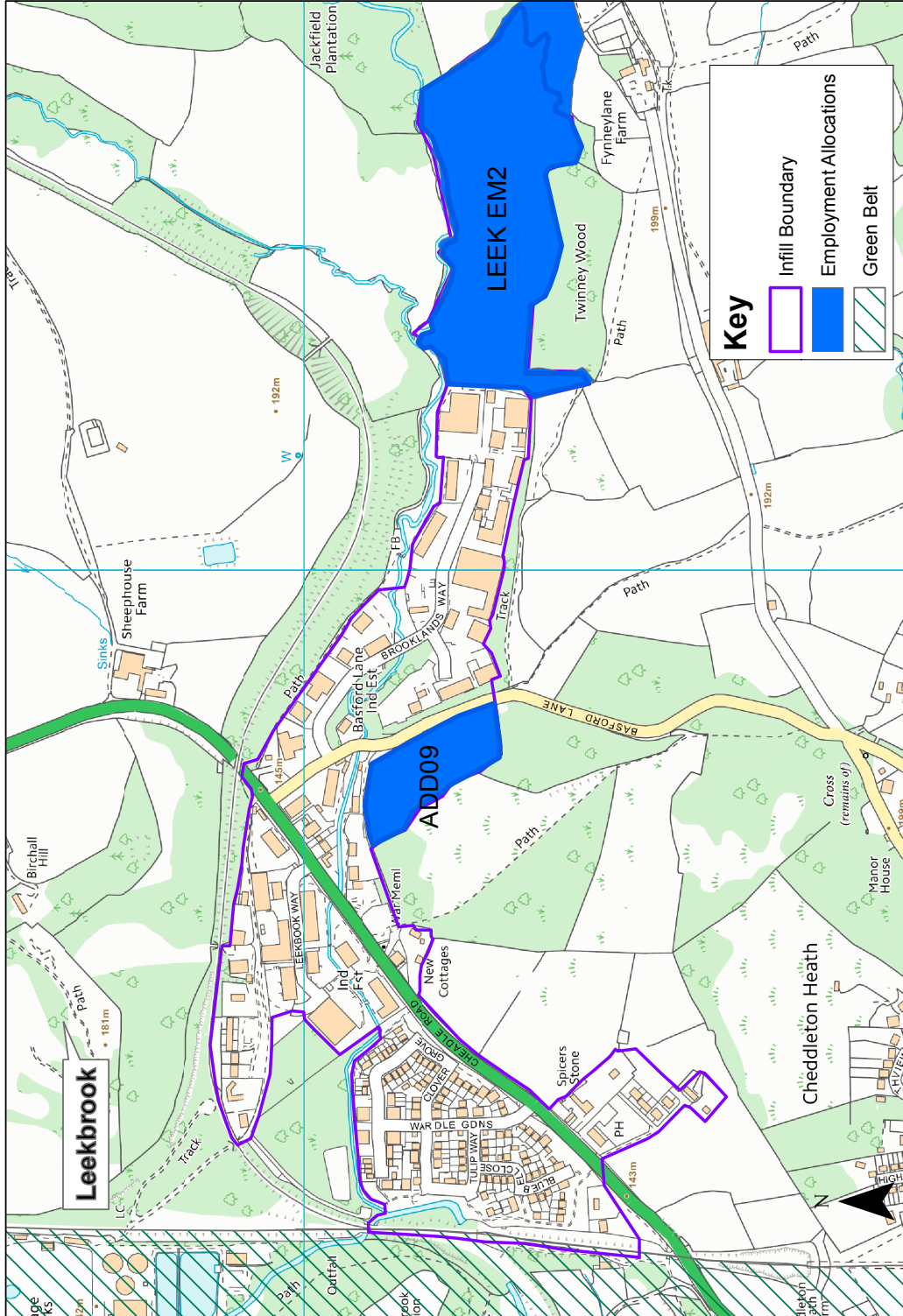


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Map 4.2 Leek East



Map 4.3 Leekbrook



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Map 4.4 Leek Town Centre

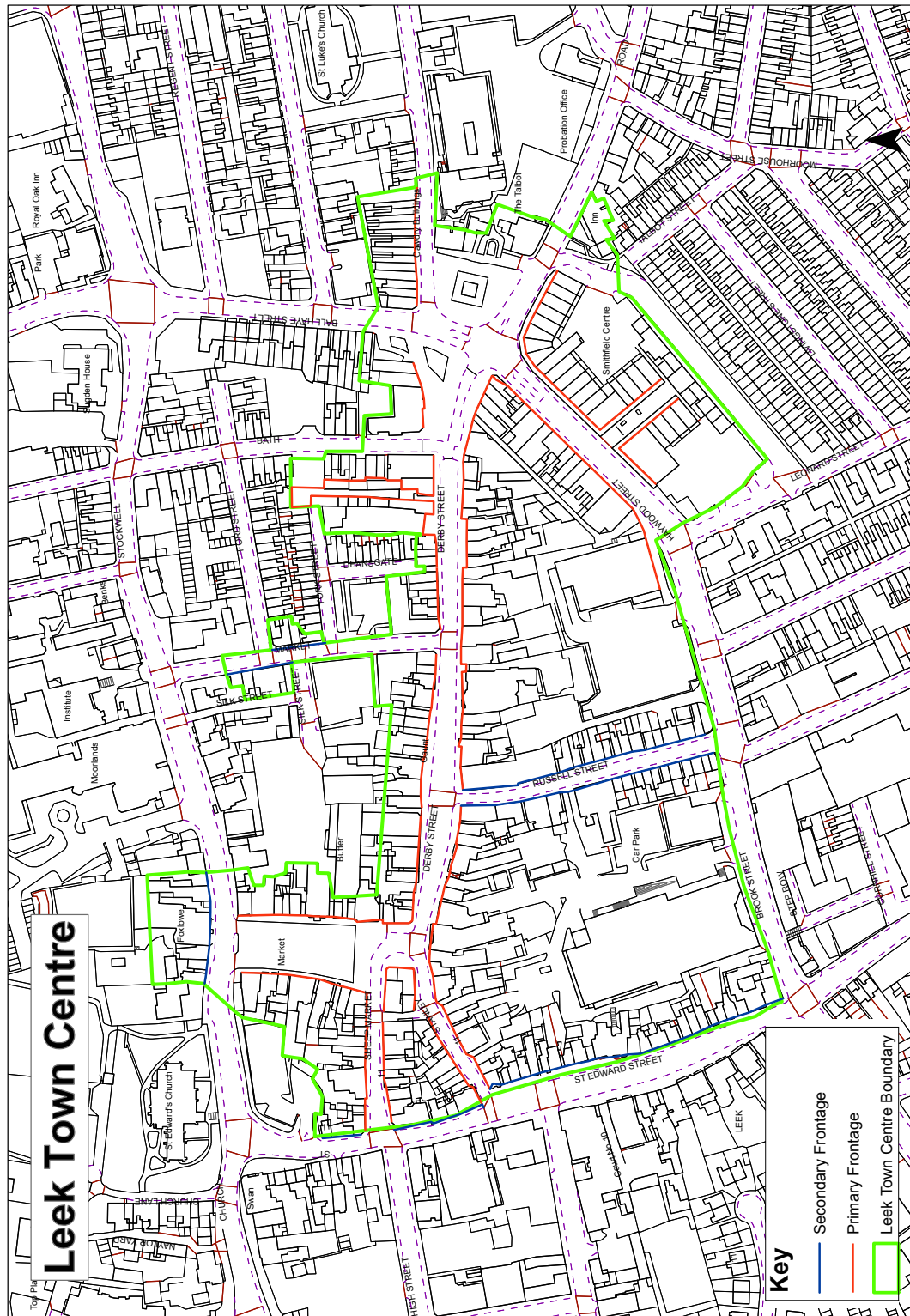


Table 4.1 Leek residual housing requirements

Housing provision	Dwellings
Total requirement	1016
A) New allocations - within the urban area	294
Large windfall site allowance (15 per year)	285
B) New allocations - urban extensions	405
Small sites allowance	105
TOTAL POTENTIAL PROVISION	1134
Slippage allowance	-102
TOTAL ACTUAL PROVISION	1032

Table 4.2 A) New housing allocations - within the urban area

Site ref.	Dwellings
LE022	16
LE064	14
LE249	35
LE150 (Newton House)	179
LE235 (Cornhill)	50
TOTAL	294

Table 4.3 B) New housing allocations - urban extensions

Site ref.	Dwellings
LE127	100
LE128a	47
LE140	63
LE142a	140
LE142b	40
ADD01	15
TOTAL	405

Table 4.4 Employment land allocations

Site ref.	Area (Hectares)
Broad Area EM2 (Leekbrook)	7.66
LE150 (Newton House)	3.25 (35% of mixed-use site area)
LE235 (Cornhill)	1.65 (50% of mixed-use site area)
ADD09 (Leekbrook)	1.67 (up to)
TOTAL	14.23

Table 4.5 Education requirements in Leek

Site ref.	Facility
Within LE140	1 x first school
Within ADD01	Extension to Churnet Middle School

Questions

Question 6

Do you have any comments on the proposed town boundary for Leek?

Question 7

Do you have any comments on the proposed visual and public open spaces for Leek?

Question 8

Do you have any comments on the Green Belt boundary for Leek?

Question 9

Do you have any comments on the proposed mixed-use or employment sites in Leek?

Question 10

Do you have any comments on the proposed housing allocations in Leek?

Question 11

Do you have any comments on the potential locations for new / extended schools in Leek?

Question 12

Do you have any comments on the Leek town centre boundary?

Question 13

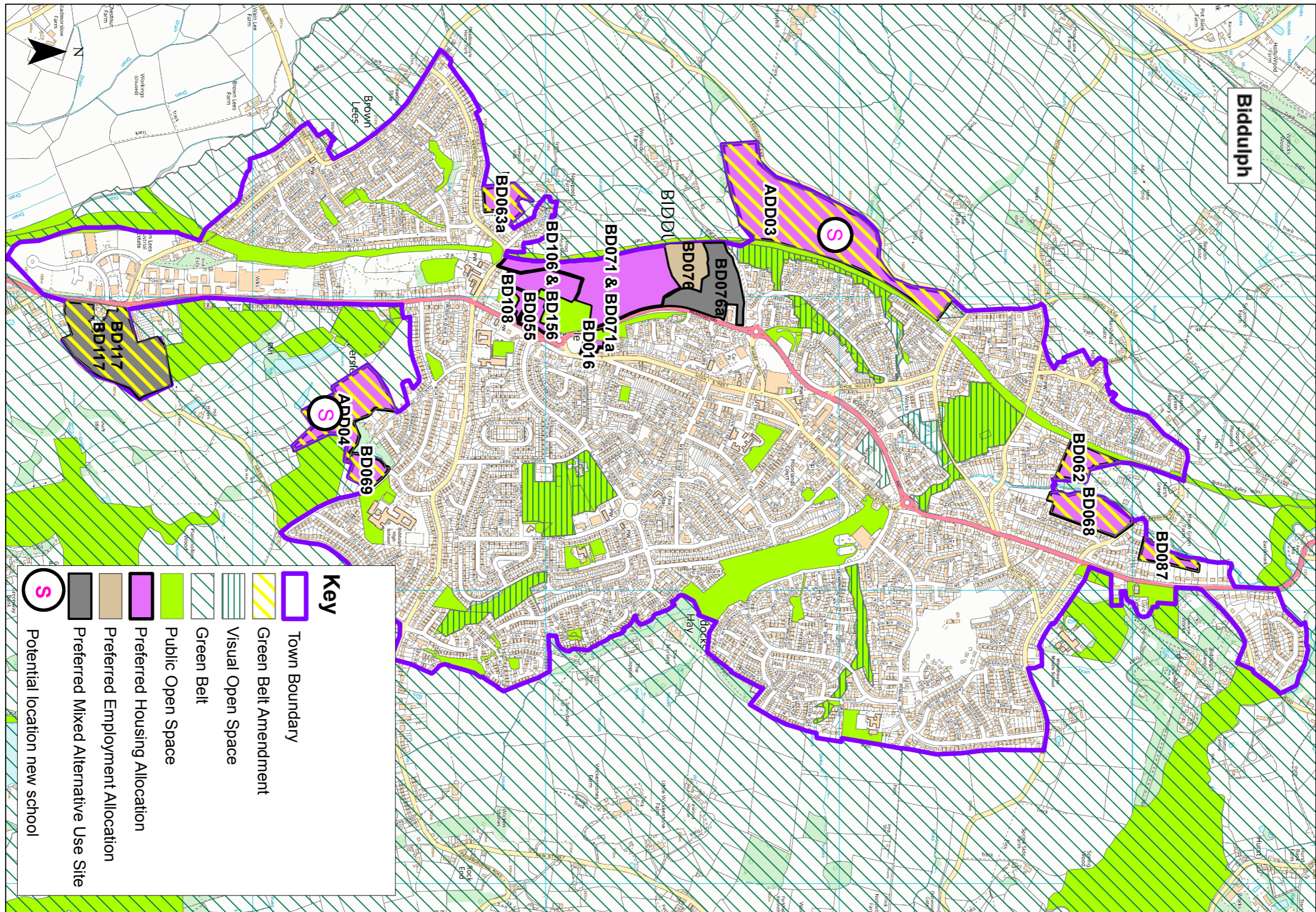
Do you have any comments on the Leek primary and secondary frontages?

Question 14

Do you have any other comments to make regarding Leek?

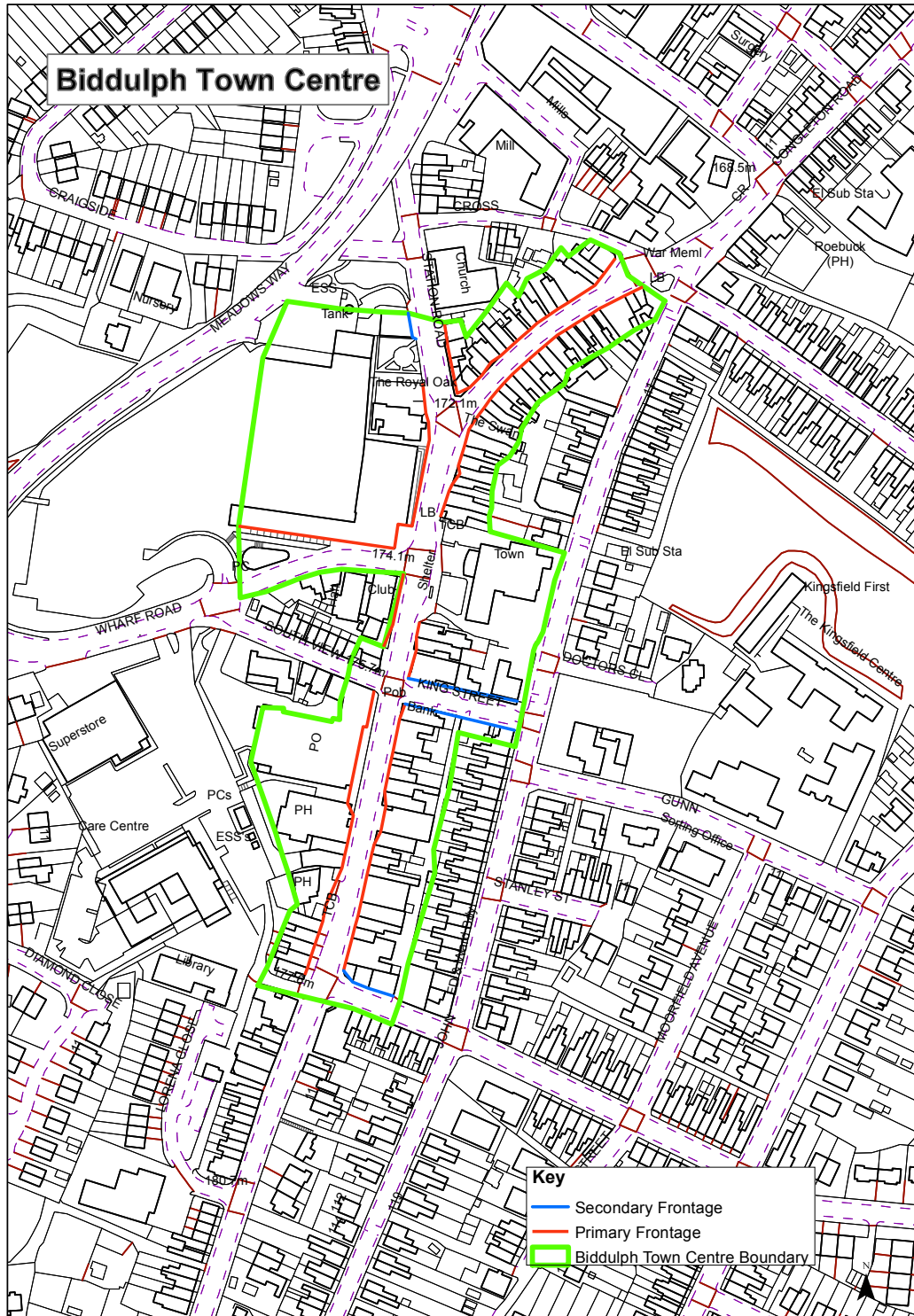
4.2 Biddulph

Map 4.5 Biddulph



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Map 4.6 Biddulph Town Centre



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Table 4.6 Biddulph residual housing requirements

Housing provision	Dwellings
Total requirement	885

Housing provision	Dwellings
A) New allocations - within the urban area	32
Large windfall site allowance	20
Core Strategy Broad Area 4 - BD071, BD071A, BD106, BD156, BD055	335
B) New allocations - urban extensions	440
Small sites allowance	150
TOTAL POTENTIAL PROVISION	977
Slippage allowance	-89
TOTAL ACTUAL PROVISION	888

Table 4.7 A) New allocations- within the urban area

Site ref.	Dwellings
BD016	20
BD108	12
TOTAL	32

Table 4.8 B) New allocations - urban extensions

Site ref.	Dwellings
BD062	40
BD068	70
BD087	25
BD063A	40
BD069	30
ADD04 / off Mill Hayes Road	150
ADD03 / off Akemoor Lane	60
BD117 (housing / employment mixed-use)	65
TOTAL	480

Table 4.9 Retail and employment allocations

Site ref.	Area (Hectares)
BD117 (housing / employment mixed-use)	6.74
BD076 / BD076A (employment / retail)	3.5
TOTAL	10.24

Table 4.10 Education requirements in Biddulph

Site ref.	Facility
Within ADD04 or ADD03	1 x first school

Questions

Question 15

Do you have any comments on the proposed town boundary for Biddulph?

Question 16

Do you have any comments on the proposed visual and public open spaces for Biddulph?

Question 17

Do you have any comments on the Green Belt amendments for Biddulph

Question 18

Do you have any comments on the proposed retail and employment sites in Biddulph?

Question 19

Do you have any comments on the proposed housing allocations in Biddulph?

Question 20

Do you have any comments on the potential locations for a new school in Biddulph?

Question 21

Do you have any comments on the Biddulph town centre boundary?

Question 22

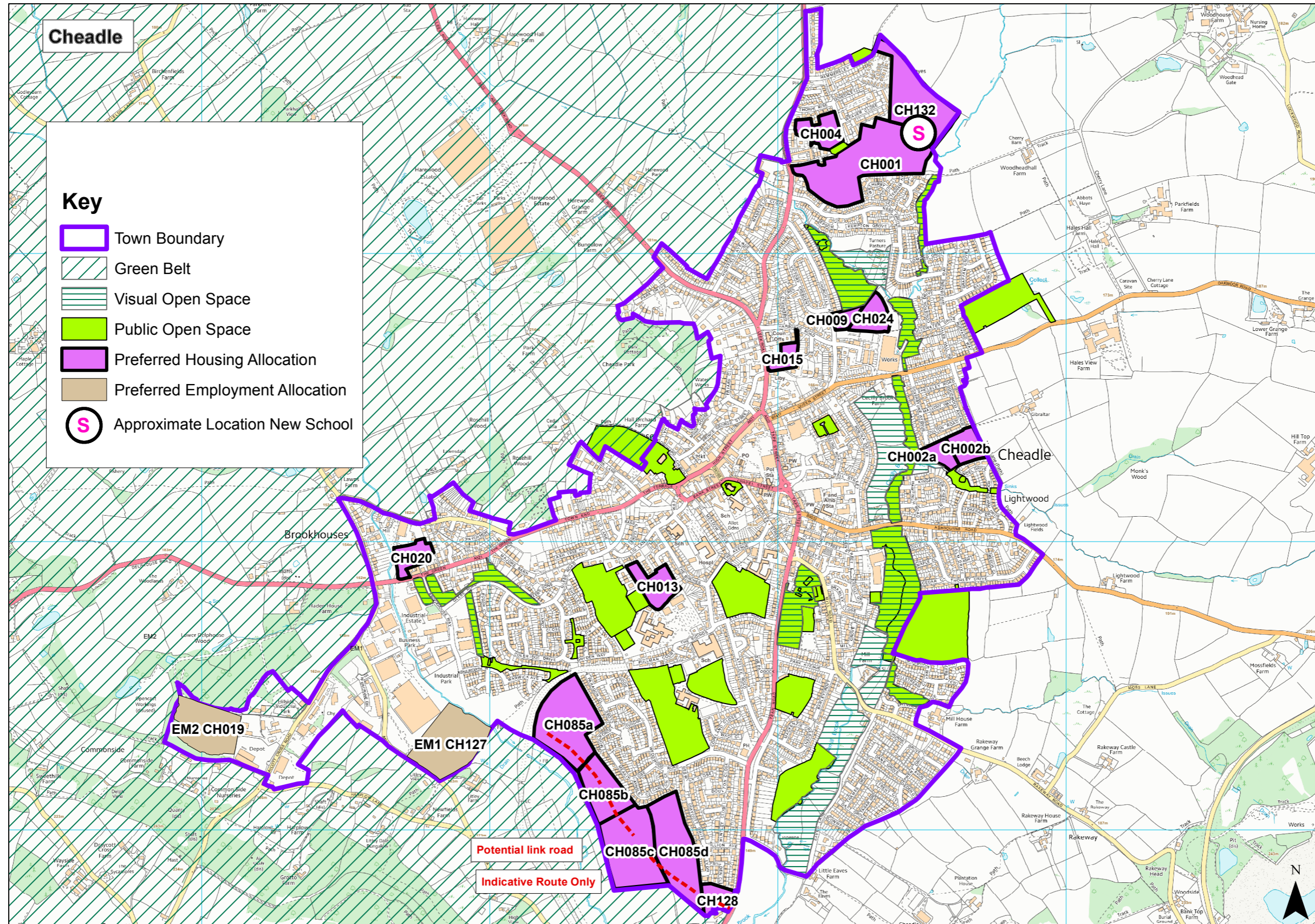
Do you have any comments on the Biddulph primary and secondary frontages?

Question 23

Do you have any other comments to make regarding Biddulph?

