



Staffordshire Moorlands Local Plan

Site Allocations Topic Paper – Leek

June 2018

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Introduction



1 Introduction

1.1 The purpose of this Topic Paper is to set out the process which the Council has gone through in evaluating and selecting sites for allocation in the Submission Version Staffordshire Moorlands Local Plan. It brings together information relating to the evidence base, information for sites considered for allocation through the various stages of Plan preparation and details the steps of each consultation and the decision made regarding sites in order to demonstrate that the Council has undertaken a comprehensive and robust assessment and consultation on all suitable sites having regard to the evidence base.

1.2 The Paper covers the following allocations: residential, industrial/business, gypsy and travellers, open space and retail.

1.3 The Topic Paper is supported by the Site Proformas for the residential and employment allocations and the Consultation Statements.

1.4 The Site Proformas have been prepared for individual sites and provide details of the key issues affecting the site, a summary of the relevant information from the evidence base, summary of the responses and the Council response to the consultations and details of why sites were taken forward or dropped. There are site proformas for all sites in the Local Plan and the Omission sites (i.e. sites suggested for inclusion in the Submission Version Plan during the statutory period for representations).

1.5 The Consultation Statements provide details of the responses to each consultation stage and the Council's reply.

Leek



2 Leek

2.1 Leek is the largest settlement in the District with an already well established range of facilities and services serving the whole of the District. Despite this the town has lacked opportunities for retail and economic growth and has not fully developed its tourism and cultural potential. The proposed strategy for Leek seeks to strengthen the role of Leek as the principal town in the District by addressing a number of specific challenges which have been identified through consultation, the evidence base and the strategies and plans of other agencies and organisations.

2.2 The town Development Boundary is shown on the Policies Map. Within the Development Boundary new development should be of an appropriate scale and nature for the town and be in accord with the Spatial Strategy and Leek Area Strategy.

2.3 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 1015 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 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.

2.4 There are high levels of deprivation in Leek North ward where residents experience above average health problems including childhood obesity and economic issues including lower than average wages. The implementation of the Green Infrastructure Strategy together with protecting, increasing and improving the provision and accessibility of open space, sport and recreational facilities will help to address the health issues. Improvement of accessibility to employment areas, particularly from areas of local deprivation and need will help to address the economic issues.

2.5 Policy SS4 details an employment land requirement of 8.1ha for the Leek area up to 2031. Employment provision will be met through the expansion of existing employment areas to the south of the town and Leekbrook which have good access to the road network. These are considered to be the most sustainable locations for employment development and will minimise the impact of development on the countryside and residential areas. In response to Leek's residual employment land requirements Policy SS3 of the 2014 Core Strategy identified 'Broad location EM2' east of Brooklands Way Leekbrook, for future employment allocation (dependent on the need for further employment land provision across the town). Despite being a smaller village Leekbrook is closely related to Leek (falling within the same Ward), and it is considered that allocations across the village can contribute towards the future employment land requirements for Leek as existing industrial areas in the village already serve Leek residents; and industrial areas by definition often tend to be peripheral.

2.6 The policy also identifies the Cornhill and Newton House area of Leek as a major mixed-use regeneration opportunity which is strategically important and has been recognised as a Council objective for a number of years. Cornhill is part owned by the District Council and is well related to existing employment uses as well as potential tourism facilities to the south. Both sites provide opportunities to support the town's need for housing and economic

growth. Development should enable the provision of an east-west link road between the A520 Cheddleton Road and the Barnfield Industrial estate, to allow easier access across the southern side of the town, and to relieve pressure on Junction Road.

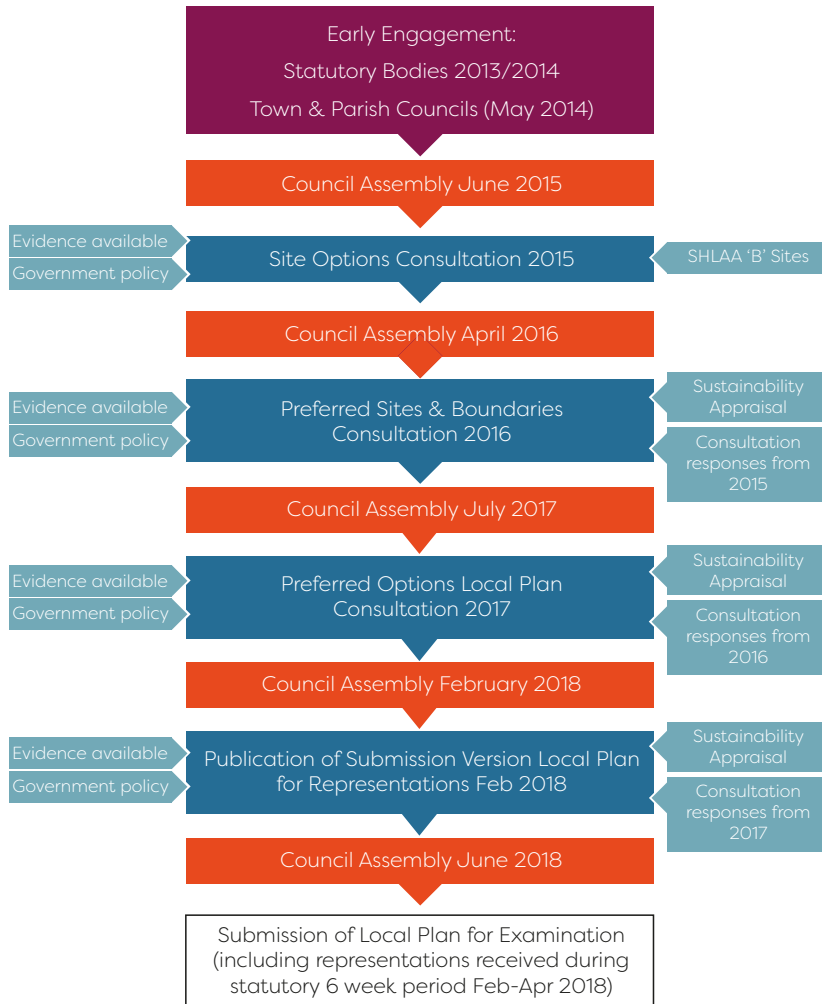
The Site Allocation Process



3 The Site Allocation Process

3.1 The Local Plan has undergone an extensive process of site selection and assessment during its preparation. Site selection has been informed by consultation responses from the public and stakeholders, information from the evidence, the Sustainability Appraisal and the historic, ecological, landscape characteristics and statutory designations within the area.

Site selection process



Consultation Stage
 Evidence Base Document
 Council Meeting
 Informal Engagement

Picture 3.1

3.2 There were three key stages of public consultation to help identify sufficient land capable of being delivered for development and inform the Local Plan policies.

3.3 The purpose of the consultations was to invite comments on a range of potential sites to inform the Council decision on which sites to allocate for development in the Submission Version Local Plan. The consultations provided details of a number of sites across the District and also provided an opportunity for suggestions to be made for other sites which may not already have been considered. Sites were either taken forward to the next stage or dropped depending on the outcome of the consultations, information from the evidence base and any other relevant information at the time.

3.4 The Council carried out early engagement with key statutory bodies and Parish and Town Councils in 2013 and 2014 and undertook three consultations leading up to the publication of the submission version of the Local Plan:

- **Site Options consultation** 6 July - 14 September 2015
- **Preferred Options Sites and Boundaries consultation** - 28 April - 13 June 2016
- **Preferred Options consultation** 31 July - 22 September 2017