4.3 Cheadle

Map 4.7 Cheadle



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Map 4.8 Cheadle Town Centre

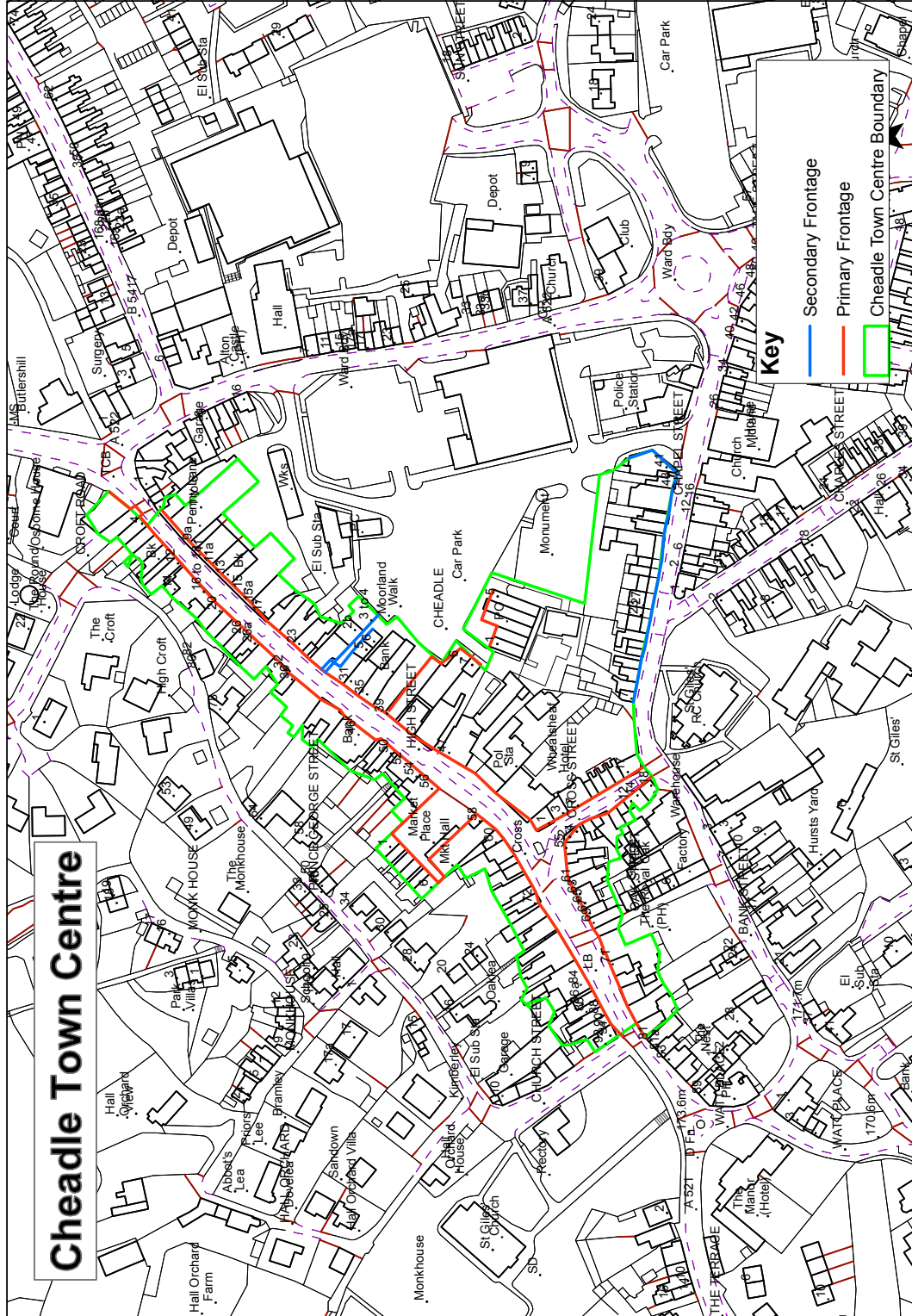


Table 4.11 Cheadle residual housing requirements

Housing provision	Dwellings
Total requirement	1029
A) New allocations - within the urban area	298
Core Strategy Broad Area 1 - CH001	240
B) New allocations - urban extensions	445
Small sites allowance	150
TOTAL POTENTIAL PROVISION	1133
Slippage allowance	-103
TOTAL ACTUAL PROVISION	1030

Table 4.12 A) New allocations - within the urban area

Site ref.	Dwellings
CH002A	26
CH002B	42
CH004	45
CH009	16
CH013	50
CH015	32
CH020	42
CH024	45
TOTAL	298

Table 4.13 B) New allocations - urban extensions⁽¹⁾

Site ref.	Dwellings
CH132 (in conjunction with CH001 & school)	80
CH085A	120
CH085B	70
CH085C	125
CH085D (with section of former boundary of CH093)	95

Site ref.	Dwellings
CH128 (inc. access to south west area)	20
TOTAL	510

1. Land safeguarded within CH085A, 85B, 85C, 85D & CH128 for potential link road

Table 4.14 Employment land allocations

Site ref.	Area (Hectares)
Broad Area EM1	4.27
Broad Area EM2	3.32
TOTAL	7.59

Table 4.15 Education requirements in Cheadle

Site ref.	Facility
Within CH132	1 x primary school

Questions

Question 24

Do you have any comments on the proposed town boundary for Cheadle?

Question 25

Do you have any comments on the proposed visual and public open spaces for Cheadle?

Question 26

Do you have any comments on the Green Belt boundary for Cheadle?

Question 27

Do you have any comments on the proposed employment sites in Cheadle?

Question 28

Do you have any comments on the proposed housing allocations in Cheadle?

Question 29

Do you have any comments on the potential location for a new school in Cheadle?

Question 30

Do you have any comments on the Cheadle town centre boundary?

Question 31

Do you have any comments on the Cheadle primary and secondary frontages?

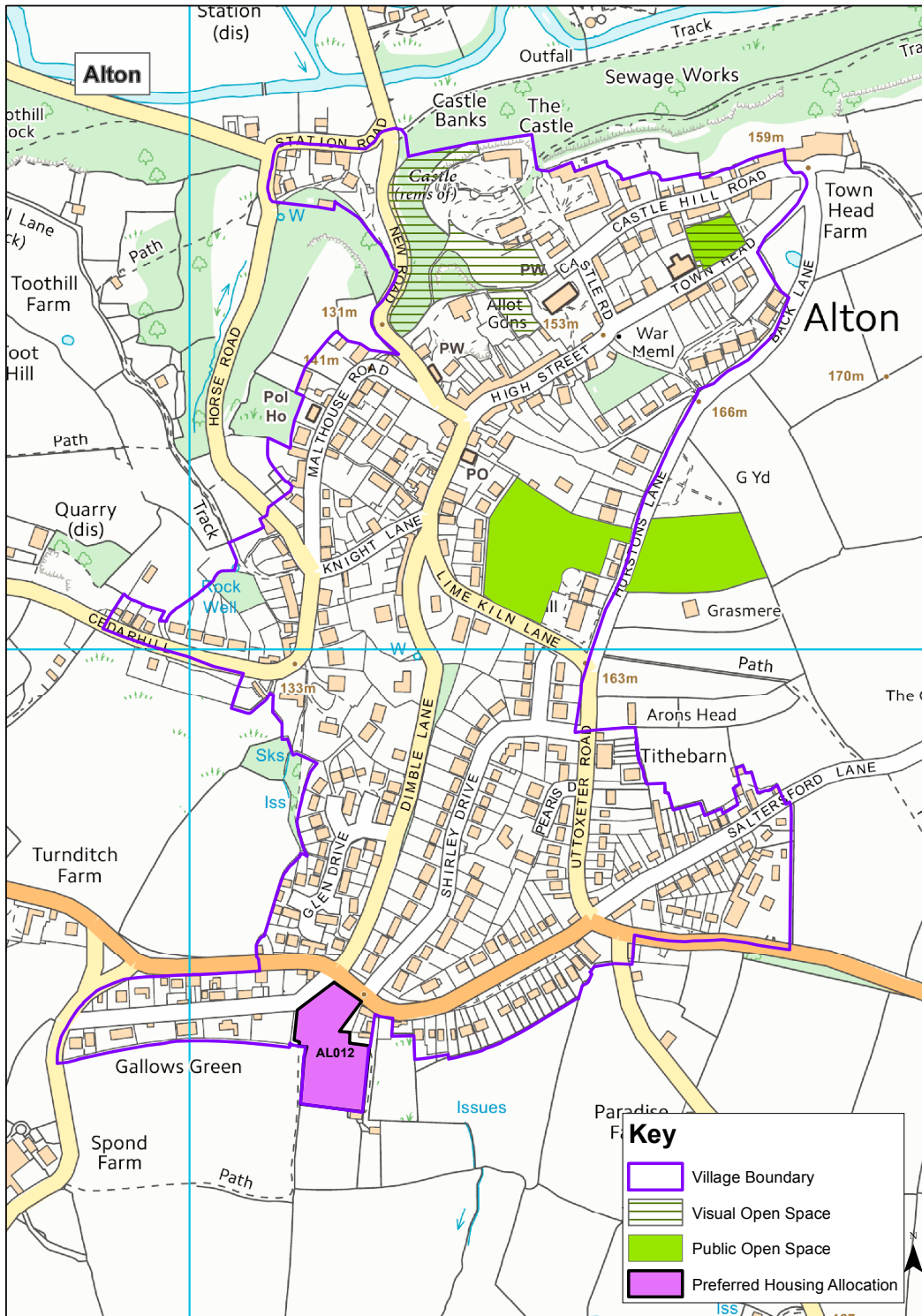
Question 32

Do you have any other comments to make regarding Cheadle?

4.4 Rural Areas

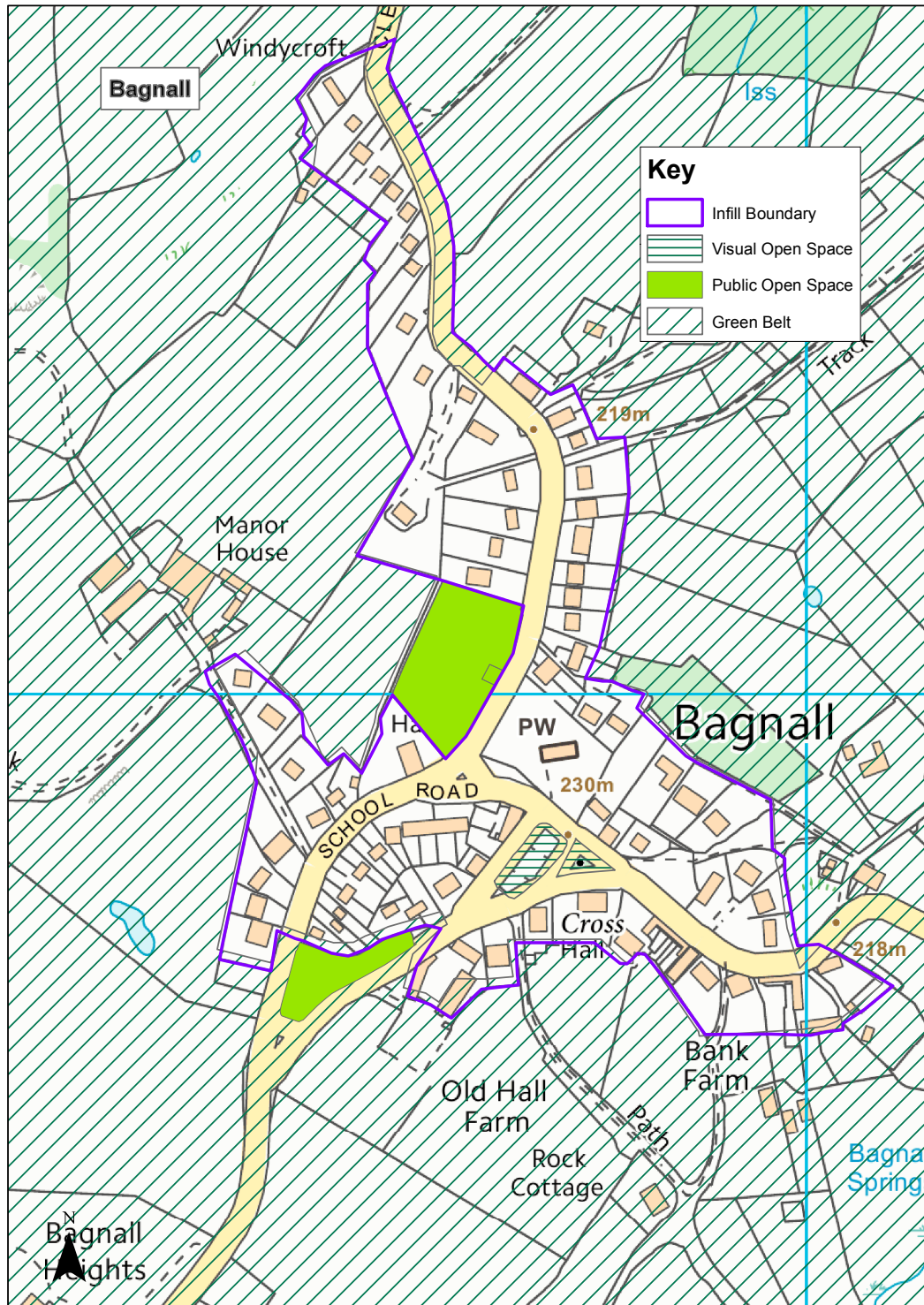
Map 4.9 Alton

Staffordshire Moorlands Local Plan: Preferred Options Sites and Boundaries



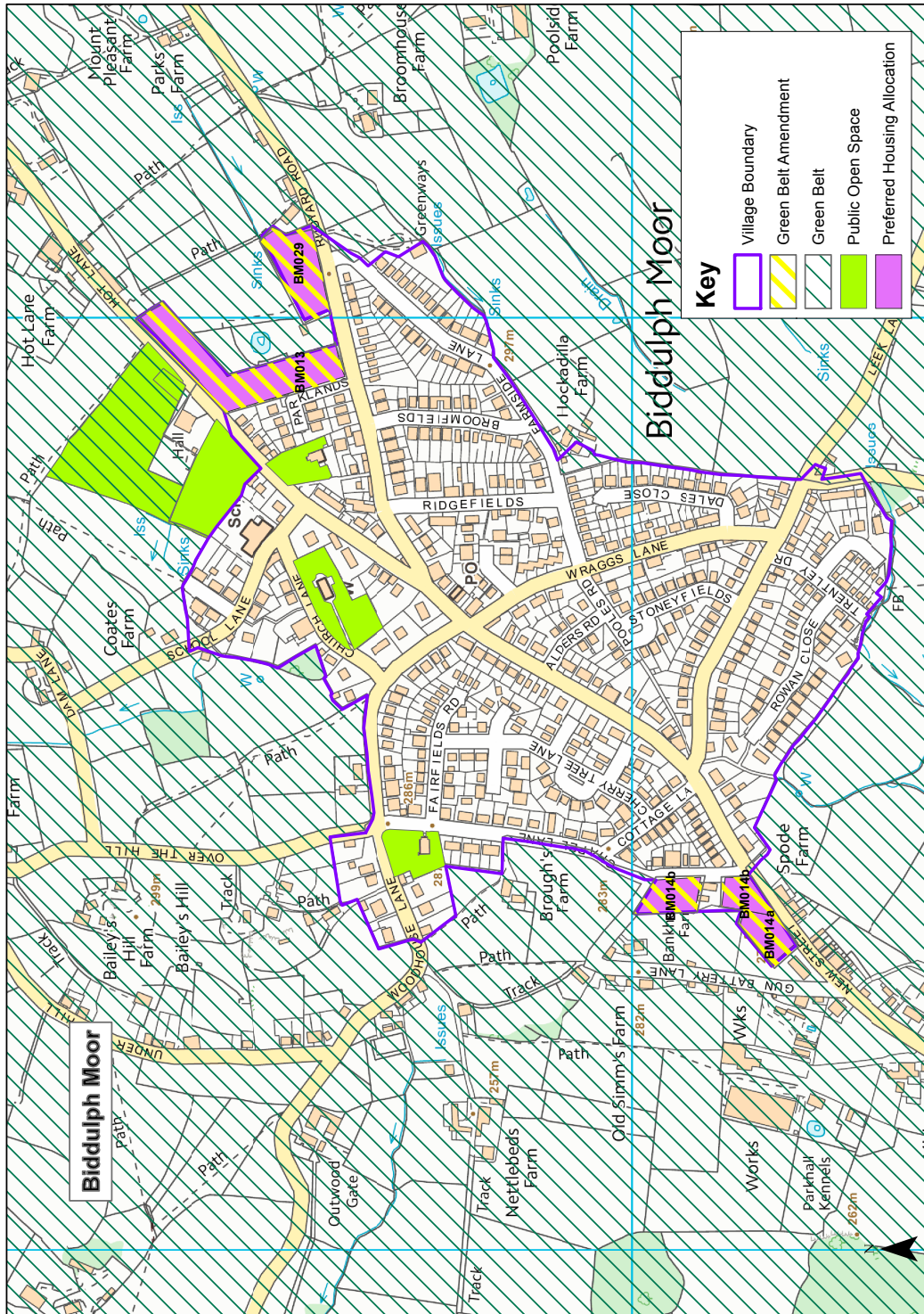
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Map 4.10 Bagnall