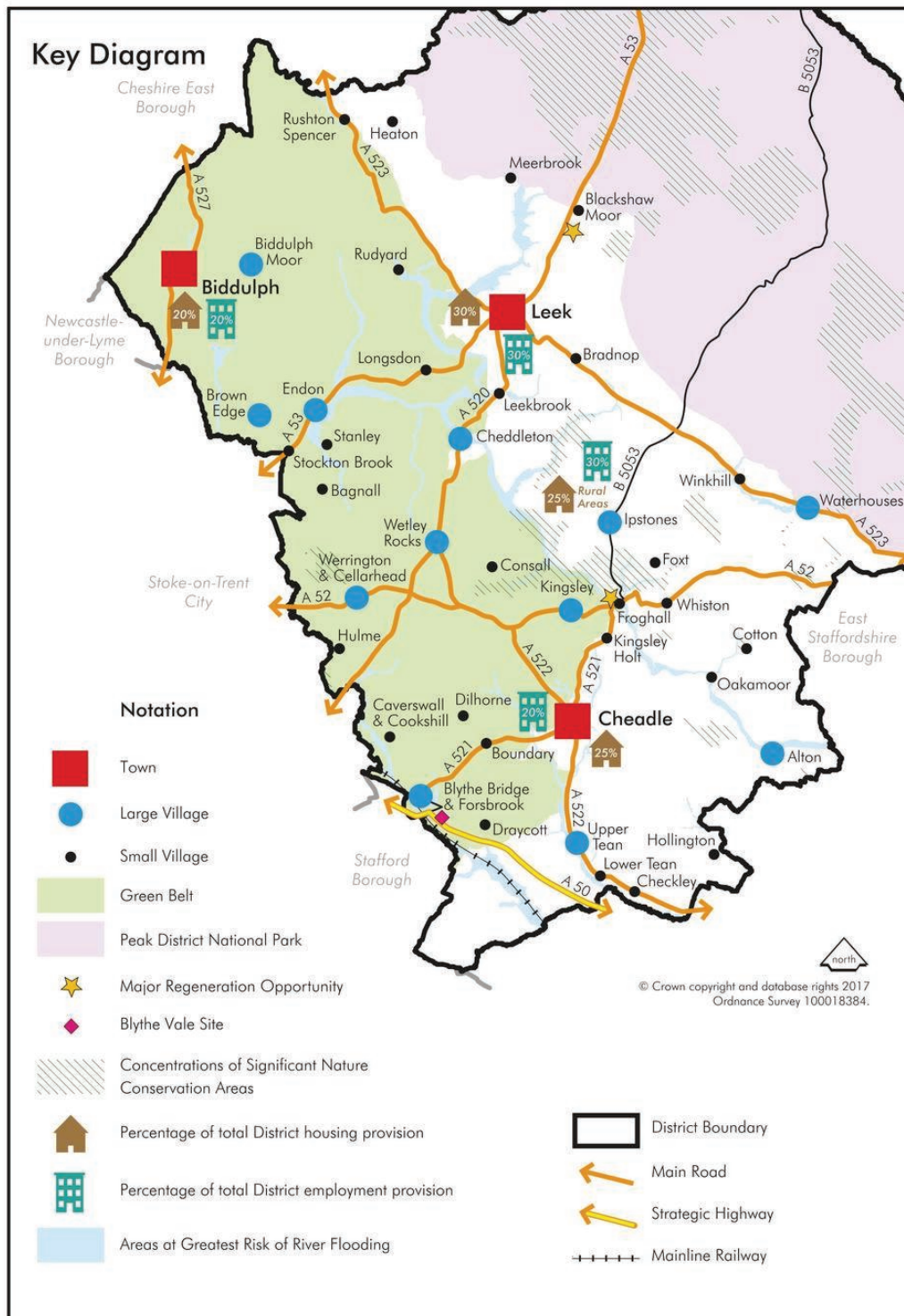
3.5 The site allocation process has also been informed by the consultation with specific statutory bodies and organisations and workshops with District Council and Parish Council members. The Duty to Cooperate Statement (examination library refs. 9.1 & 9.2) details the work undertaken under the Duty to Cooperate and includes Statements of Common Ground with other authorities.

3.6 Comments raised by the public and stakeholders have been taken into account in appraising the sites and ultimately in arriving at the site allocations. Further details on the consultation process are set out in the Consultation Statements (examination library refs. 5.1 - 5.3).

3.7 European and National legislation requires local planning authorities to undertake a Strategic Environmental Assessment, Sustainability Appraisal and Appropriate Assessment under the Habitats Regulations to inform the decision making and ensure that sustainability and biodiversity objectives have been addressed. A Sustainability Appraisal has been prepared which has informed the selection of sites in the Local Plan (examination library refs. 6.1 - 6.7).

3.8 The Habitats Regulation Assessment (HRA) considers the impact of the Local Plan on sites designated under European legislation for their nature conservation value to determine whether or not significant effects are likely as a result of the Plan. A screening and appropriate assessment of the Local Plan was carried out. The HRA concluded that the Local Plan will not result in an adverse effect on the integrity of any European Site. Natural England agreed with the HRA's conclusions. (examination library refs. 7.1 - 7.3).

3.9 Staffordshire Moorlands is located in north-east Staffordshire and a third of the District lies inside the Peak Park - the Peak District National Park Authority represents the special interests of this park. The landscape is characterised by attractive countryside comprising of farmland, extensive woodland areas, natural grassland and moors interspersed by distinctive settlements. The District has a wealth of heritage assets and biological and geological resources many of which are statutorily protected. A third of the rural area is covered by Green Belt. The site selection process had to take account of the sensitivity of the green belt and historic and nature conservation designations.



Picture 3.2

The Evidence Base

3.10 The Council aimed to ensure that the emerging Local Plan was based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. The evidence base provided information regarding the needs of the district in terms of housing, employment, retail, education and open space and information regarding the characteristics of the District.

3.11 A number of evidence based studies have been prepared to inform the Local Plan and selection of sites. These provide details of the level of development needed during the plan period, and an assessment of key constraints and information about the District:

3.12 The key documents from the evidence base are detailed below.

3.13 Strategic Housing Market Assessment (SHMA) (2014) (examination library ref. 27.1) - One of the key requirements for a Local Plan is identifying the housing requirement for the area through the Strategic Market Assessment and to provide adequate sites to accommodate this need. The SHMA provided a comprehensive assessment of housing in the District and looked at;

- defining the housing market area
- market signals and the current and future housing market
- an objective assessment of housing need and a recommendation of an OAN range
- affordable housing - need, supply and requirements
- key issues for future policy

3.14 The June 2014 SHMA projections indicated a need for housing between the range of 260 – 440 dwellings per annum (dpa). This study has been updated four times to take account of new information.

- **August 2014 Update** (examination library ref. 27.2); to take account of 2012 based sub national population projections. It gave an OAN of 210-430 dpa.
- **July 2015 Update** (examination library ref. 27.3); to take account of 2012 based sub national household projections and 2011 census data. It gave an OAN of 220-460 dpa.
- **January 2016 Update** (examination library ref. 27.4); to take account of 2014 mid year population estimates and case law relating to OAN. It gave an OAN of 250- 440 dpa.
- **February 2017 Update** (examination library refs. 27.5 & 27.6); updated the June 2014 SHMA and took account of the 2014 based sub national population projections and 2014 based household projections. It gave an OAN of 235-330 dpa.

3.15 Employment Land Study (July 2014) (examination library ref. 17.3) - The Study covers the period 2011-2031. It provided five scenarios based on different modelling approaches and concluded that Staffordshire Moorlands required between 25ha and 45ha of employment to meet employment land needs for the period 2011 to 2031. 35% for B1a/B1b office, 40% for B1c/B2 industrial and 25% for B8 storage and distribution.

- The Study was updated in **September 2014** (examination library ref. 17.4) to take account of the 2012 based sub national household projections. It found between 26.36ha to 38.81ha would be required to support 210- 430 homes per year.
- It was further updated **February 2017** (examination library ref. 17.5) to incorporate more recent data releases, to align with the updated SHMA and reflect the changing economic context post Brexit. It concluded that 13 to 27ha of additional employment land was required for the period 2016-2031.