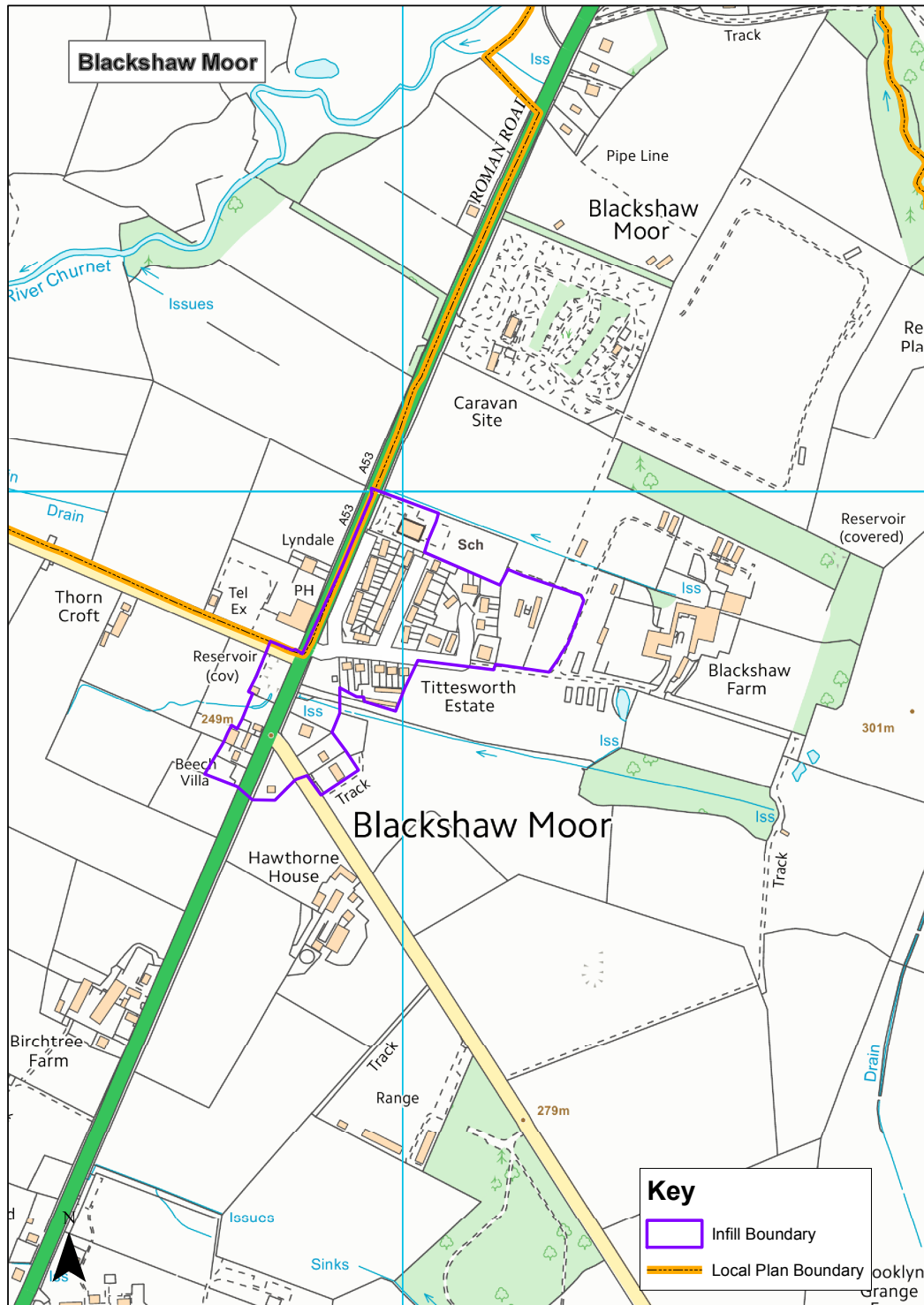


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Map 4.11 Biddulph Moor

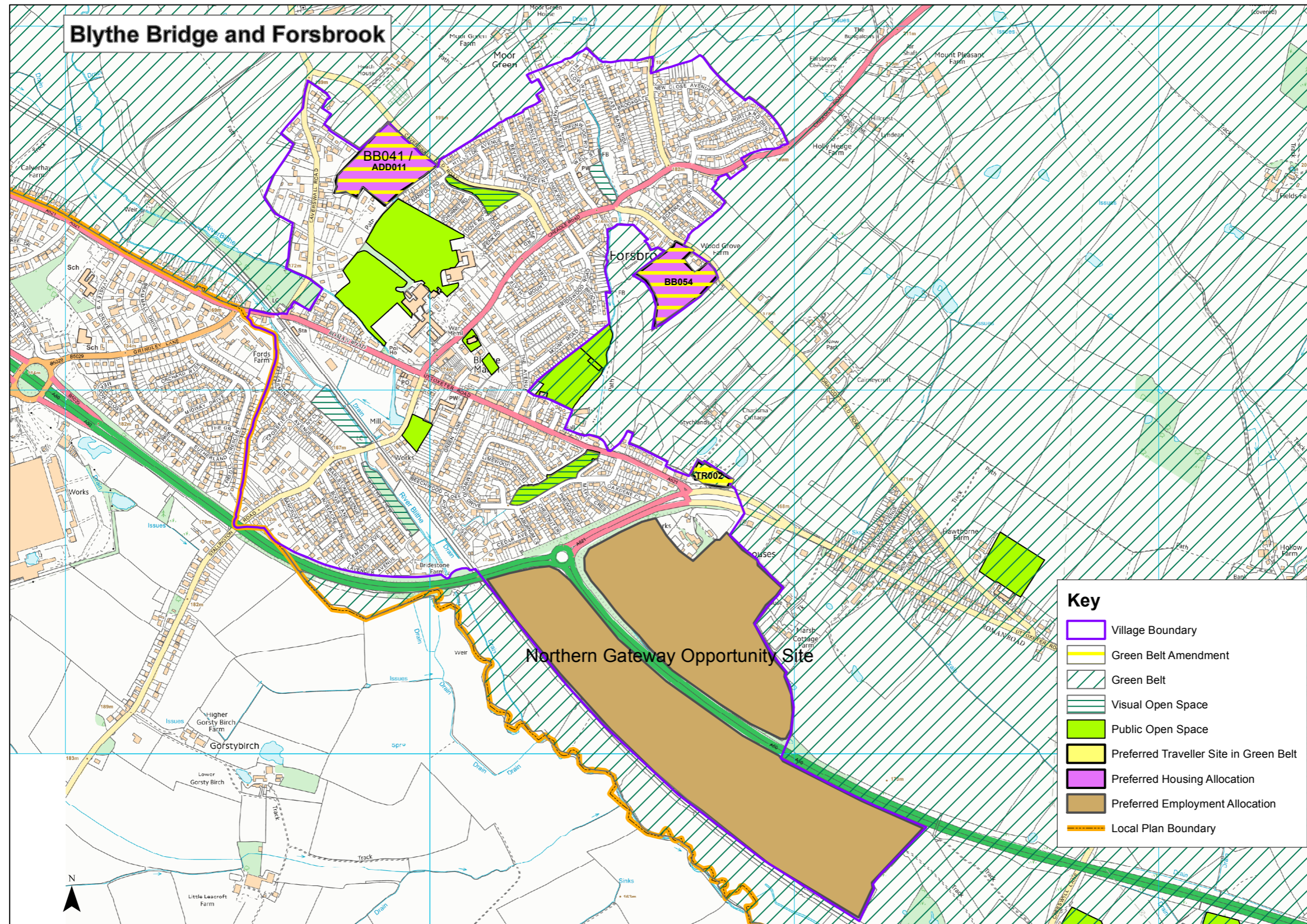


Map 4.12 Blackshaw Moor



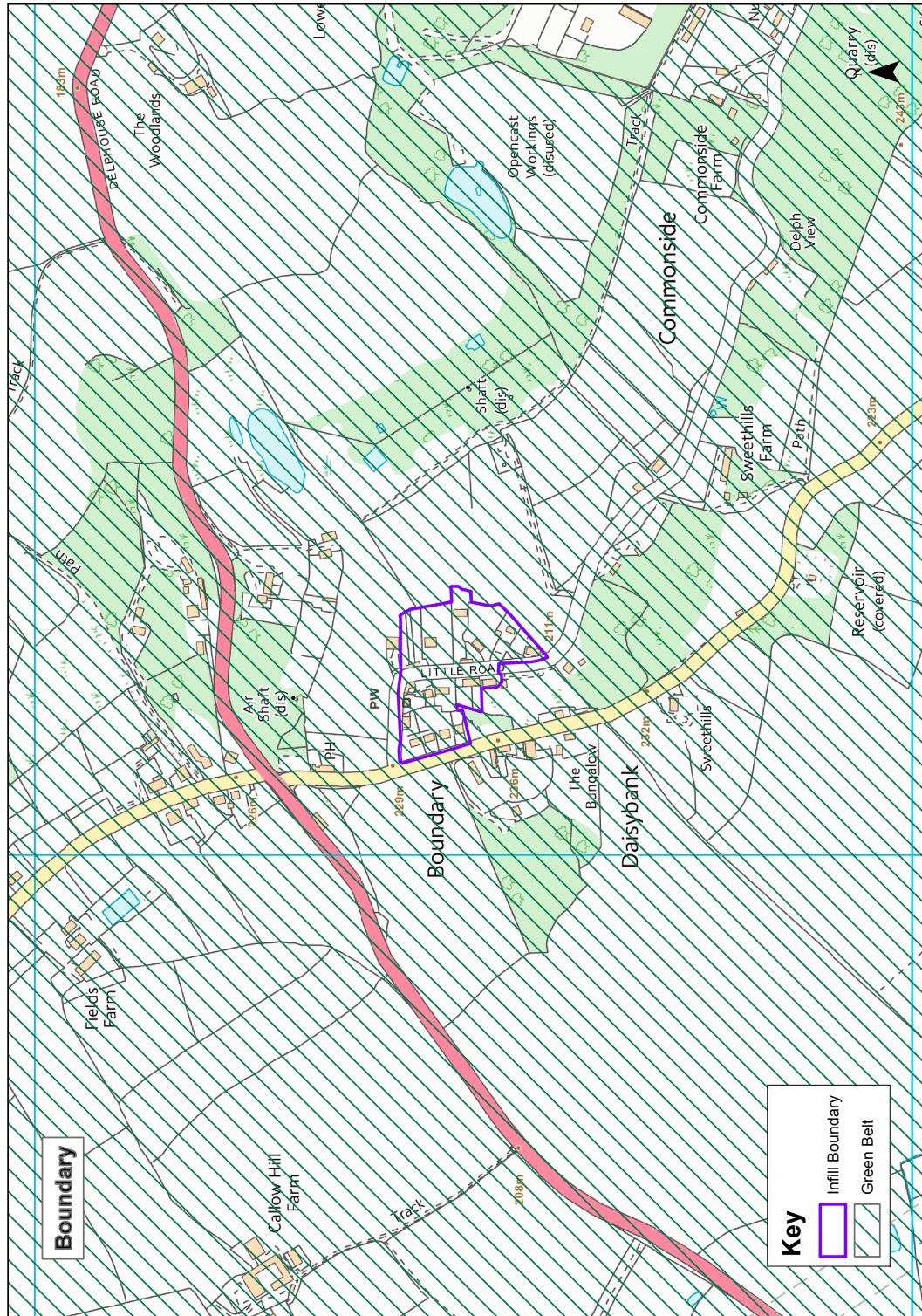
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Map 4.13 Blythe Bridge



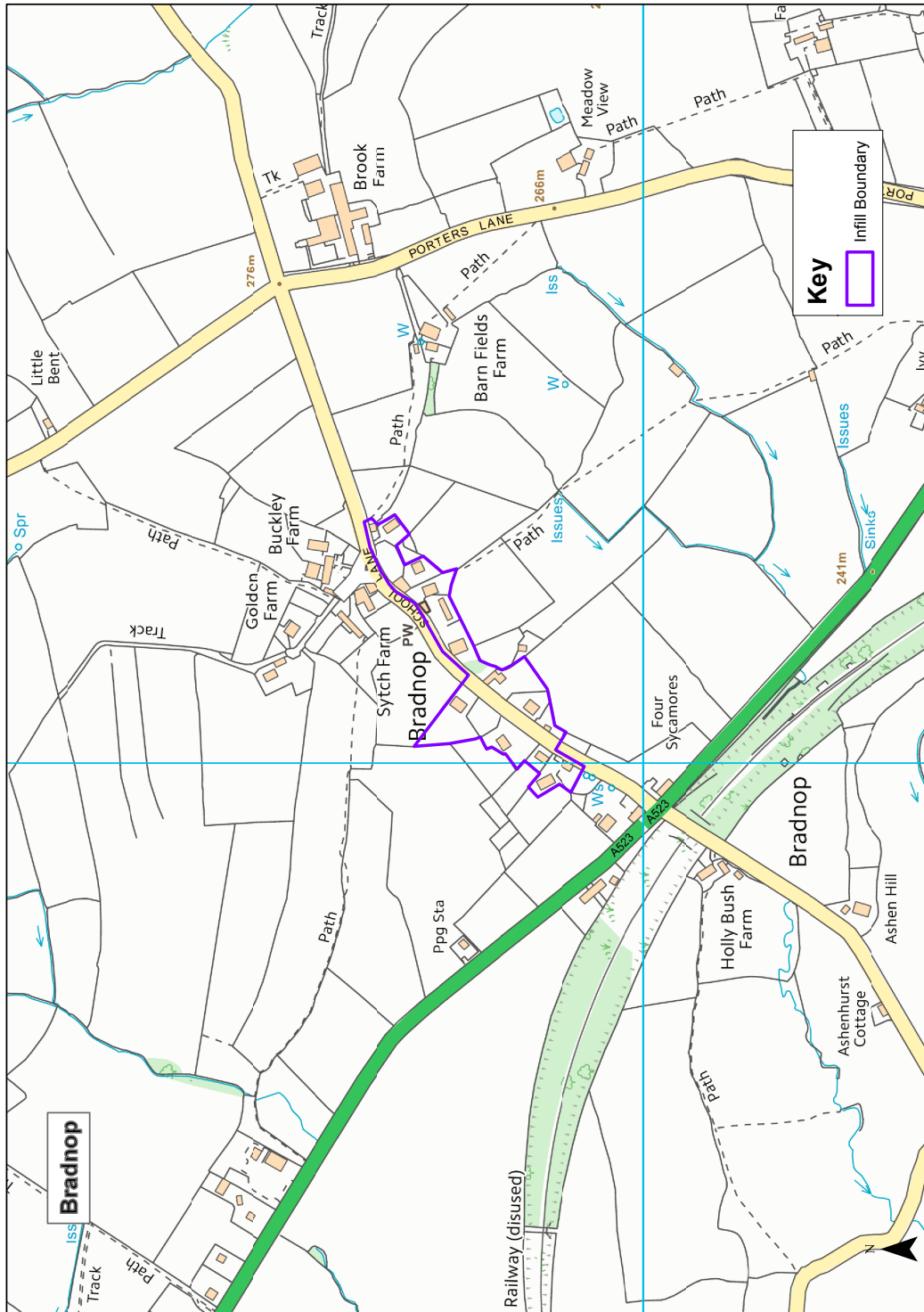
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Map 4.14 Boundary



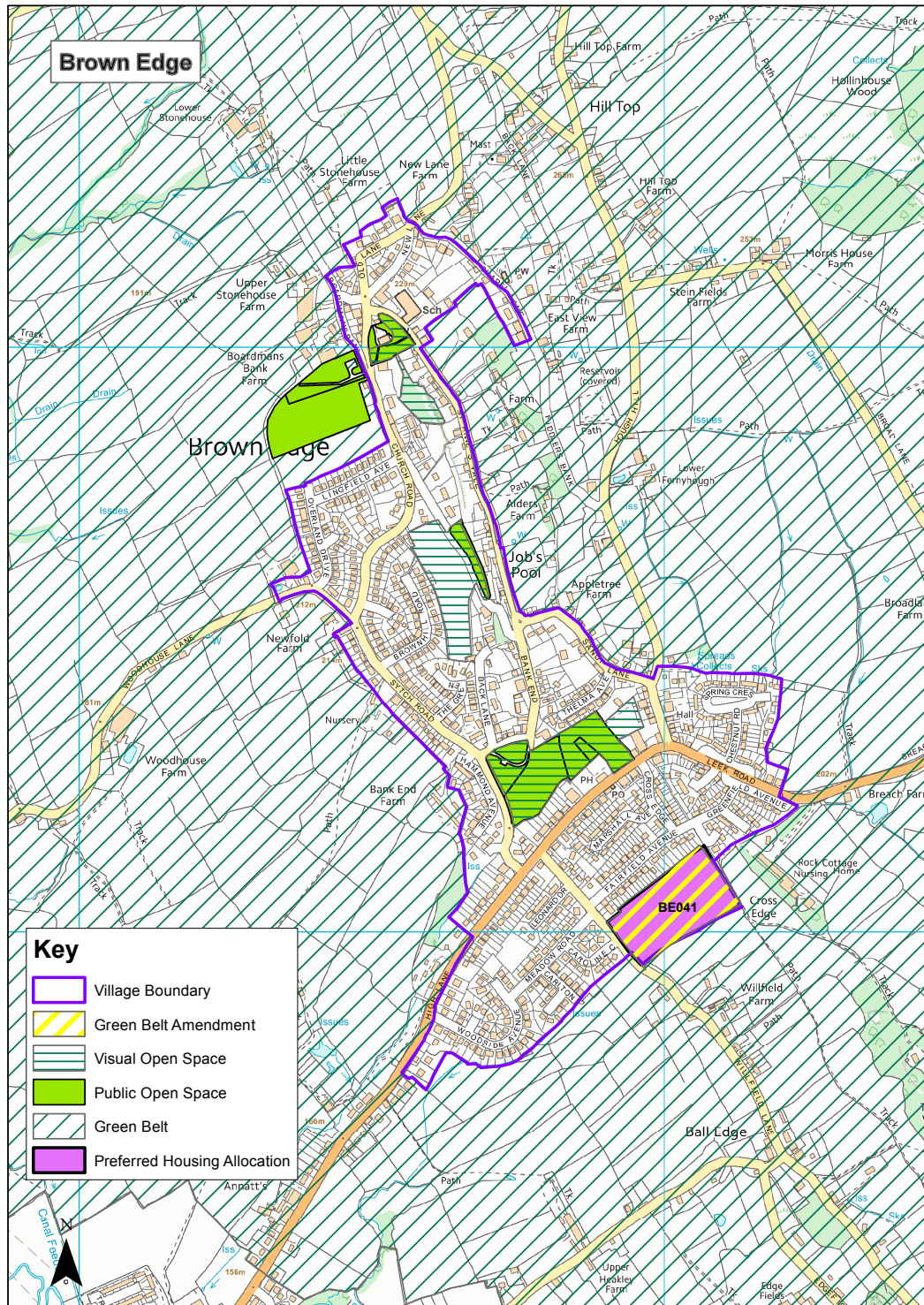
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Map 4.15 Bradnop



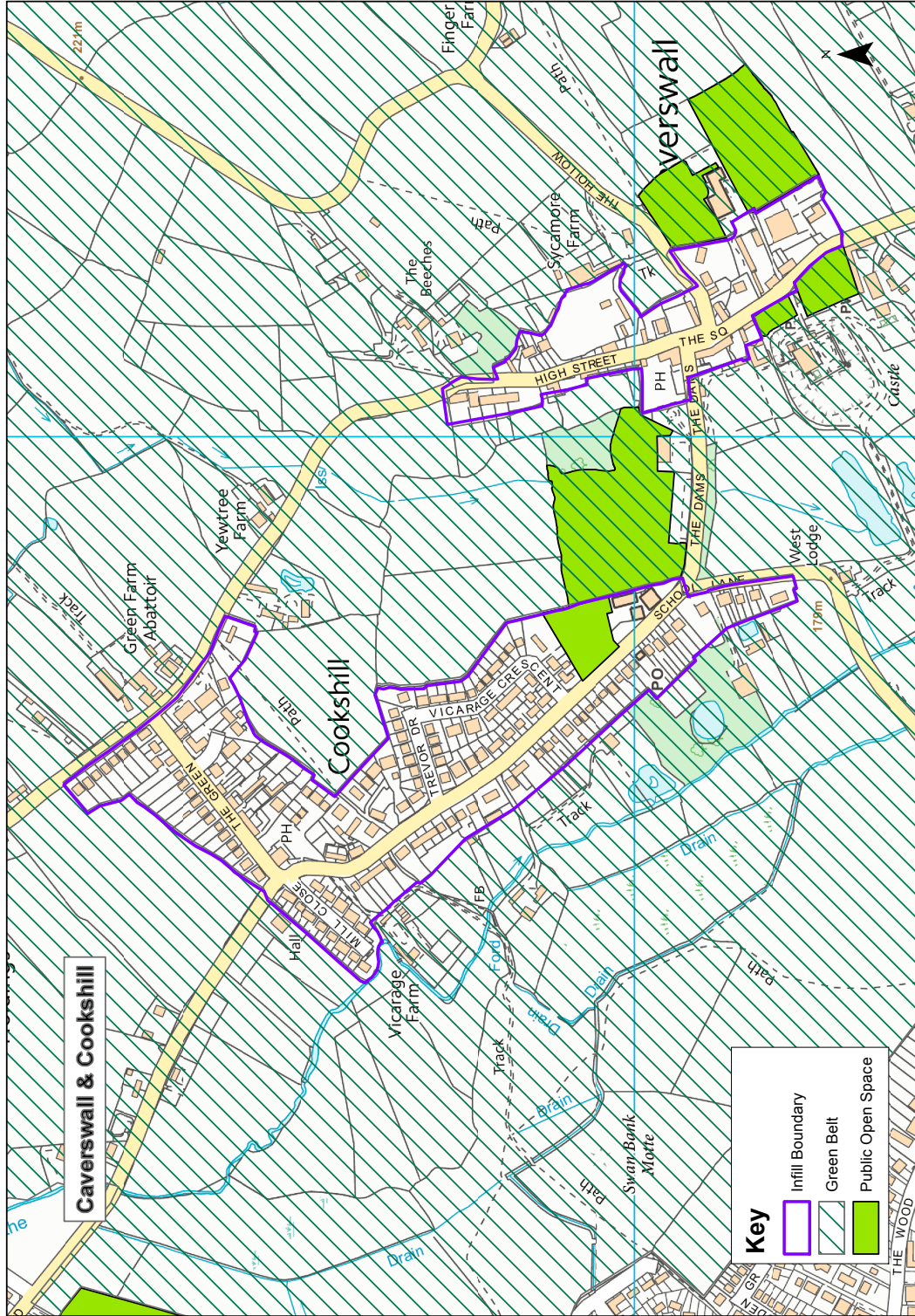
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Map 4.16 Brown Edge



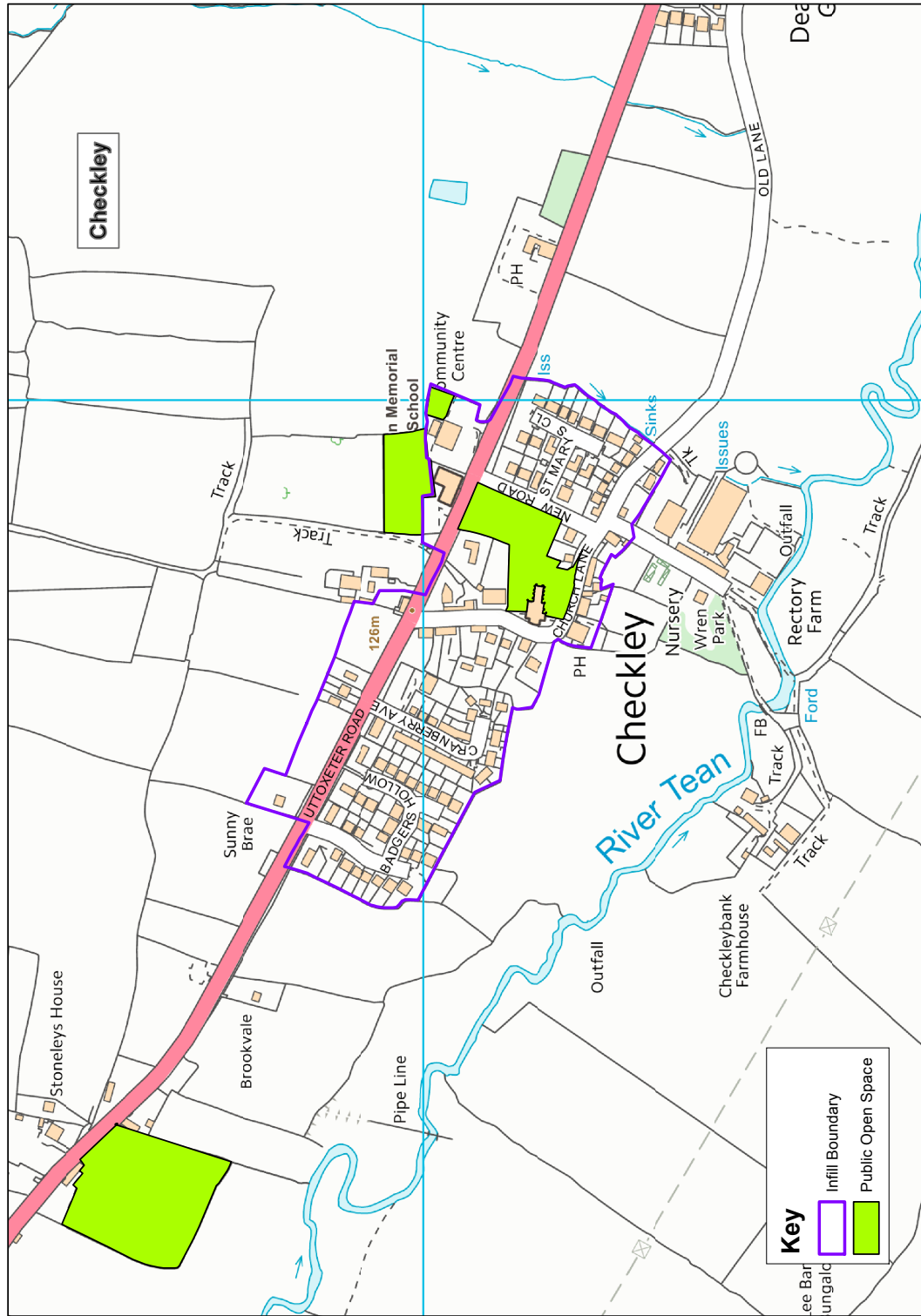
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Map 4.17 Caverswall & Cookshill



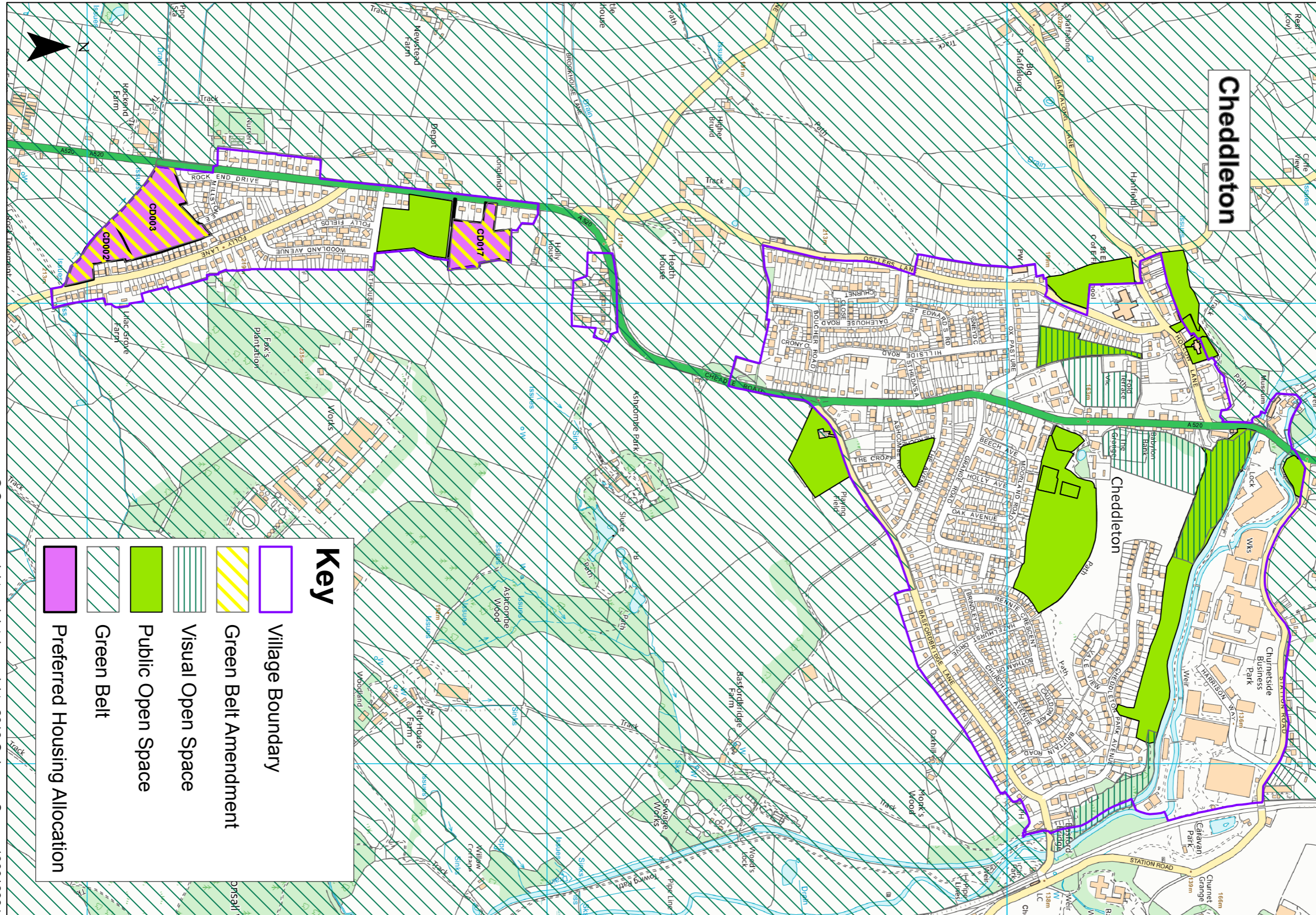
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Map 4.18 Checkley