3.16 Updated Gypsy and Traveller Needs Assessment (2015) (examination library ref. 18.2) - Assessed the need for the provision for sites (pitches) for gypsy travellers including transit pitches, and plots for travelling showpeople. It concluded there was a need for 6 residential pitches in Staffordshire Moorlands; zero transit pitches and zero plots for showpeople for the period 2014-2019. A further two residential pitches are estimated to be required beyond this to 2034.

3.17 Retail Study (October 2013) (examination library ref. 25.1) - The Study updated the 2008 Retail Study and looked at establishing the shopping and leisure patterns, town centre floorspace composition and assessed the future quantitative and qualitative needs of the District and provided strategic advice on development strategies for the town centres. It's key recommendations were provision of a new deep discount foodstore in Biddulph, discontinuing the use of secondary frontages and making some changes to the town centre boundaries.

- It was updated in **November 2017** (examination library ref. 25.3) to review the 200m² impact threshold recommended in the 2013 study. This review confirmed that the impact threshold is appropriate and informed by robust evidence.

3.18 Level 1 Strategic Flood Risk Assessment (SFRA) (2015) (examination library ref 28.1) - This provides an assessment of the extent and nature of the risk of flooding across the District. The Level 1 Strategic Flood Risk Assessment (SFRA) assesses and maps all forms of flood risk from groundwater, surface water, sewer and river sources. It also takes account of future climate change predictions.

3.19 Ecological Surveys 2010/2011 (Staffordshire Wildlife Trust) (examination library ref. 14.10) - provided a comprehensive ecological desk top study, and phase 1 habitat survey of areas considered for development ("broad areas") for Leek Biddulph and Cheadle in the emerging Core Strategy. Each record contained summary recommendations in the event of future development.

3.20 Ecological Study (Lockwood Hall) (2015) - (examination library refs. 14.2 - 14.6) Provided Extended Phase 1 habitat surveys for the majority of sites identified in the later 2015 Site Options consultation, evaluated the relative ecological importance of each site, then provided site recommendations and conclusions for surveys/actions prior to any subsequent development.

3.21 Extended Phase 1 Habitat Surveys and Local Wildlife Site (LWS) Assessments (Ecus) (August and November 2017) (examination library refs. 14.8 & 14.9). These studies provided Extended Phase 1 habitat surveys of potential site allocations in the 2016 Preferred Options (that had not already undergone assessment by Lockwood Hall); followed by assessment of all sites in the 2016 Preferred Options consultation for their

potential to be designated as local wildlife sites (**LWSs**) (ie Site of Biological Importance (SBI) or Biodiversity Alert Site (BAS)) according to criteria outlined in 'Guidelines for the selection of sites of county biological importance in Staffordshire' (Webb et al., 2014).

3.22 In addition **Ecus** conducted a **Preliminary Ecological appraisal** (including reptile and bat surveys) of the area covered by the Council's **Cornhill Regeneration Area illustrative Masterplan May 2016**. This was published in July 2017 (examination library ref. 14.7).

3.23 Cheadle Town Centre Transport Study 2015 (examination library ref. 31.6) assessed the characteristics of the existing highway network across the town and identified locations/routes that would be affected by additional housing and employment land provision and assessed what impacts the resultant traffic increases around the town might have on journey times, queuing and delay. It suggested further actions and mitigation measures which were considered in more detail in the **Phase 2 Assessment 2017** (examination library ref. 31.7).

3.24 Green Belt Review (2015) (examination library ref. 22.4) - The Study provided a strategic review of the Green Belt in the District and a more detailed site based assessment of sites included in the Site Options consultation with recommendations regarding the suitability of sites for release from the Green Belt. It concluded the general extent of the Green Belt should be retained but identified some small sites as suitable for release in exceptional circumstances through a Local Plan review as required by the NPPF.

- A number of additional sites were assessed in the **September 2016** (examination library ref. 22.6) and **April 2017** (examination library ref. 22.7) updates.

3.25 Strategic Housing Land Availability Assessment (SHLAA) 2015 (examination library refs. 26.1 - 26.4) - provided details of potentially deliverable sites.

3.26 Green Infrastructure Strategy 2018 (examination library ref. 22.10) identifies a network of strategic green infrastructure. The strategy seeks to create functional and physical connectivity between green spaces, as well as to identify opportunities to provide additional green routes and ecological networks.

3.27 The **Playing Pitch Assessment 2017** (examination library ref. 23.4) presents a supply and demand assessment of playing pitch and other sports facilities in accordance with Sport England's Playing Pitch Strategy Guidance. The resulting **Playing Pitch Strategy and Action Plan 2017** (examination library ref. 23.3) provides a strategic framework that ensures the provision of outdoor sports facilities meets the local needs of existing and future residents.

3.28 Open Space Study - Update Report 2017 (examination library ref. 23.1) provides detail with regard to what provision exists in the area, its distribution and general quality. The follow-on **Open Space Standards Paper 2017** (examination library ref. 23.2) identifies the deficiencies and surpluses in existing and future open space provision and sets provision standards focusing on quantity, quality and accessibility.

3.29 Local Plan and Site Allocations Viability Study 2018 (examination library ref. 24.1) provides an assessment of the overall viability of development in the District, considering the viability implications of emerging plan policies. It also provides a viability framework within which to consider the proposed site allocations. Ultimately the study provides conclusions about 'whole plan viability' and deliverability.

3.30 Development Capacity Study 2009 (updated in 2010/2011) (examination library refs. 21.1-21.6) Considers the capacity of settlements to support development in terms of availability of services and infrastructure. Stage 1 examined the level and capacity of existing infrastructure and facilities (including social, physical infrastructure) and accessibility. Stage 2 assesses the viability of development sites. Stage 3 appraises the potential impact of changes to the affordable housing targets.

3.31 The Infrastructure Delivery Plan Baseline Report (examination library ref 8.1) was published in 2016. The **Infrastructure Delivery Plan February 2018** (examination library ref. 8.2) considers current and future infrastructure requirements to support the planned growth in the Local Plan. Examines the quality and capacity of transport, education, utilities, telecommunications, flood risk and drainage, waste management, green infrastructure, sport leisure and recreation, health, emergency services and community and cultural provision.

3.32 Landscape and Settlement Character Assessment 2008. (examination library ref. 22.1) identified ten landscape character types across the District and set out the planning implications for development within each of them. Some landscape character types were deemed to be more sensitive to changes than others but the study did not quantify limits to development potential.

3.33 Landscape, Local Green Space and Heritage Impact Study 2016 (examination library ref. 22.5) - Assessed the landscape sensitivity of proposed development site allocations, assessed the potential heritage impacts of proposed development allocations and reviewed the existing Visual Open Space designations to consider sites against Local Green Space criteria.

- A number of additional sites were assessed in the **October 2017** update (examination library ref. 22.8).
- **Sustainability Appraisals (SA).** This was an ongoing process through out the preparation of the Local Plan. The purpose of SA was to promote the objectives of sustainable development within planning policy by appraising the social, environmental and economic effects of a plan from the outset to ensure that sustainable development is treated in an integrated way in the preparation of the Plan.
 - Sustainability Appraisal Scoping Report 2014 (examination library ref. 6.1)
 - Interim Sustainability Appraisal Report 2016 (examination library ref. 6.2)
 - Draft Sustainability Appraisal Report 2017 (examination library ref. 6.3)
 - Submission Version Sustainability Appraisal Report February 2018 (examination library ref. 6.4)
 - Final Sustainability Appraisal Report June 2018 (examination library ref. 6.5)

Habitats Regulations Assessment

- Habitats Regulations Assessment Local Plan Preferred Options July 2017 (examination library ref. 7.1)
- Habitats Regulations Assessment Local Plan Submission version February 2018 (examination library ref. 7.2)
- Habitats Regulations Assessment Local Plan Submission version Addendum June 2018 (examination library ref. 7.3)

3.34 Consultation Statements

3.35 Summarised the responses to the consultations:

3.36 Staffordshire Moorlands Local Plan Consultation Statement 2016 (Preferred Options and Boundaries) and 2015 Site Options) Submission Version February 2018 (examination library ref. 5.1);