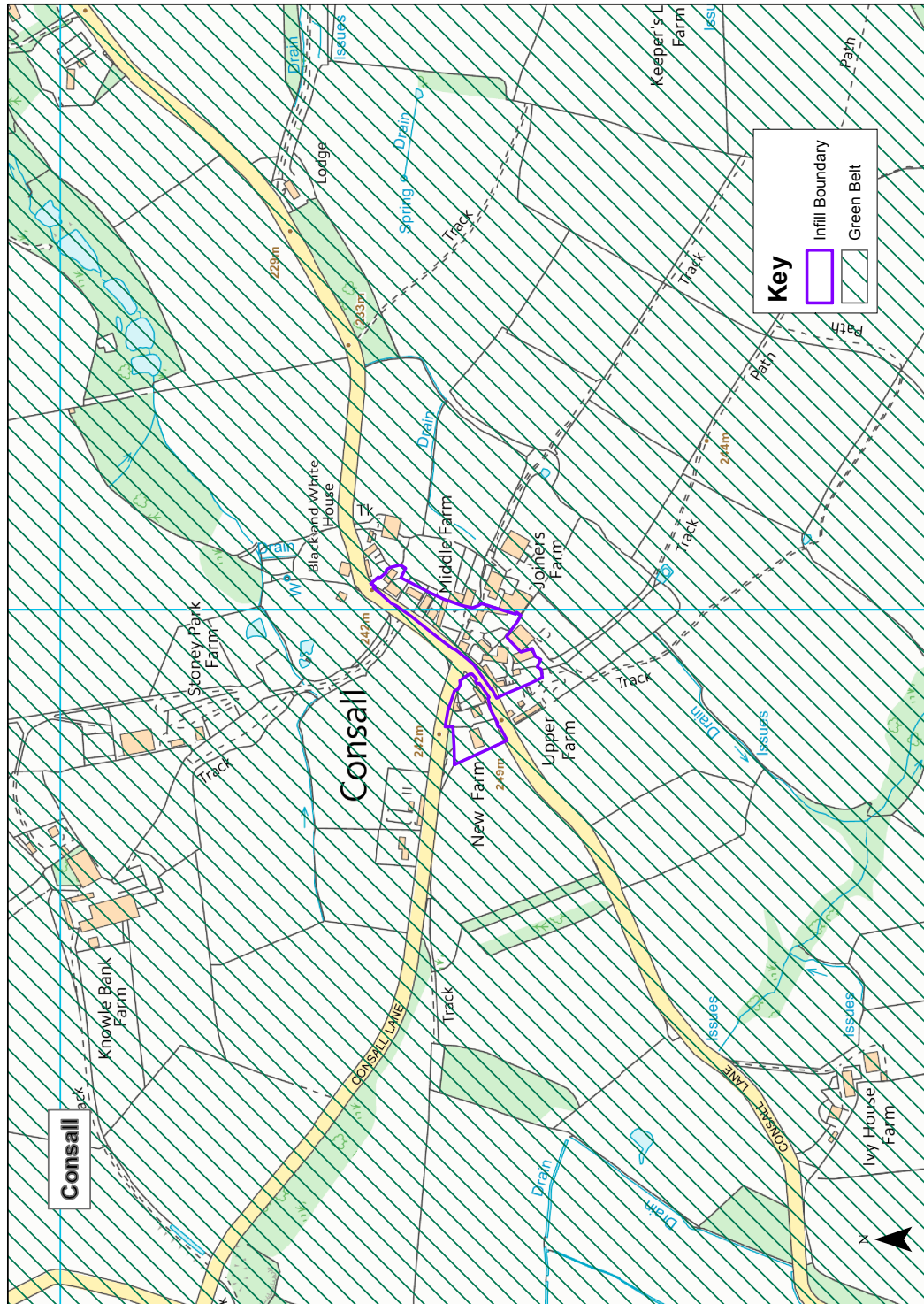
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Map 4.19 Cheddleton

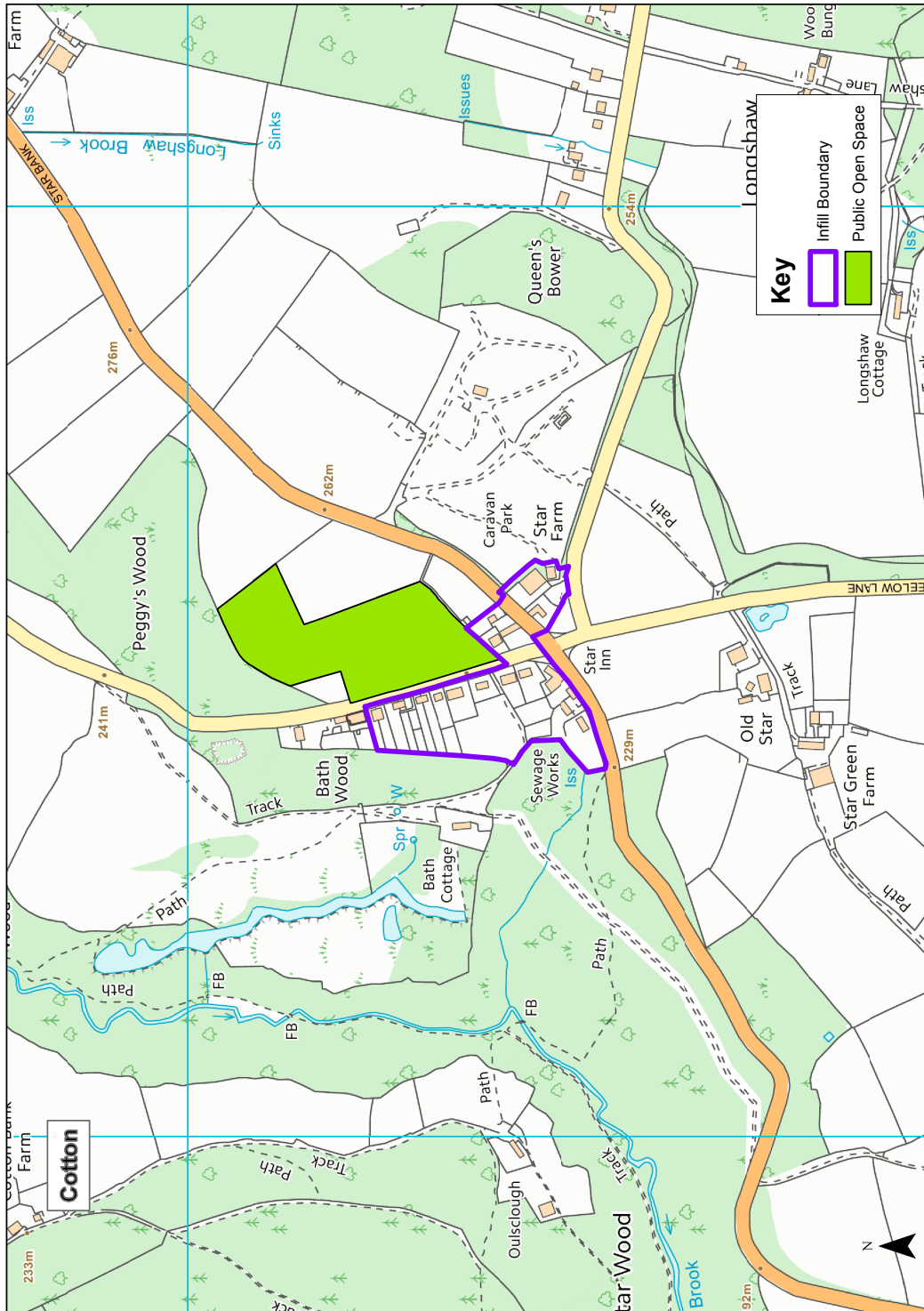


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Map 4.20 Consall

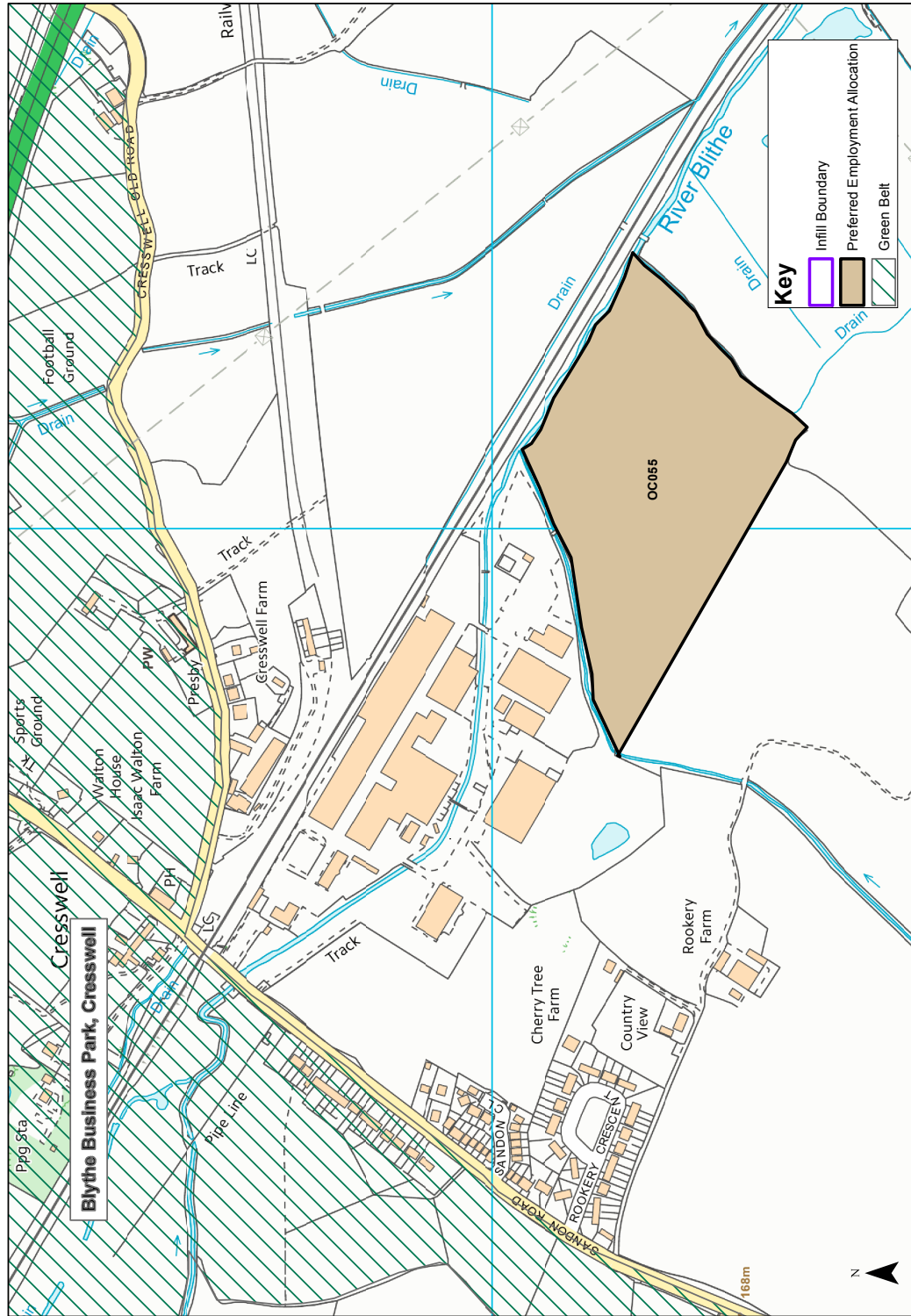


Map 4.21 Cotton



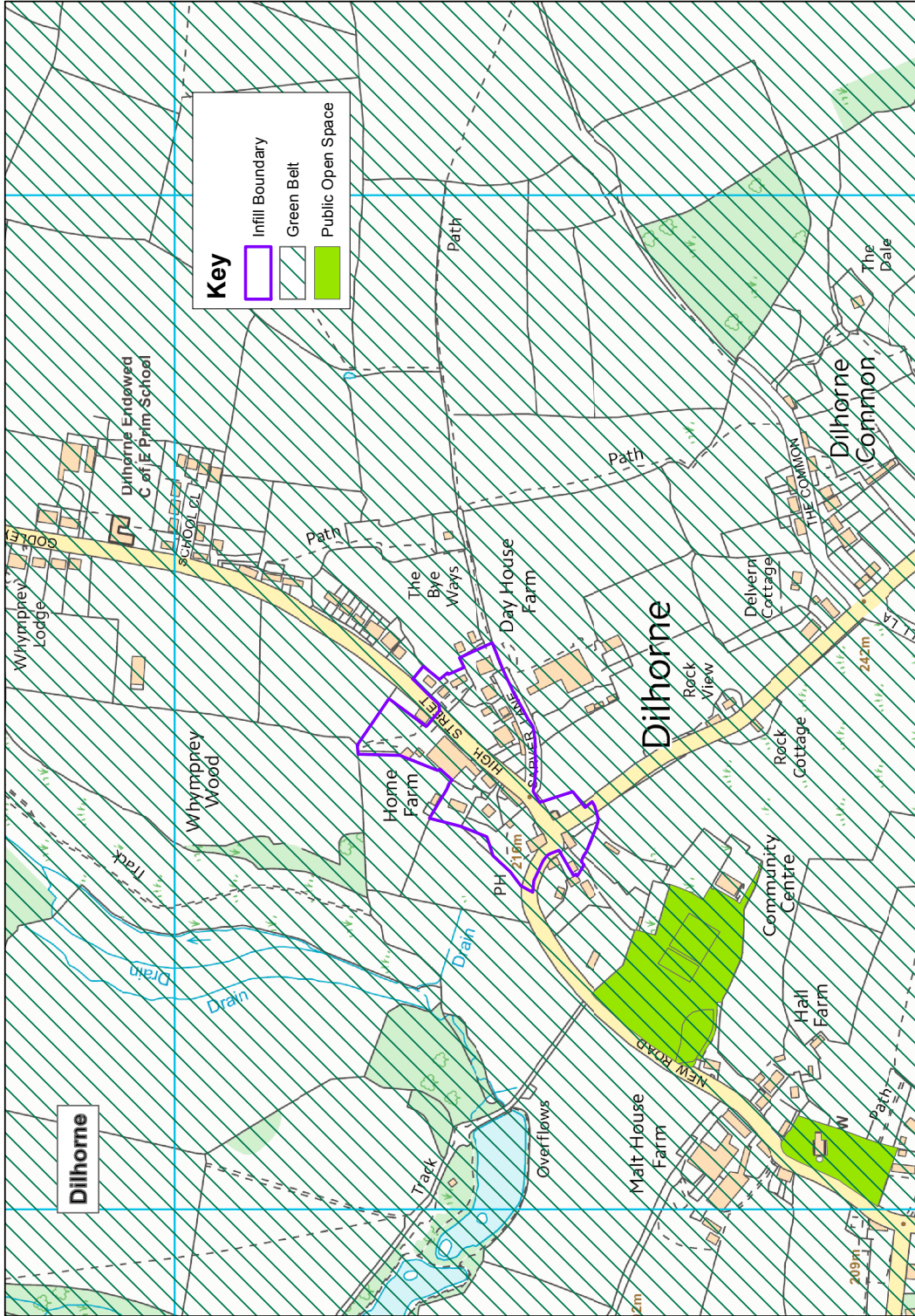
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Map 4.22 Cresswell



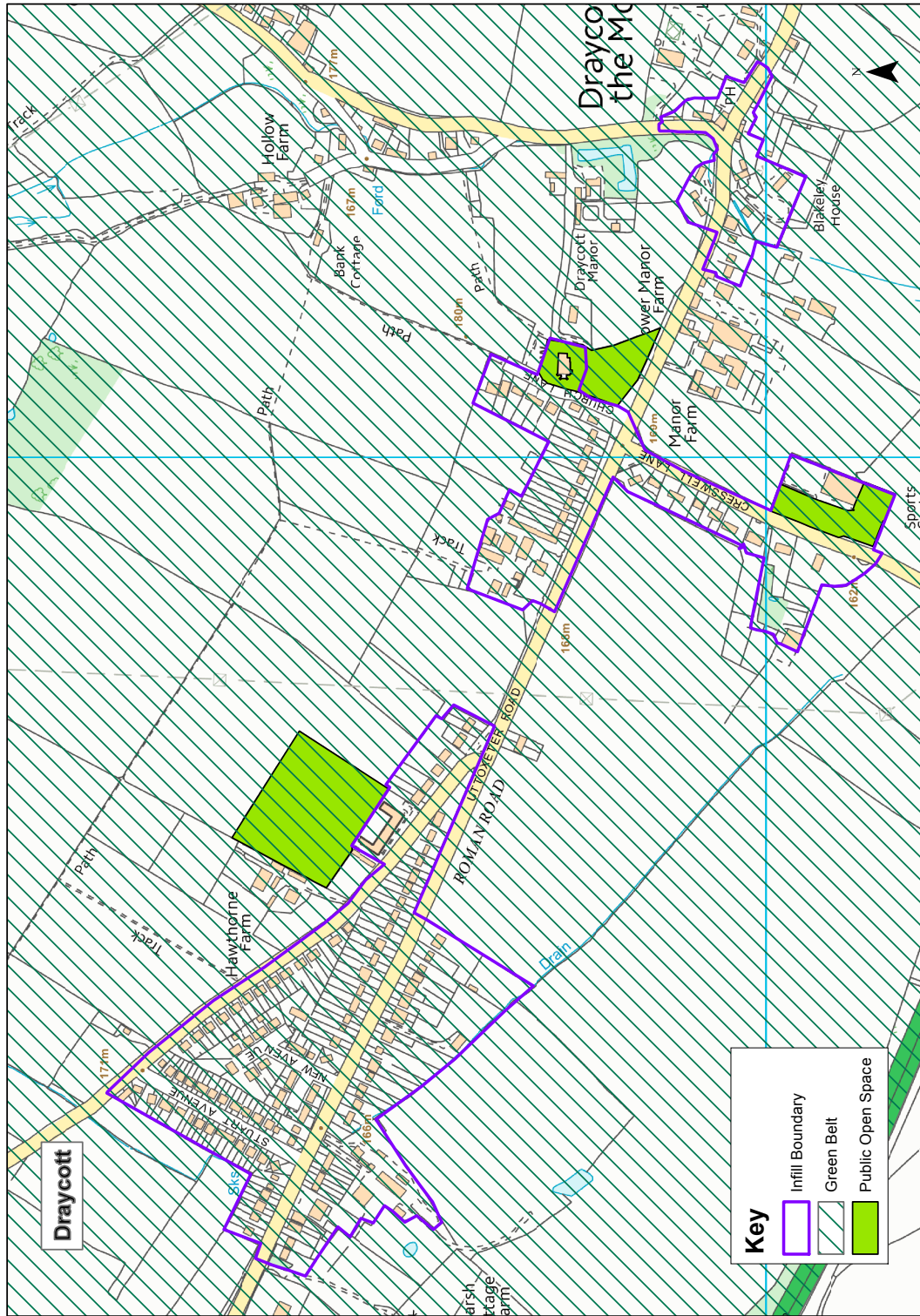
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Map 4.23 Dilhorne



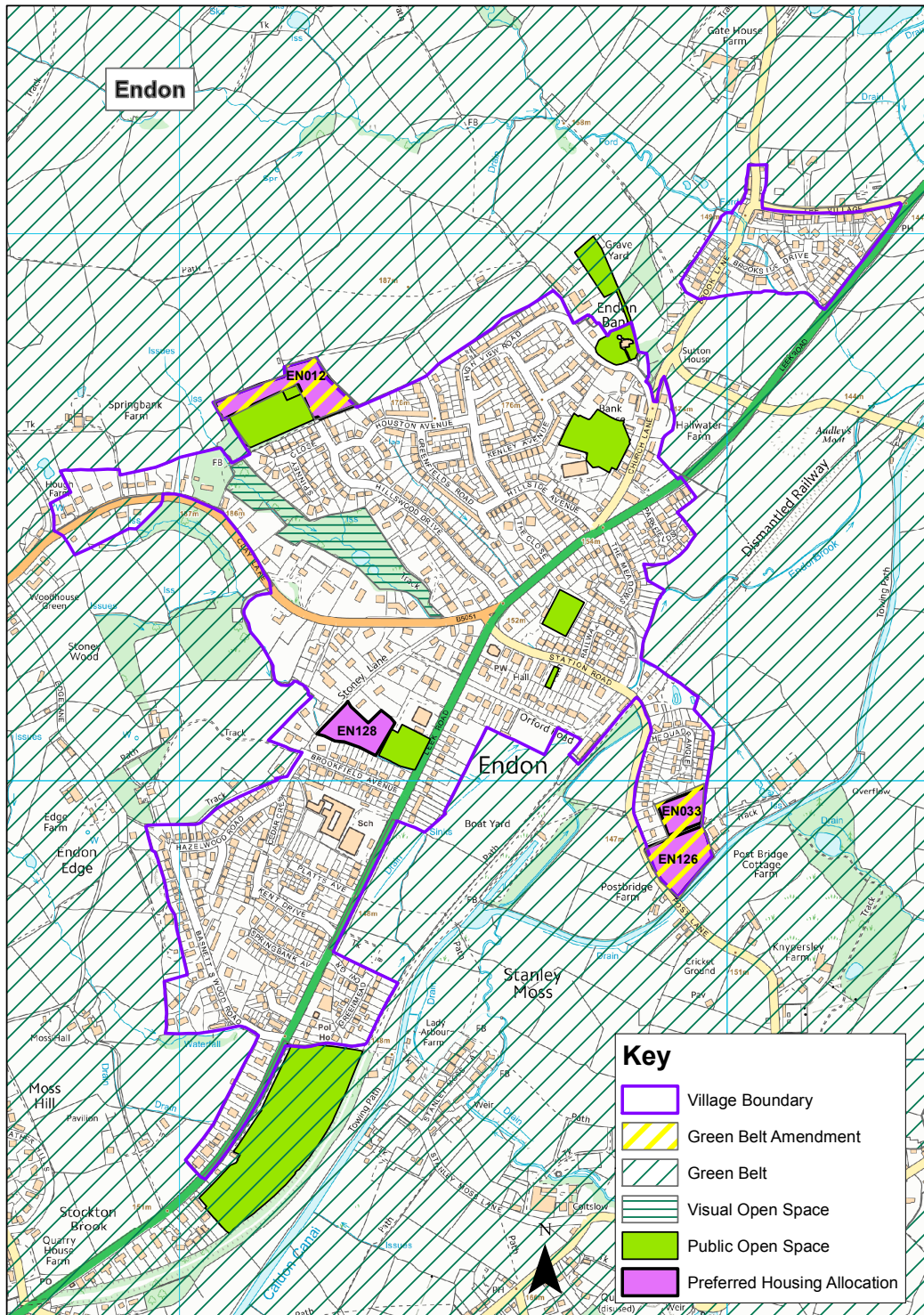
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Map 4.24 Draycott



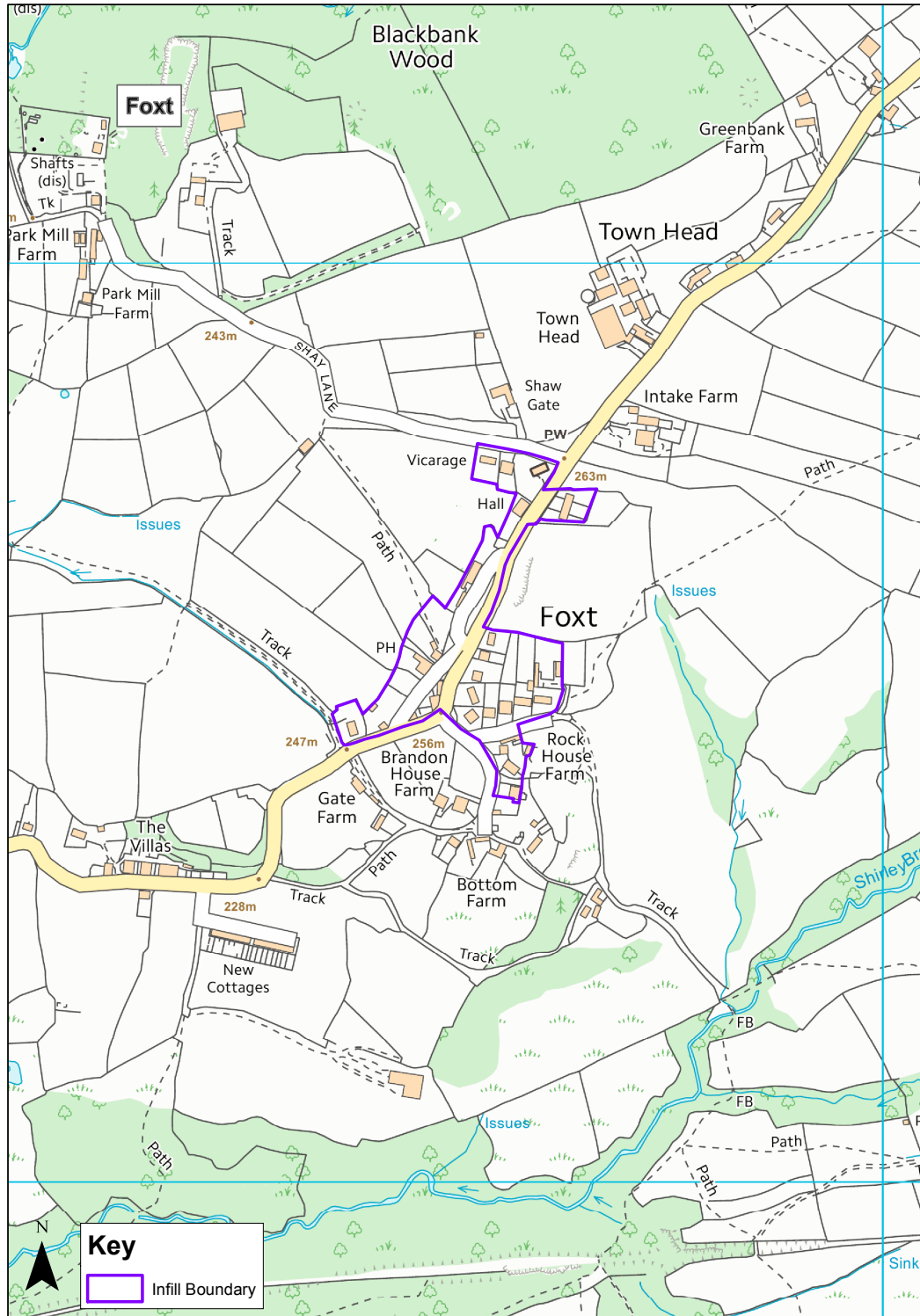
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Map 4.25 Endon



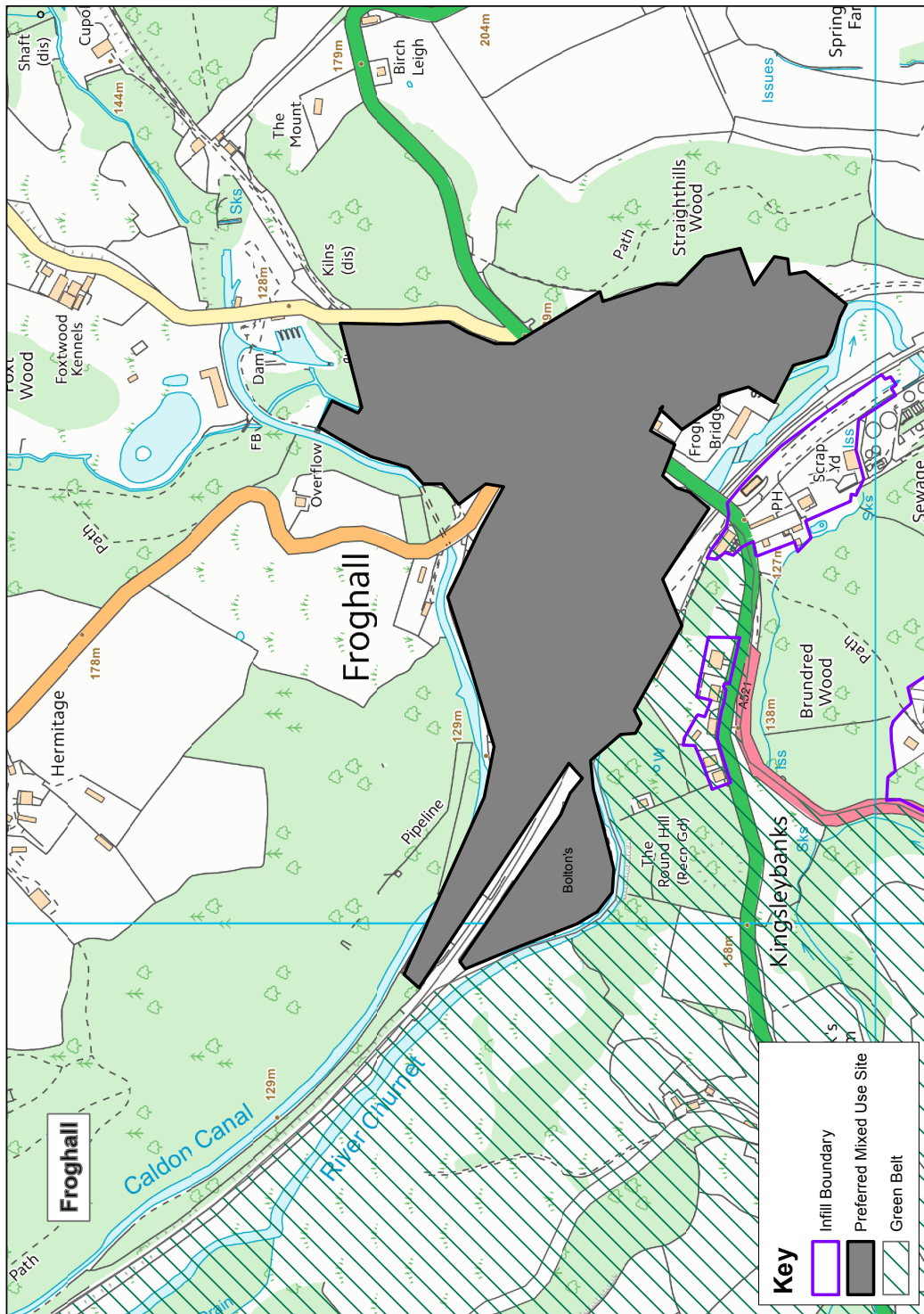
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Map 4.26 Foxt



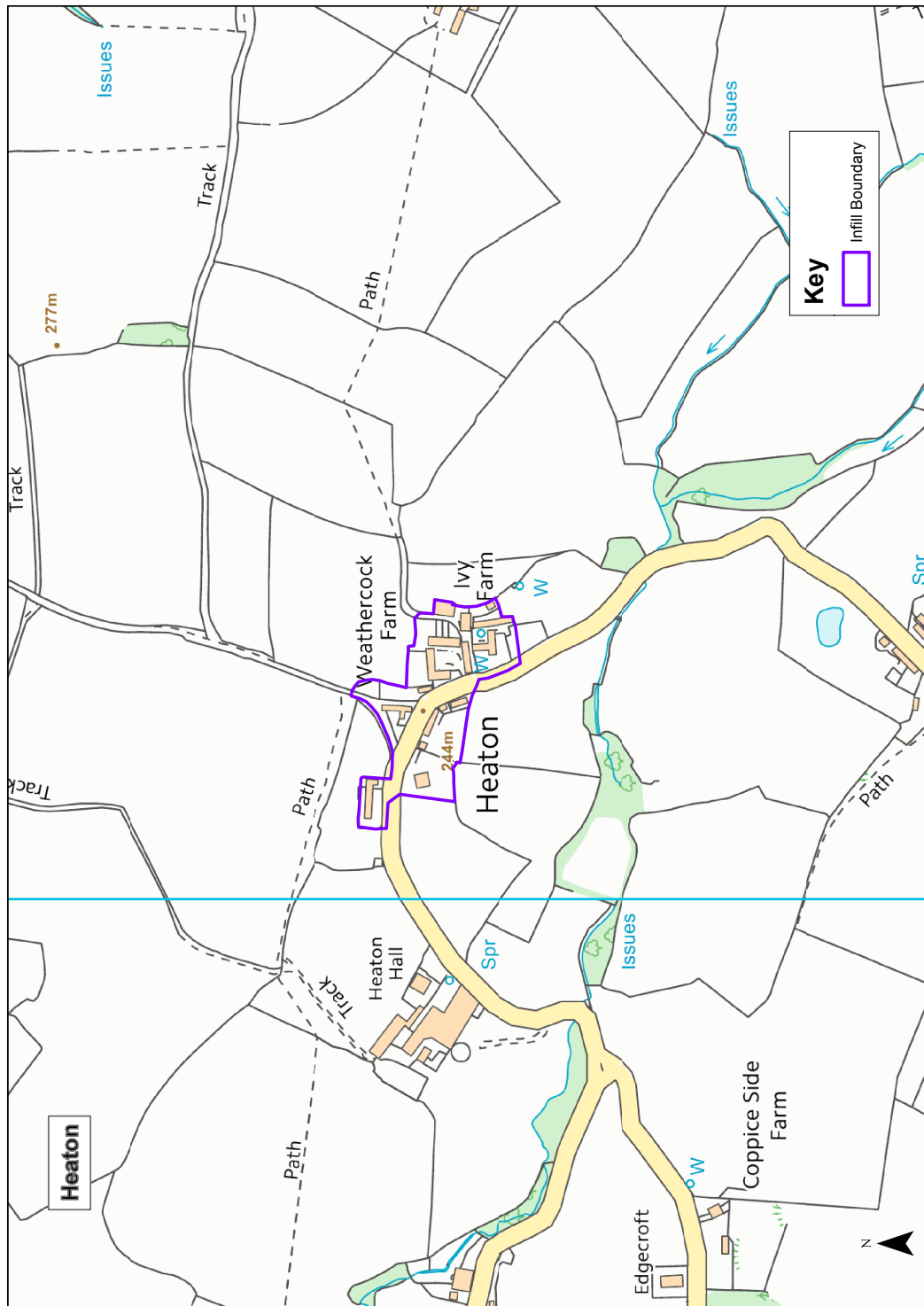
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Map 4.27 Froghall



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Map 4.28 Heaton

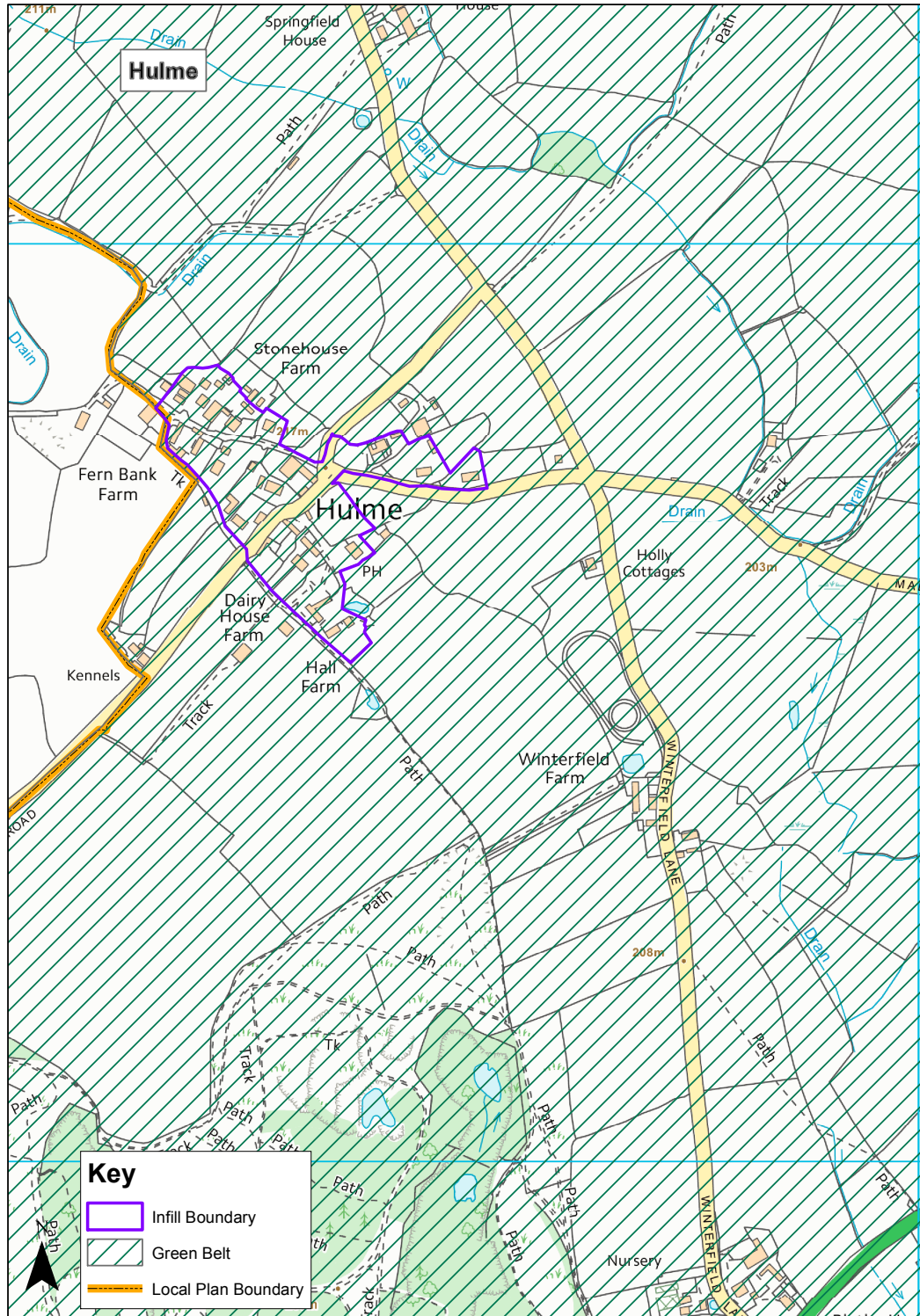


Map 4.29 Hollington



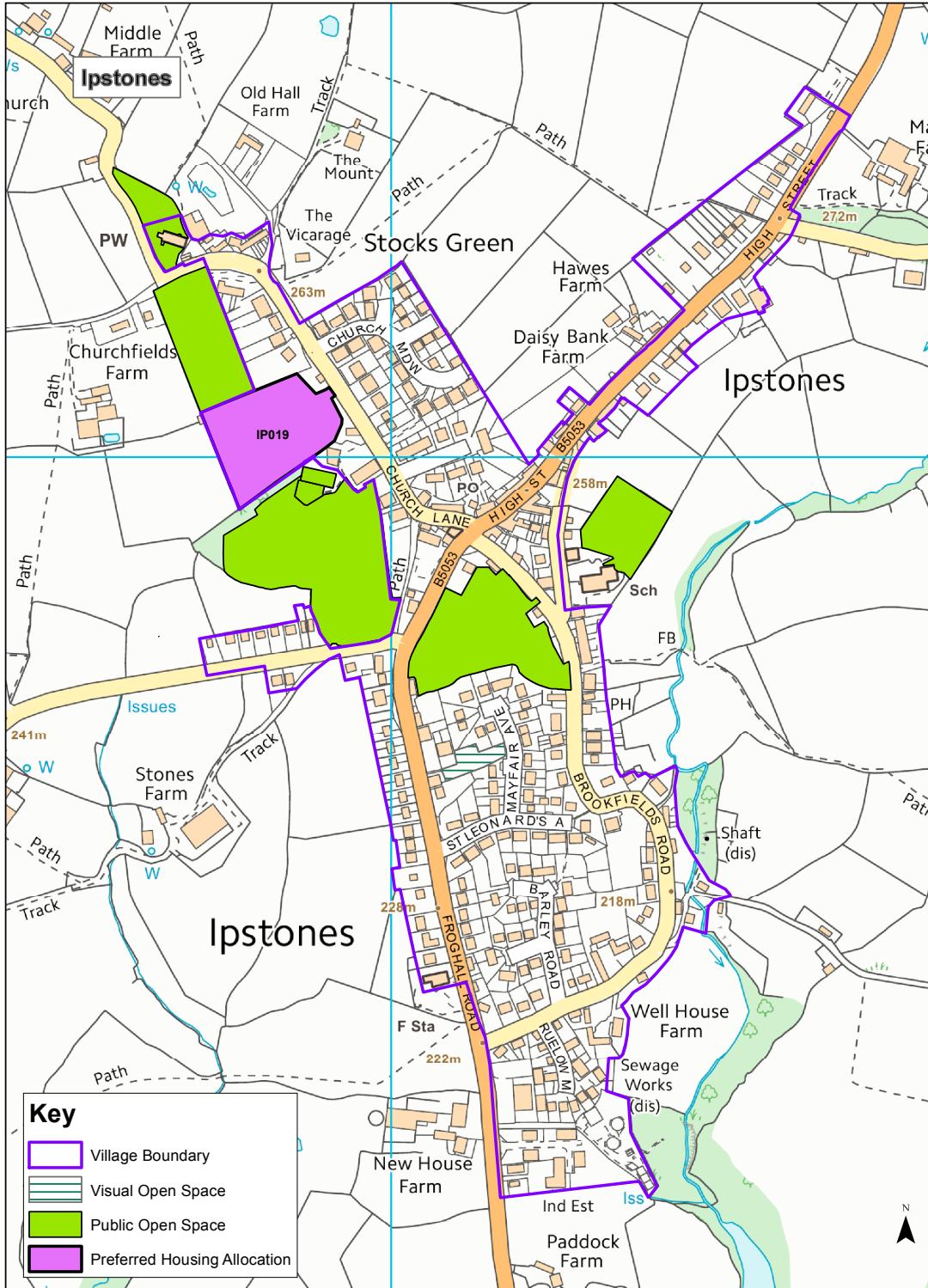
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Map 4.30 Hulme



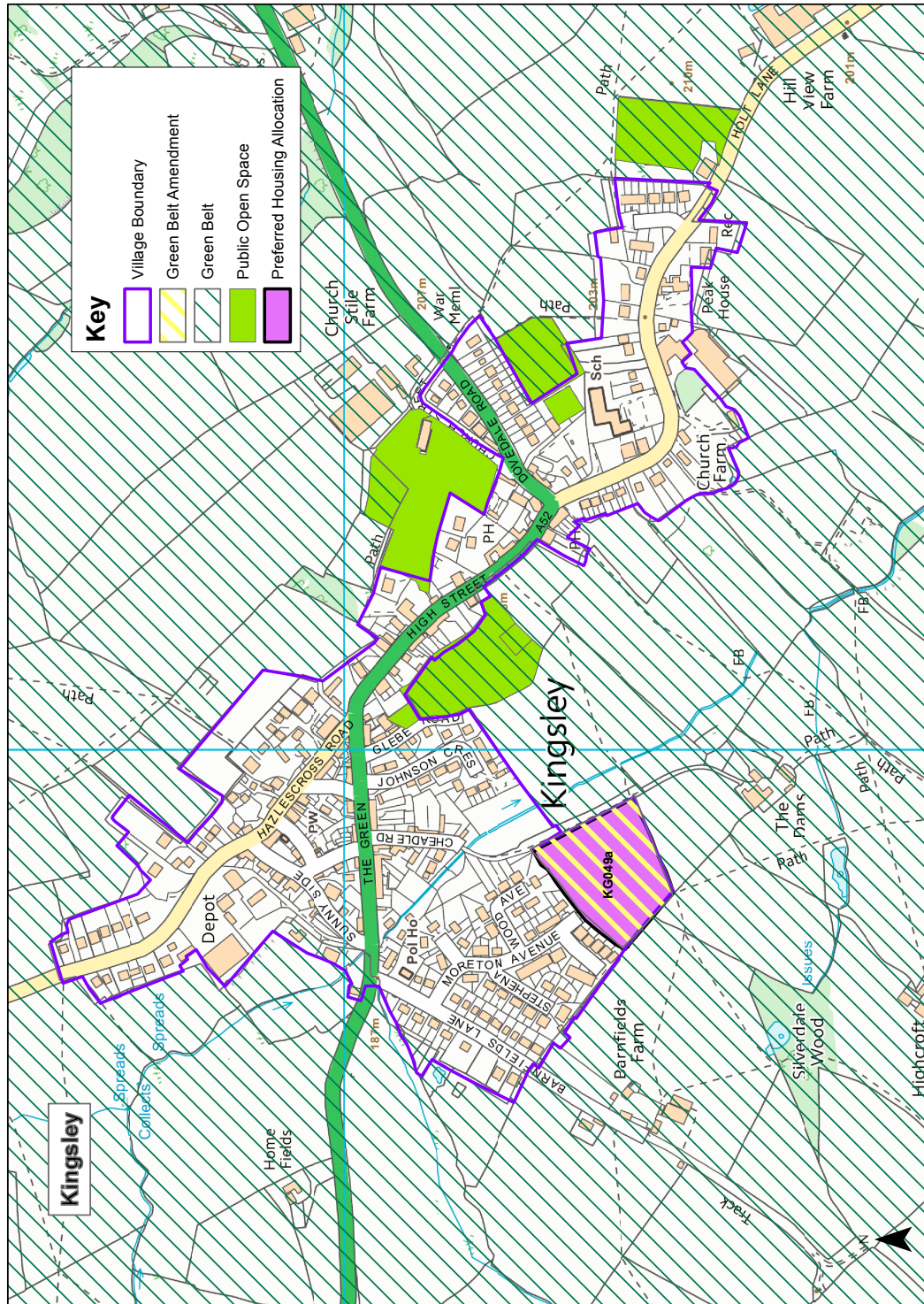
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Map 4.31 Ipstones

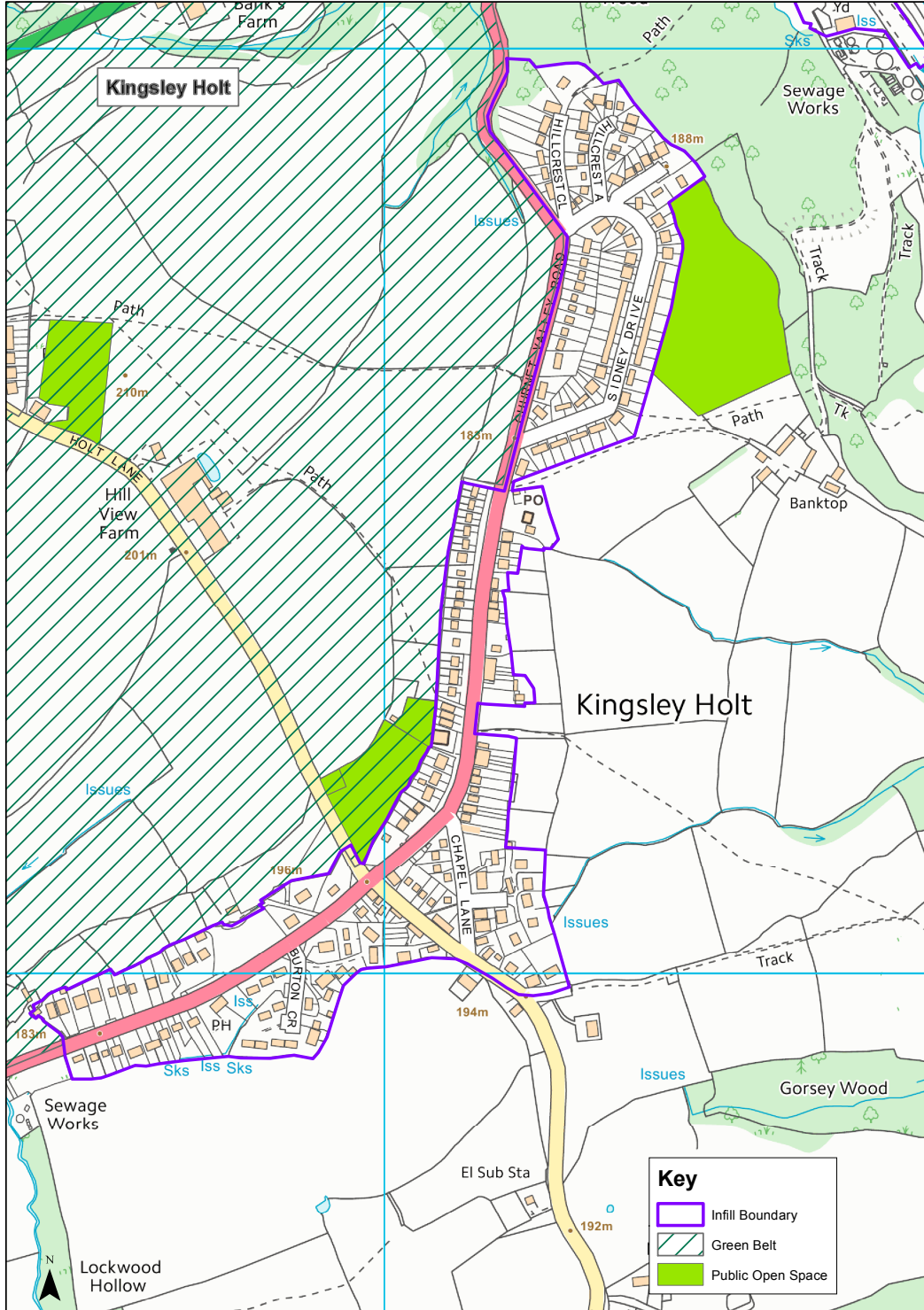


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Map 4.32 Kingsley

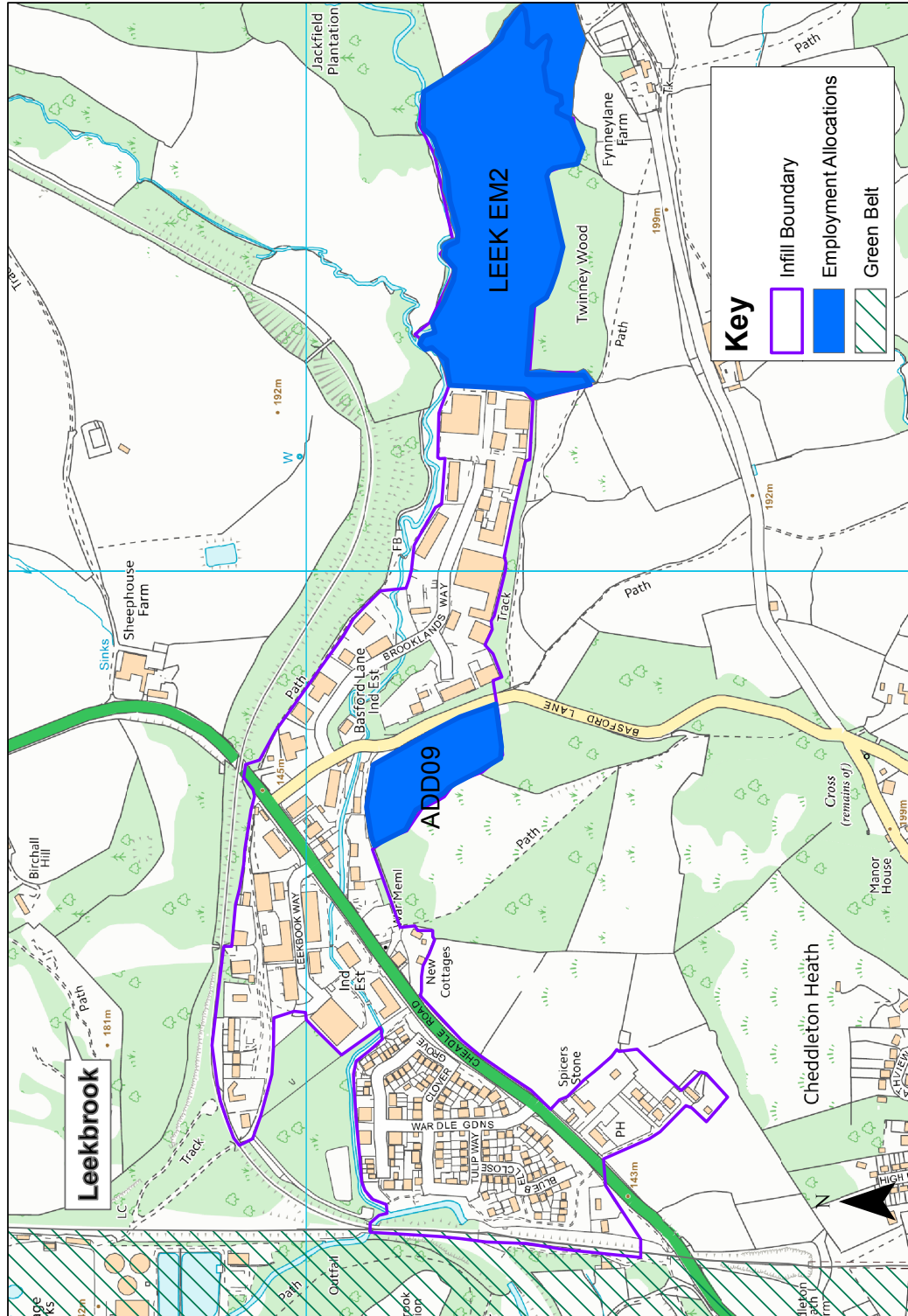


Map 4.33 Kingsley Holt



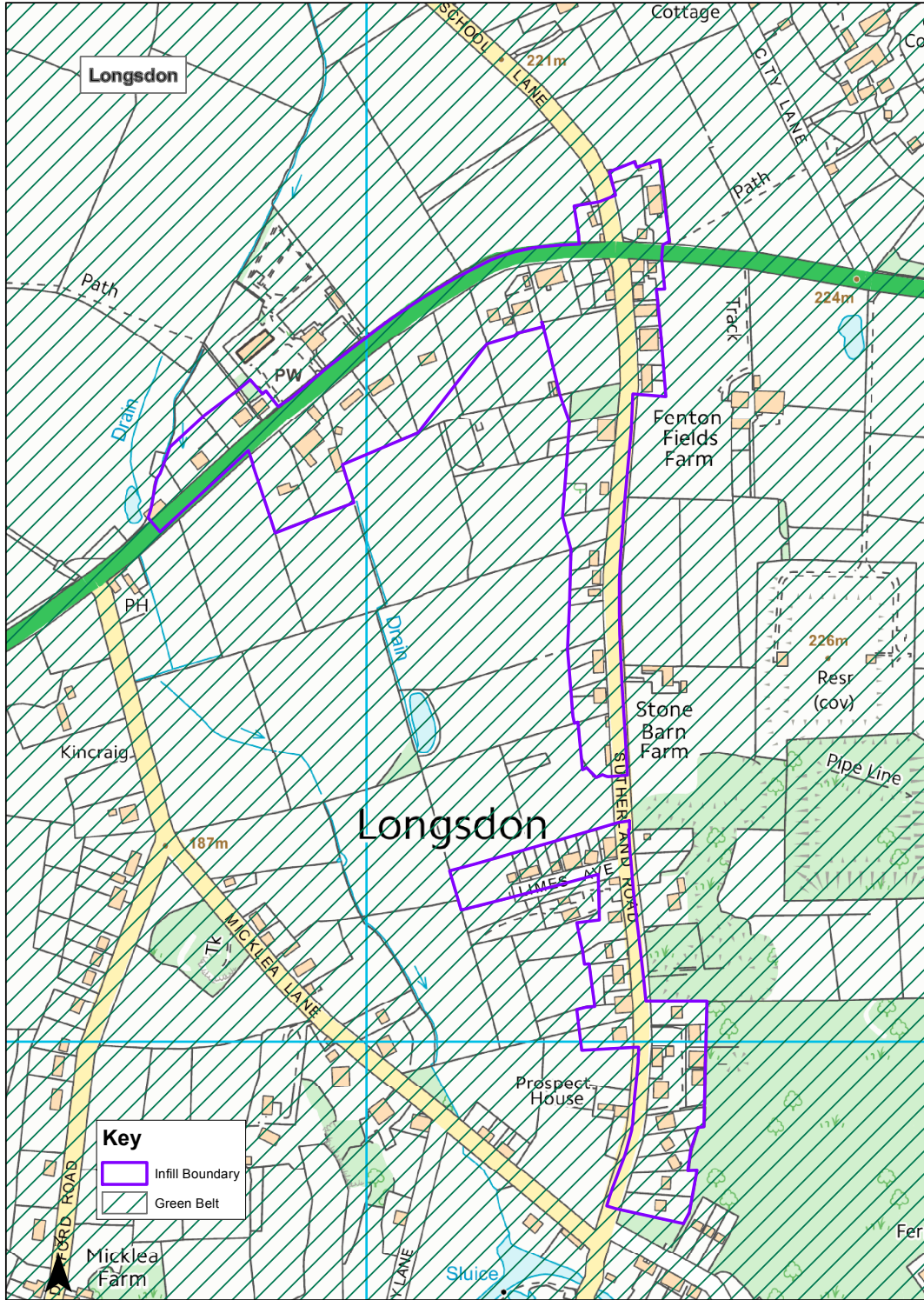
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Map 4.34 Leekbrook

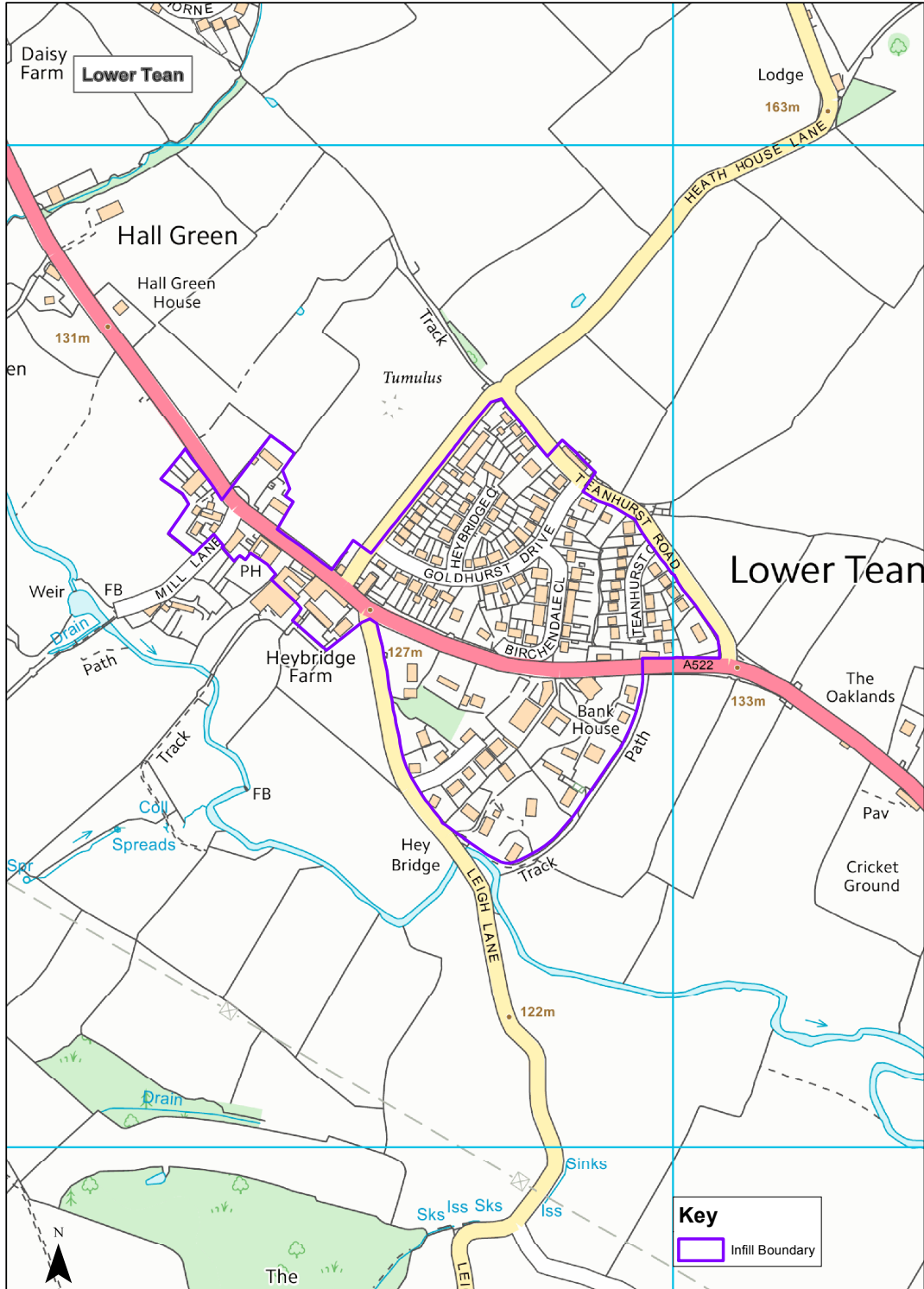


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Map 4.35 Longsdon

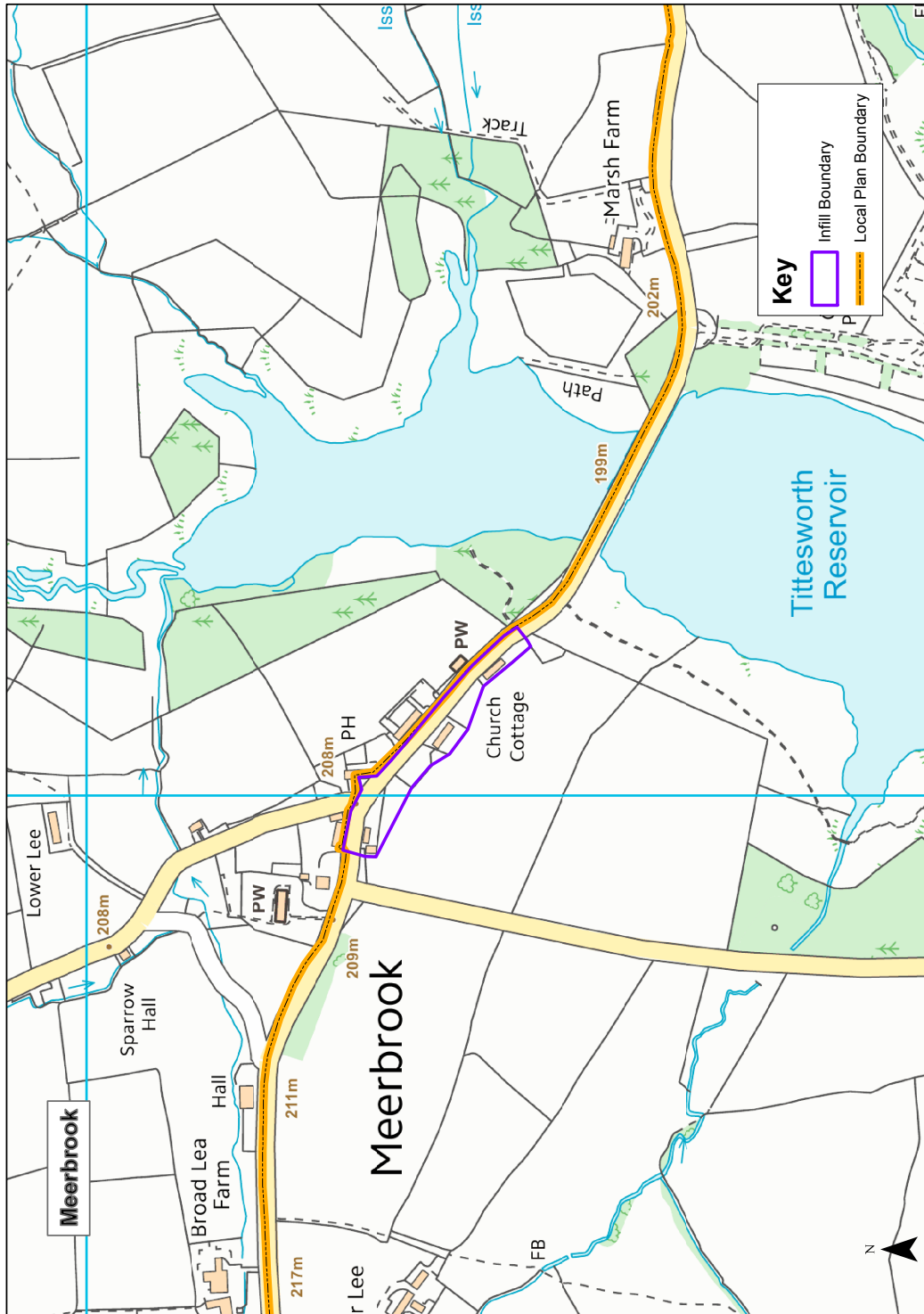


Map 4.36 Lower Tean



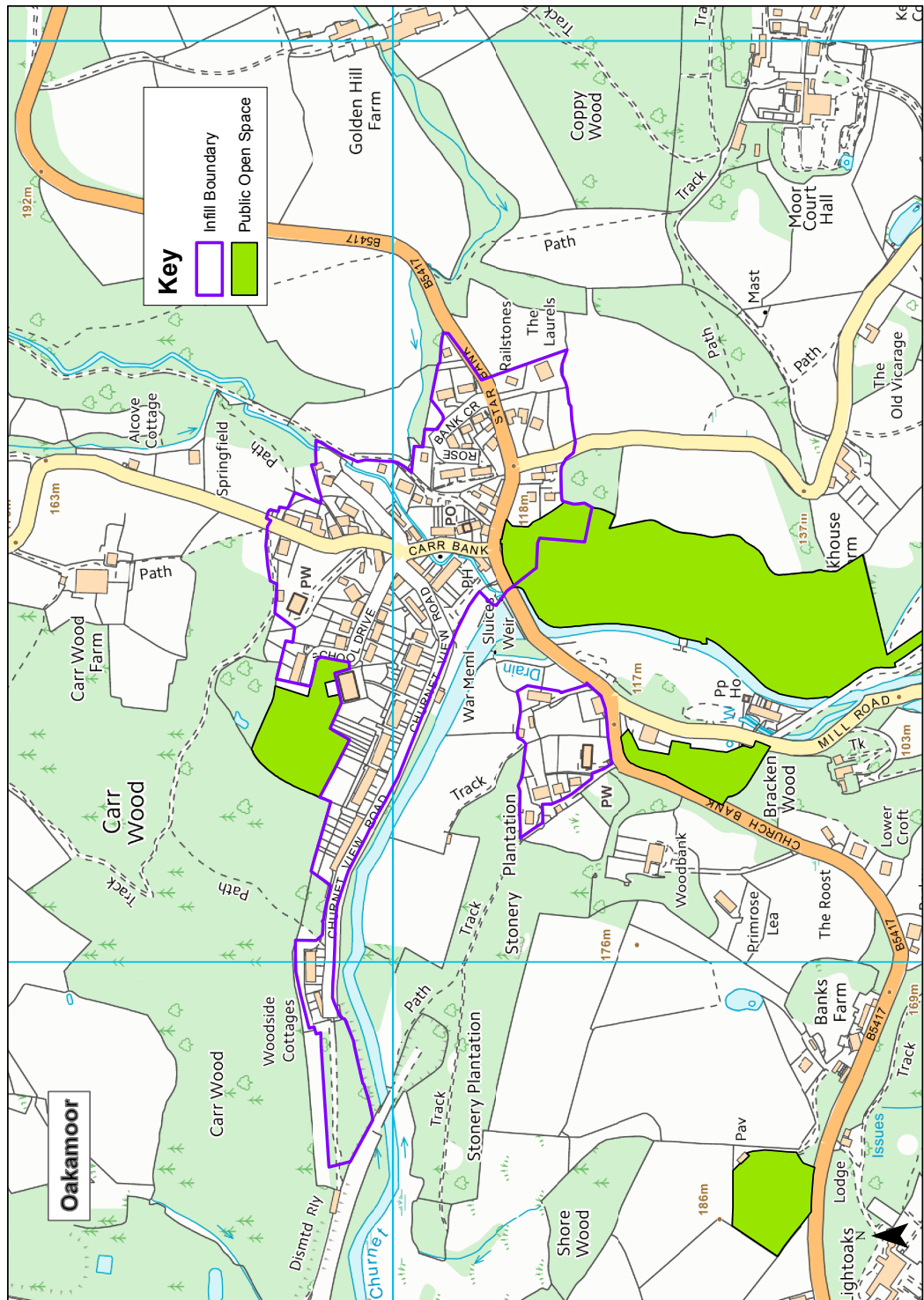
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Map 4.37 Meerbrook



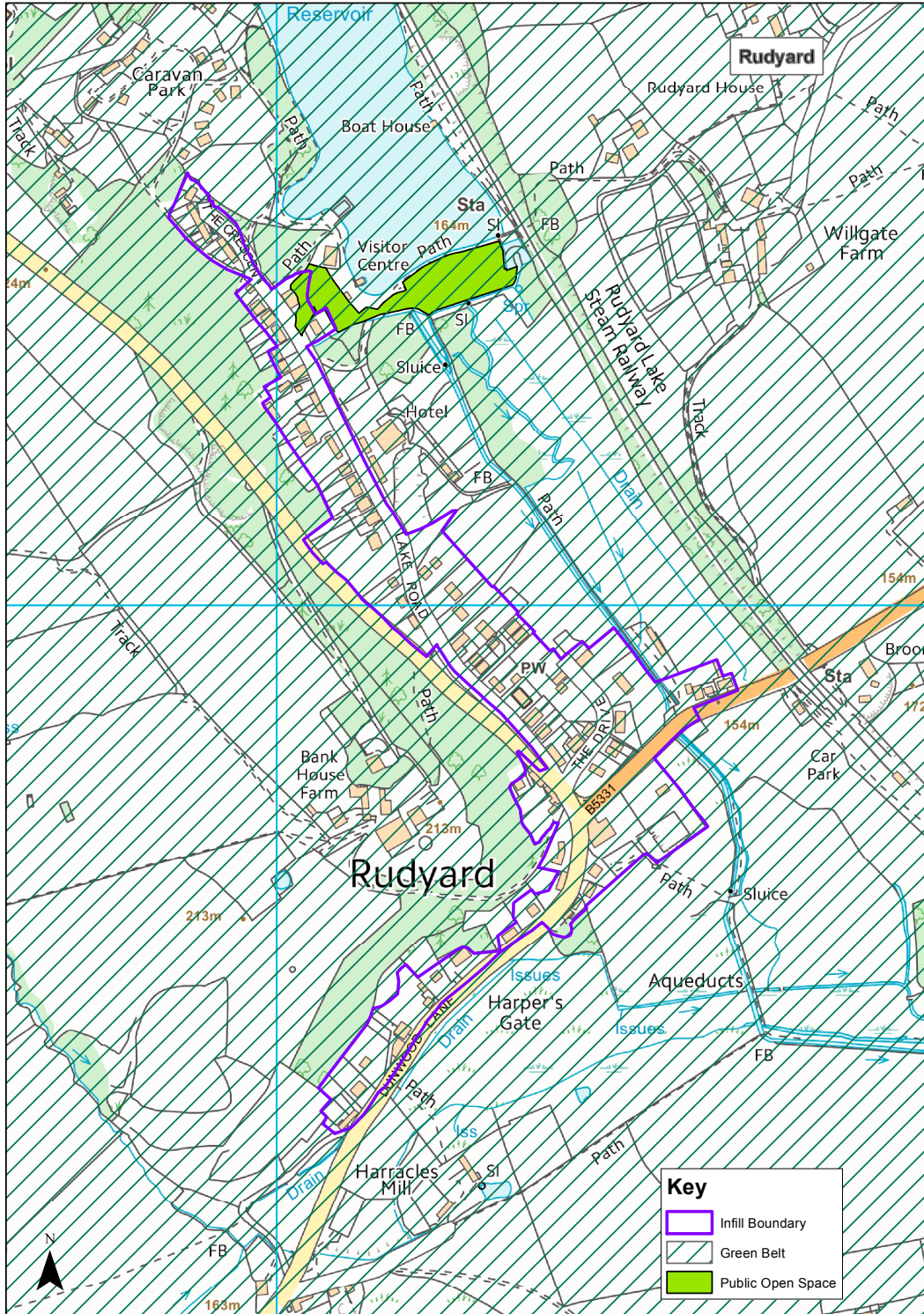
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Map 4.38 Oakamoor



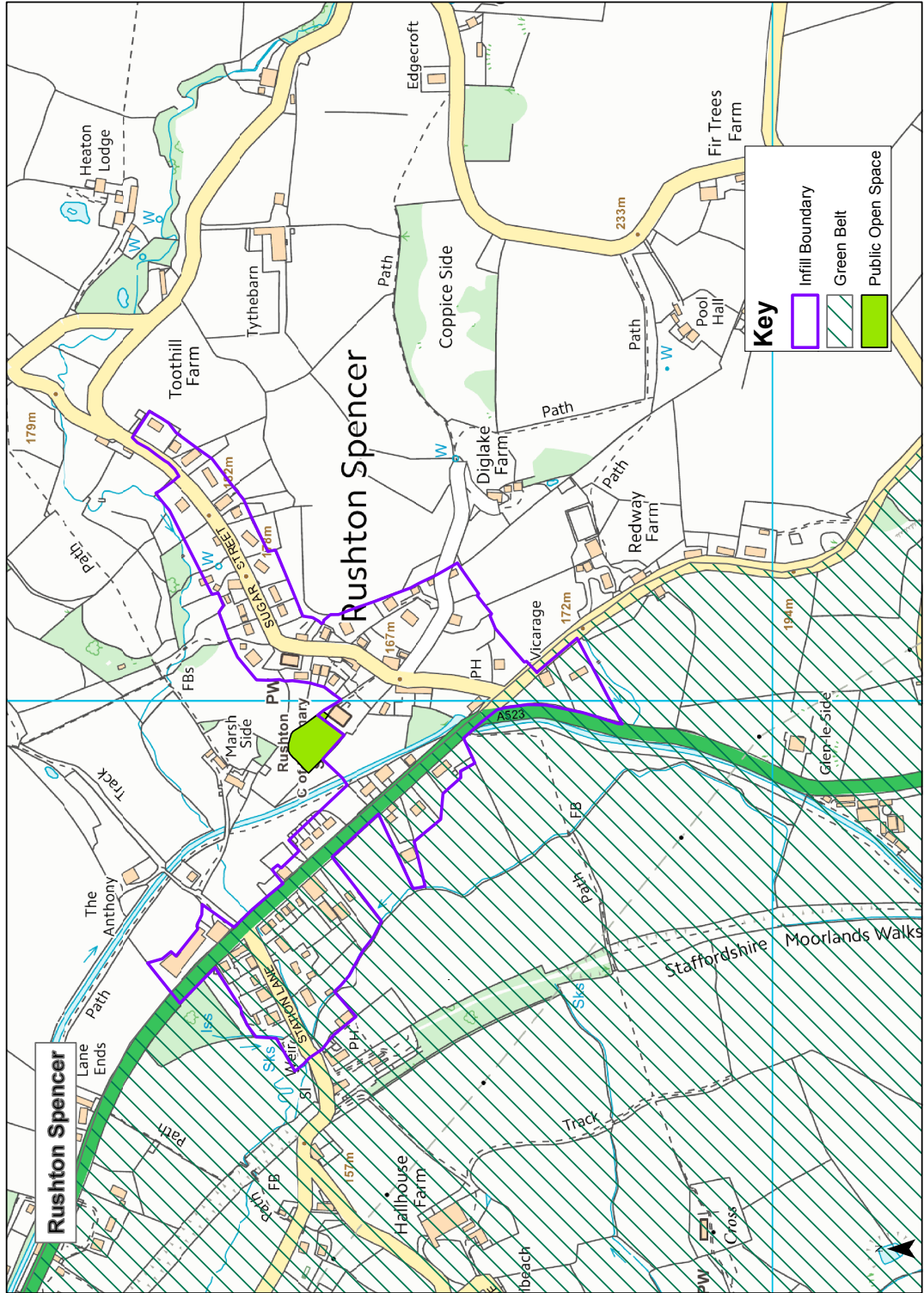
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Map 4.39 Rudyard



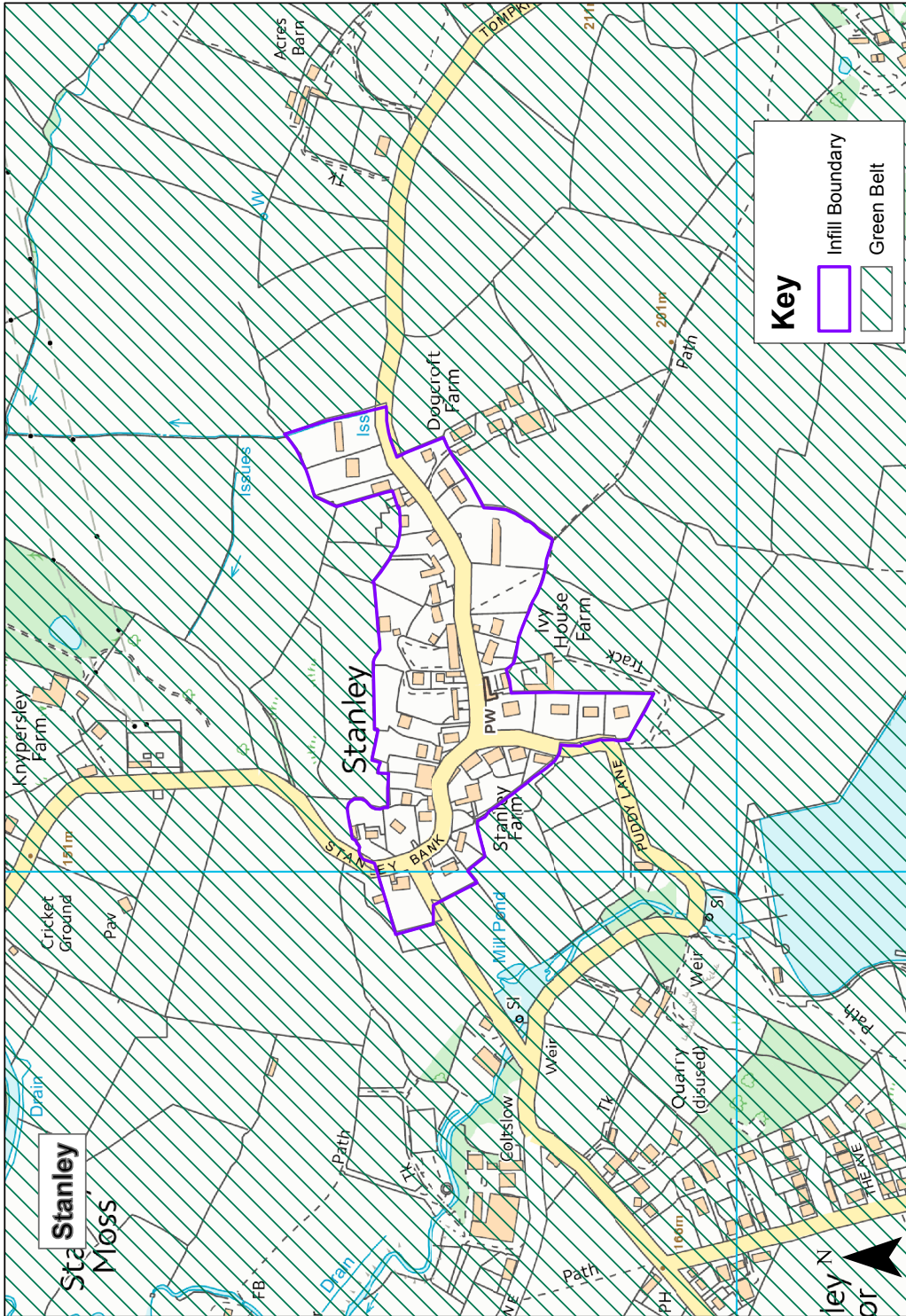
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Map 4.40 Rushton Spencer



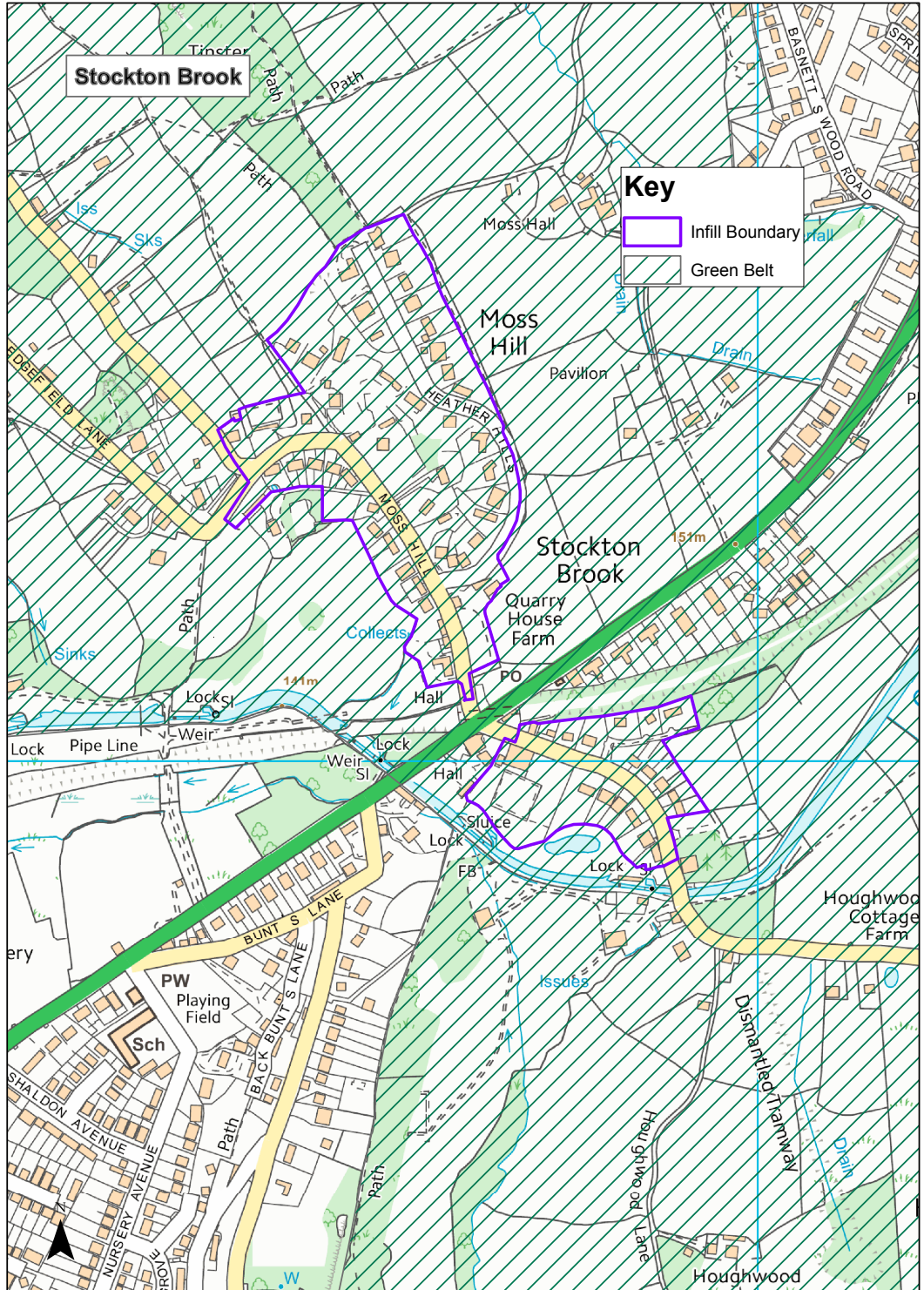
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Map 4.41 Stanley



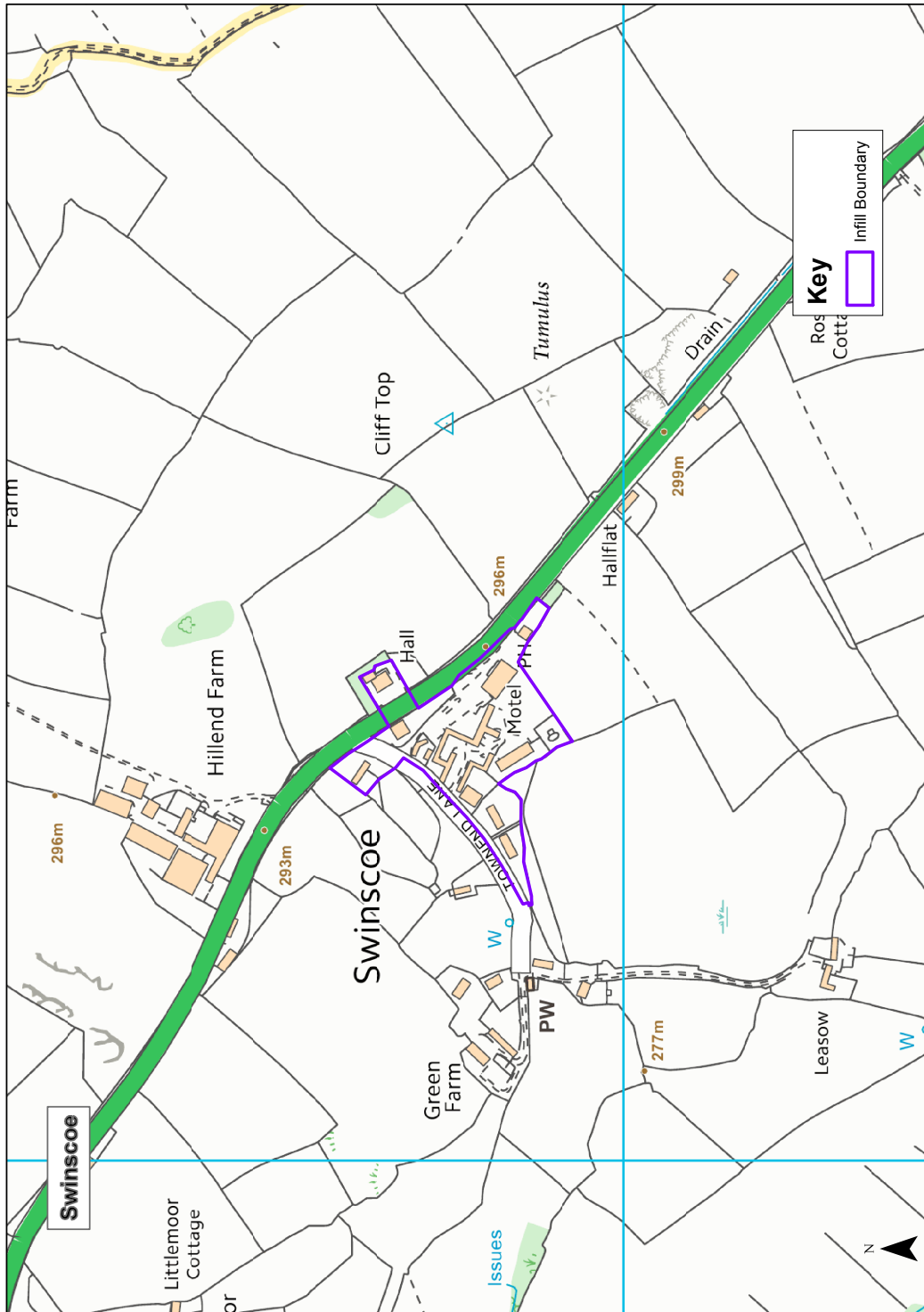
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Map 4.42 Stockton Brook



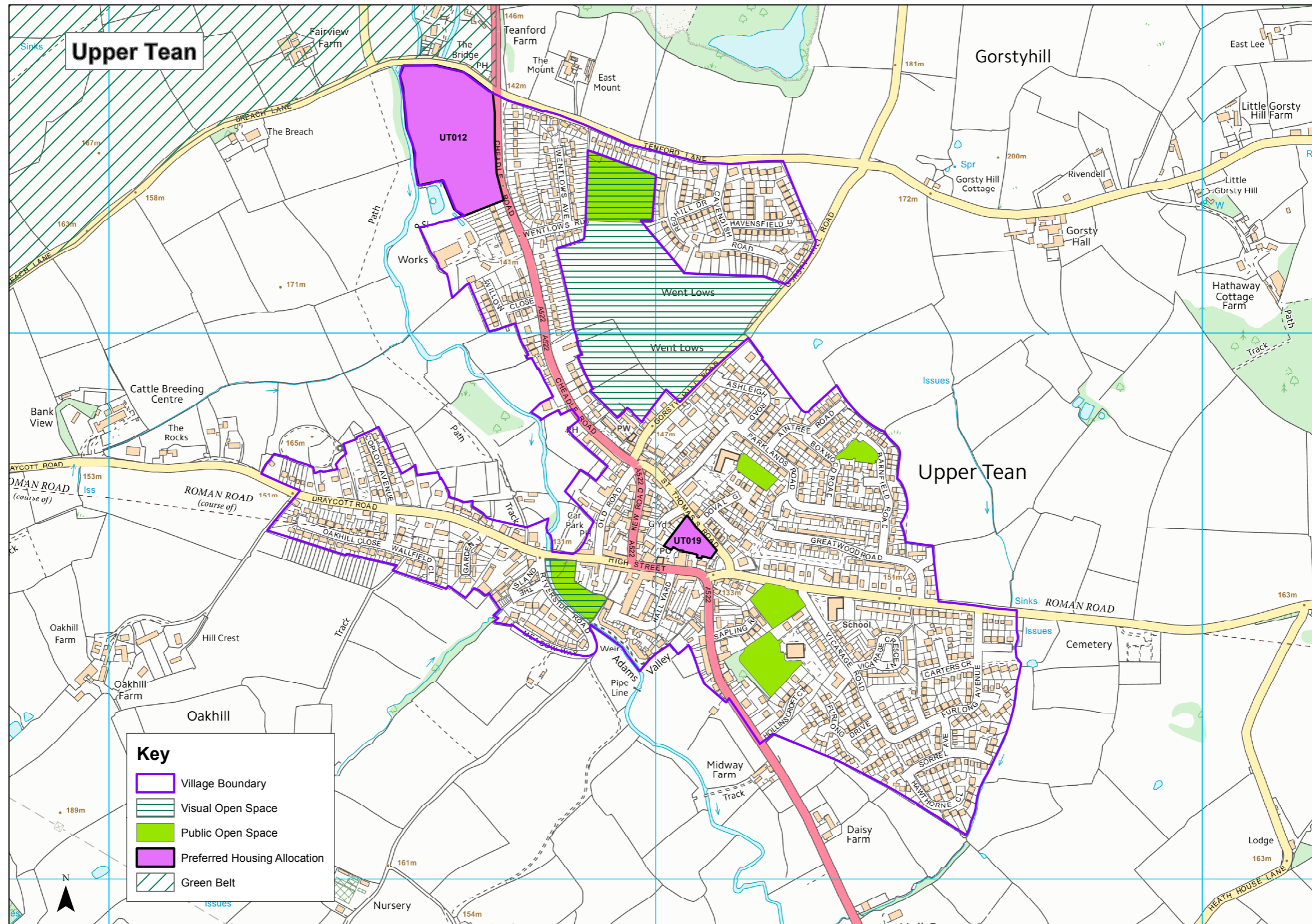
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Map 4.43 Swinscoe



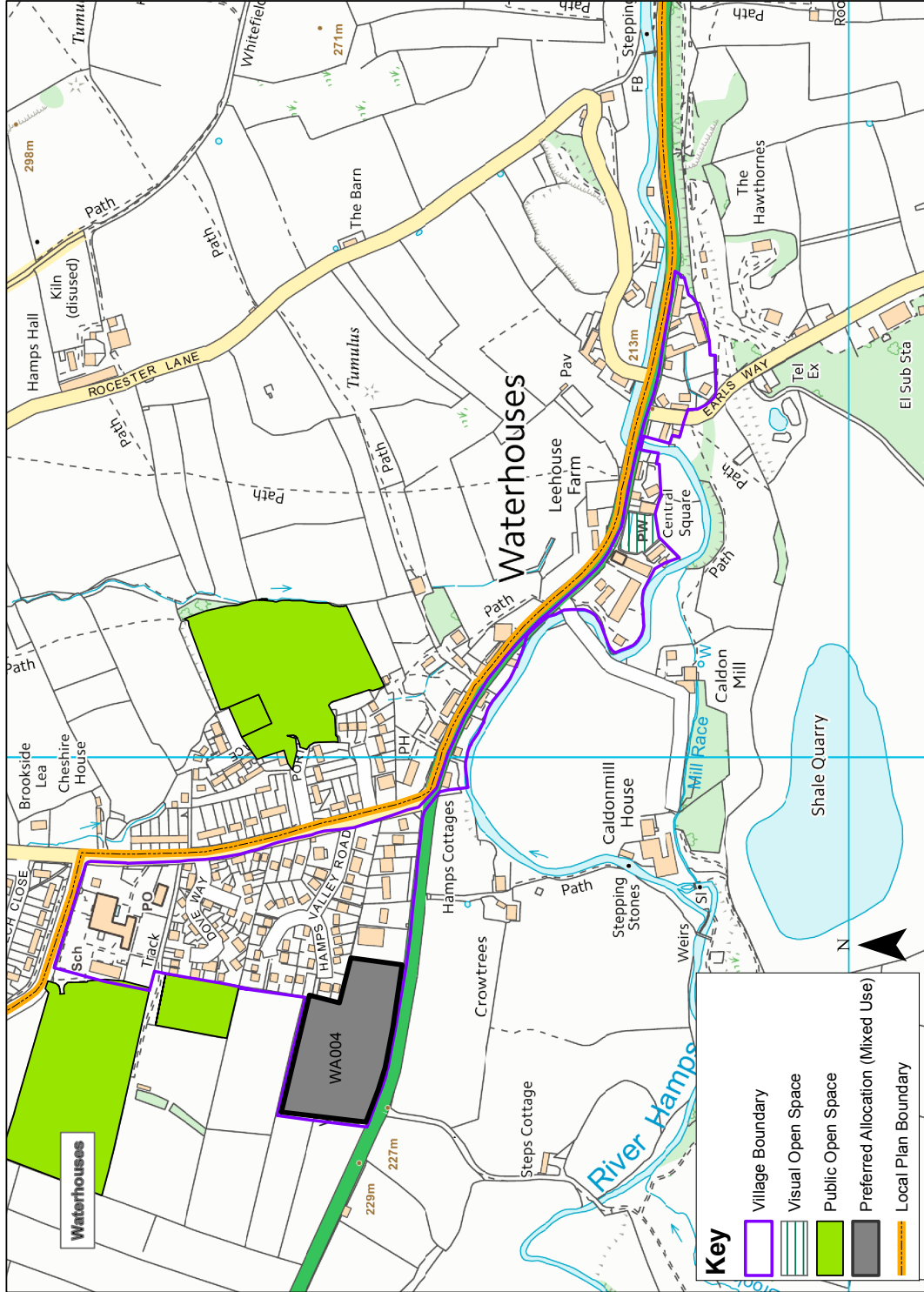
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Map 4.44 Upper Tean



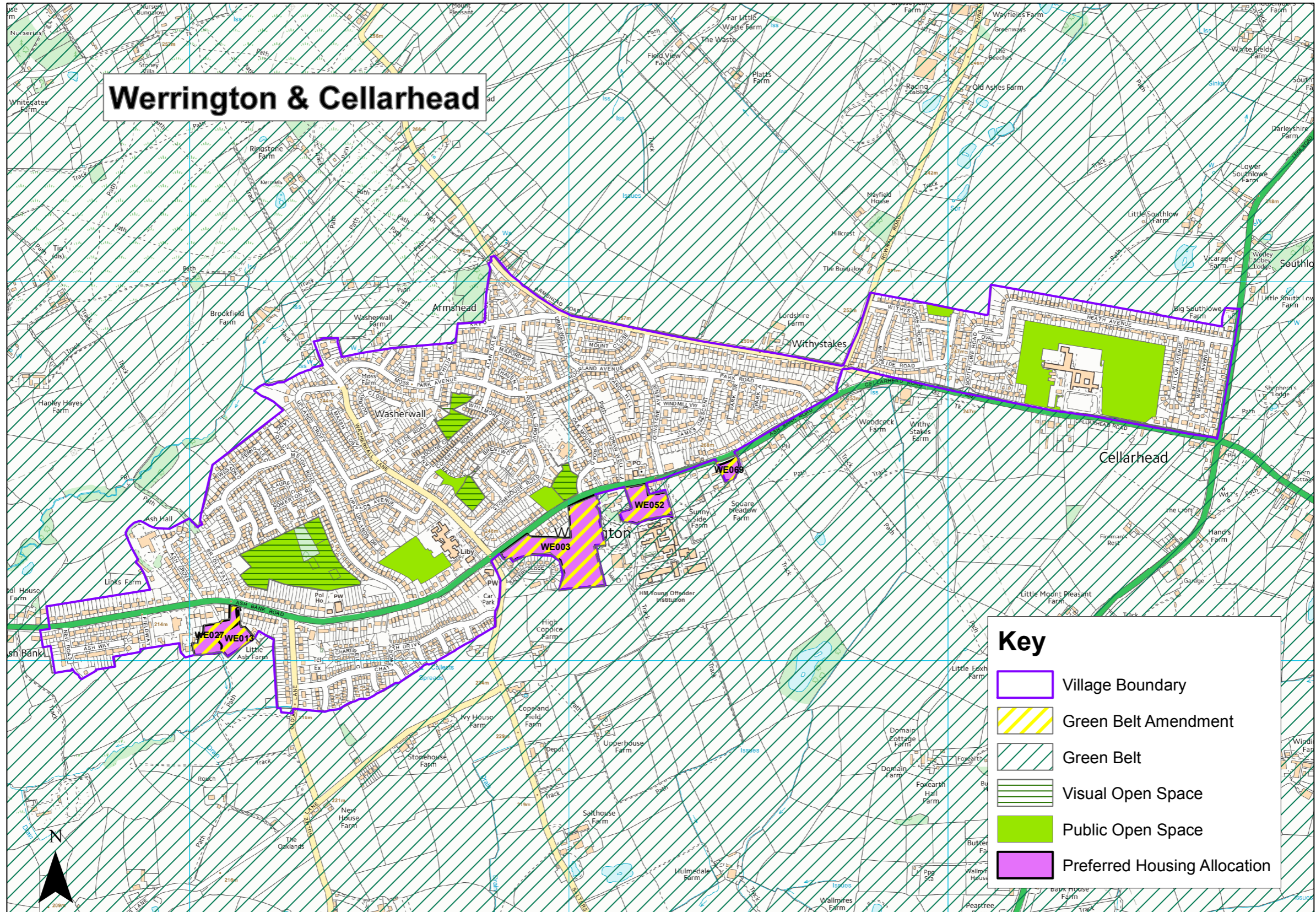
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Map 4.45 Waterhouses



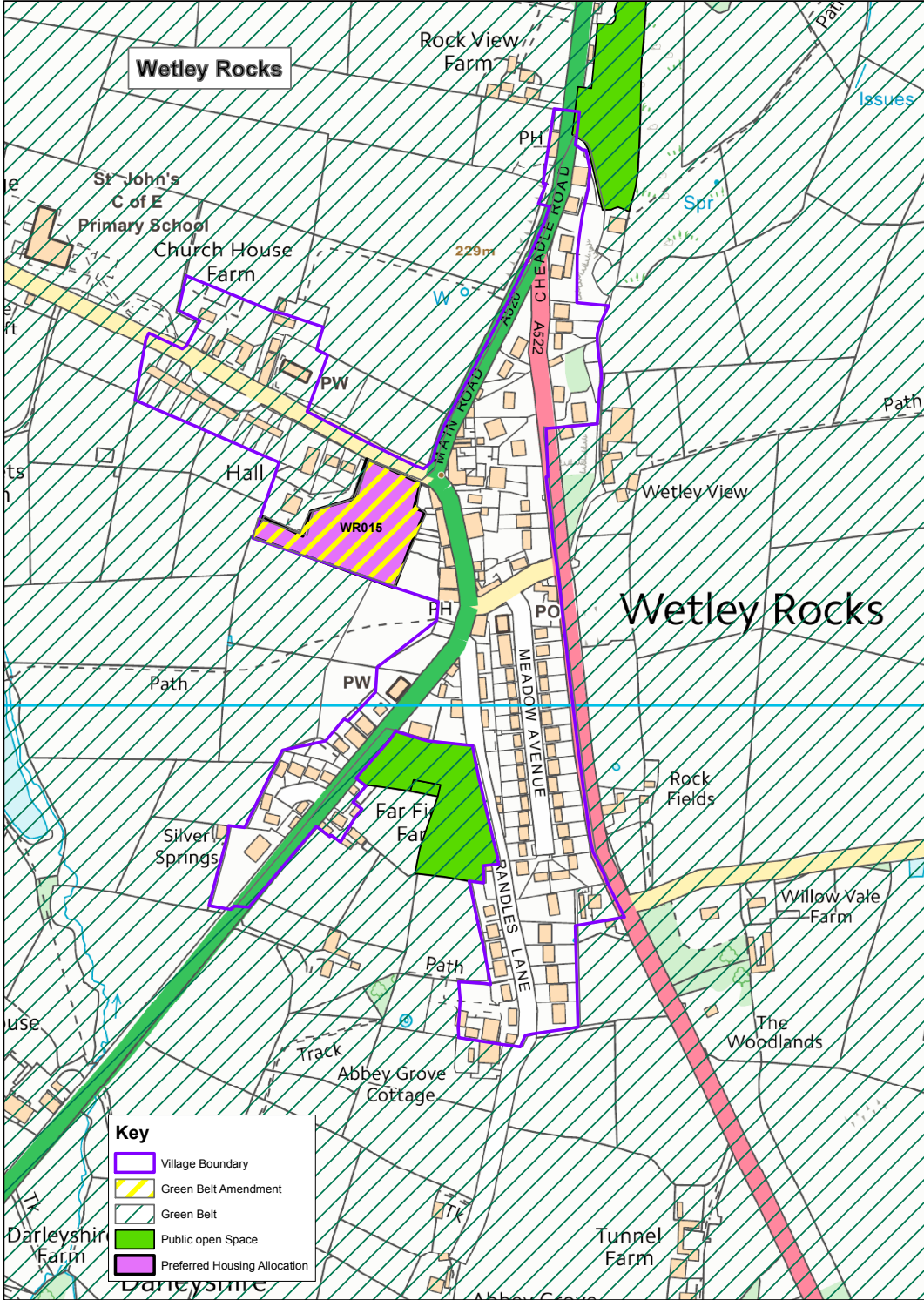
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Map 4.46 Werrington



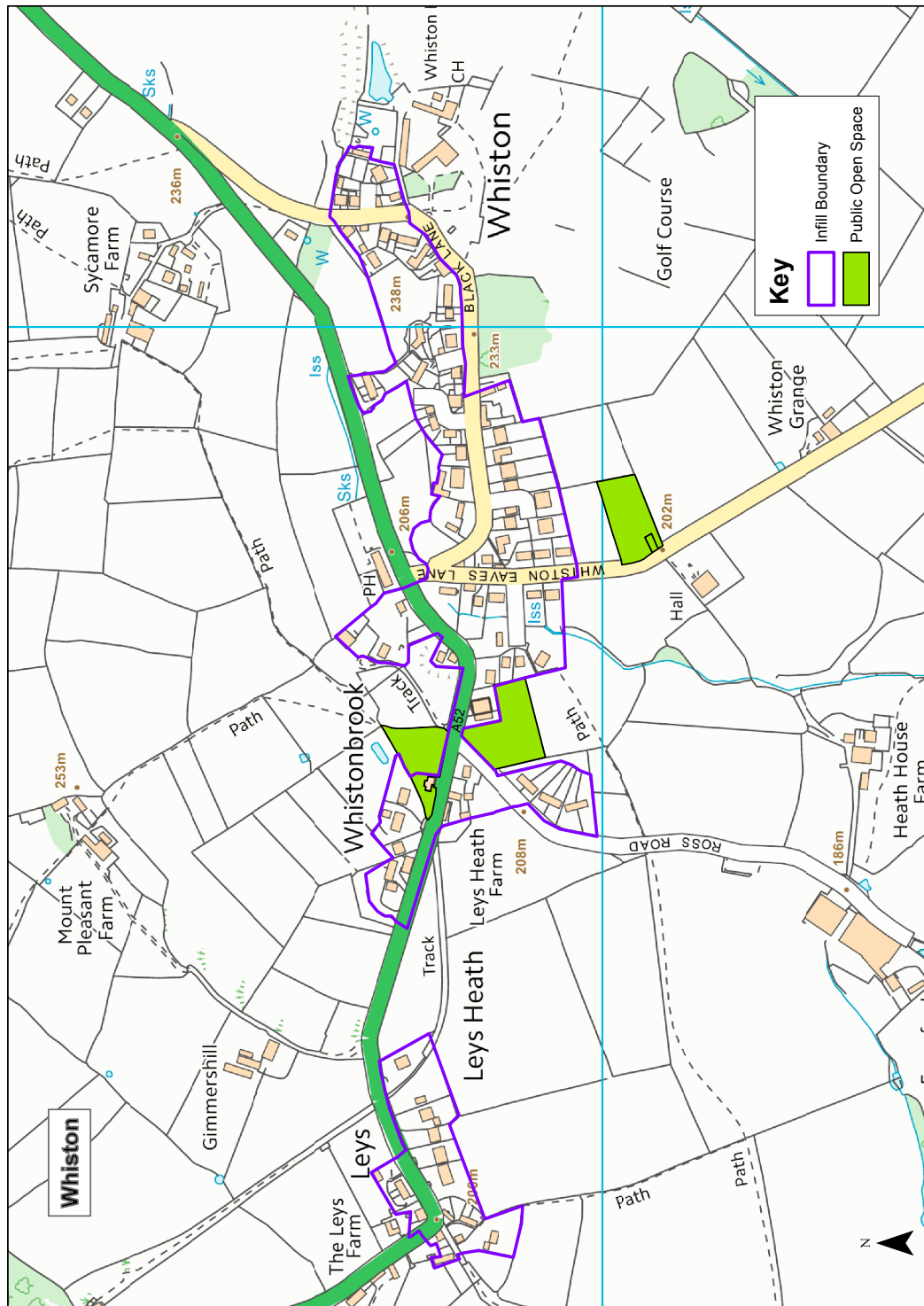
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Map 4.47 Wetley Rocks



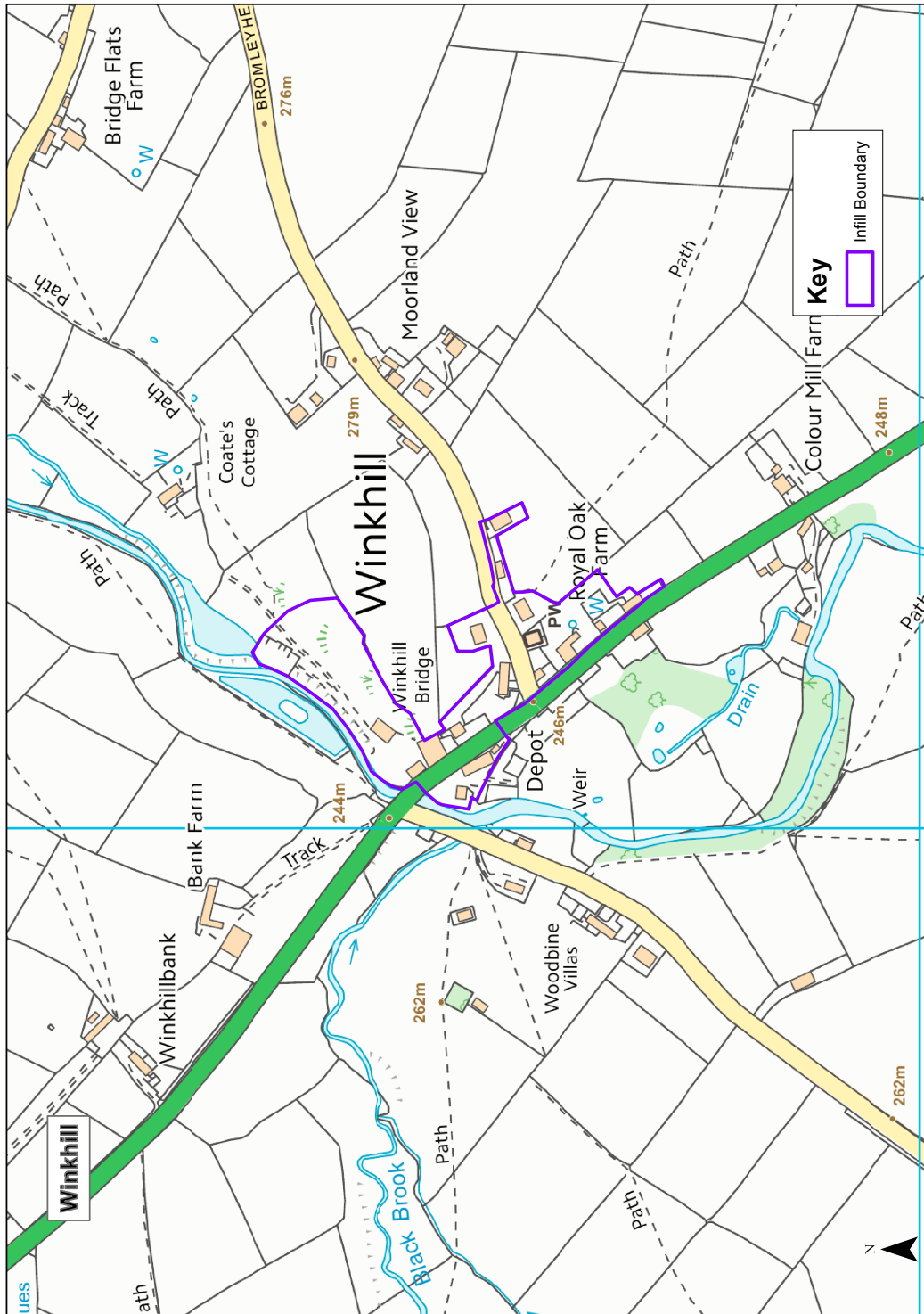
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Map 4.48 Whiston



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Map 4.49 Winkhill



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Table 4.16 Rural Areas residual housing requirement

Housing provision	Dwellings
Total requirement	1228
A) New allocations (larger villages)	788
Small sites allowance (infill 30 per annum)	570
TOTAL POTENTIAL PROVISION	1358
Slippage allowance	-123
TOTAL ACTUAL PROVISION	1235

Table 4.17 A) New housing allocations - larger villages

Site ref.	Dwellings
AL012 (Alton)	13
Part of BM013, BM029, BM014a, BM014b (Biddulph Moor)	45
BB054 (Blythe Bridge)	70
BB041	50
BE041 (Brown Edge)	50
CD002 (Cheddleton)	26
CD003	70
CD017	29
EN012 (Endon)	24
EN033	12
EN126	12
EN128	20
IP019 (Ipstones)	30
Bolton Copperworks (Froghall) (mixed-use)	50
KG049a (Kingsley)	35
UT019 (Upper Tean)	15
UT012	70

Site ref.	Dwellings
WA004 (Waterhouses) (mixed-use)	36
WE003 (Werrington)	50
WE013	10
WE027	20
WE052	25
WE069	6
WR015 (Wetley Rocks)	20
TOTAL	788

Table 4.18 Employment land allocations

Site ref.	Area (Hectares)
OC055 (Cresswell)	8.58

Table 4.19 Northern Gateway Opportunity Site

Site ref.	Area (Hectares)
Blythe Vale, Blythe Bridge (Core Strategy Regional Investment Site for employment development)	48.58

Table 4.20 Travellers site allocation

Site ref	Pitch capacity ⁽¹⁾
TR002 (Blythe Bridge)	8+

1. Estimated using national guidance. Reasonable pitch size considered to be 150 – 250m². Plus factoring in space for communal buildings, access road etc

Questions

Question 33

Do you have any comments on the village boundaries for the Rural Areas?

Question 34

Do you have any comments on the infill boundaries for the Rural Areas?

Question 35

Do you have any comments on the visual and public open spaces for the Rural Areas?

Question 36

Do you have any comments on the suggested Green Belt amendments for the Rural Areas?

Question 37

Do you have any comments on the housing allocations for the Rural Areas?

Question 38

Do you have any comments on the employment site for the Rural Areas?

Question 39

Do you have any comments on the Northern Gateway Opportunity Site?

Question 40

Do you have any comments on the travellers site?

Question 41

Do you have any other comments regarding the Rural Areas?

Next steps



5 Next steps

5.1 The key stages for the Local Plan are set out below. After each consultation, the Council will consider all responses alongside relevant evidence, guidance and national policy before progressing to the next stage in the process.

Table 5.1

Stage	Date
Consultation on Preferred Options Sites and Boundaries	28th April to 5pm 13th June
Consultation on Preferred Options Policies	July – August 2016
Publication of Local Plan. Formal representations invited	November- December 2016
Council to submit Local Plan to Secretary of State	February 2017
Examination in Public	Spring 2017