3.37 Staffordshire Moorlands Local Plan Consultation Analysis Report (Preferred Options) 2017 consultation January 2018 (examination library ref. 5.2);

3.38 Staffordshire Moorlands Local Plan Consultation Analysis Report 2018 (examination library ref. 5.3).

The Strategic Housing Land Availability Assessment (SHLAA)



4 The Strategic Housing Land Availability Assessment (SHLAA)

The Strategic Housing Land Availability Assessment (SHLAA)

4.1 The starting point in the site selection process was the SHLAA. The SHLAA Scoping Report was published for consultation in March 2007 and the SHLAA was first published in October 2012. It was updated in July 2015 to support the Site Options consultation 2015.

4.2 The SHLAA provides details of potential deliverable housing sites in Staffordshire Moorlands and forms an important part of the evidence base. (It contained a database of over 2000 sites in 2015 - the number of sites will vary over time as the database is kept under review). Sites were assessed against a range of factors. All sites were mapped and an initial assessment was made of each site in terms of:

- **Availability** - is the site available for development?
- **Suitability** - based on the type of land, planning policy designations, planning status of the site, its use, surrounding land uses and characteristics, identifiable physical constraints and environmental and sustainability impacts.
- **Viability** - based on cost assumptions and development site values based on development assumptions.

4.3 The sites were classified as being either:

- **Deliverable (A site)** - Sites with planning permission and a reasonable prospect housing will be delivered in 5 years.
- **Developable (B site)** - Developable within 15 years in a suitable location and viable with no known significant constraints.
- **Undevelopable (C site)** - No or limited development potential (Unavailable and / or, unsuitable and / or, unviable).

4.4 The SHLAA included settlements based on the settlement hierarchy in the adopted Core Strategy and included the towns, larger and smaller villages. It also included committed and potential development areas outside of the settlements including land within the Green Belt.

4.5 The SHLAA (July 2015) found:

- A supply of land for 2,628 homes within the next five years (based on completions and commitments) - 80% on brownfield, conversion or partial brownfield sites and 81% within the urban area.
- A potential supply of land for 11,406 homes within six to fifteen years - 14% on brownfield, conversion or partial brownfield sites and 24% in urban areas
- A total potential supply of land for 14,029 homes

The SHLAA compared the potential supply of housing land against the housing requirement and spatial distribution set out in the Core Strategy. It found that there was more than double the supply of potential housing sites to meet the 6000 (300 per year) housing requirement in the Core Strategy.

Area	Amount	Required Provision	Completions and Commitments	Additional Developable Large SHLAA sites	Total Potential Supply
Leek	30%	1,800	1,090	2,716	3,806
Biddulph	20%	1,200	386	1,710	2,096
Cheadle	22%	1,320	285	3,428	3,713
Rural Areas	28%	1,680	862	3,552	4,414
Total		6,000	2,623	11,406	14,029

Table 4.1 SHLAA potential land supply and Core Strategy requirements

4.6 However it is important to acknowledge that these findings did not take account of policy constraints such as Green Belt and it is for the Local Plan to determine which sites are most suitable to meet the District's housing needs through the Local Plan preparation process i.e. the results of consultation and balancing the evidence base. The SHLAA is a broad brush approach which provides a general overview of potential development capacity in the District and a starting point for site selection. More detailed information regarding sites became available during the Plan preparation which further informed site selection.

Gypsy and Travellers



5 Gypsy and Travellers

Identification of Potential Allocations

5.1 In response to para 17 NPPF/para 10 Planning Policy for Traveller Sites(PPTS), the Council has undertaken the following:

5.2 In February 2011 the Council published a Gypsy and Traveller 'Issues and Options' paper which sought stakeholder views on both the best methodological approach at identifying future traveller sites; and sought suggestions for actual sites. These, alongside other possible options throughout the District generated by officers or suggested by Council Members, underwent a series of appraisals to assess their general suitability against sustainable development; including an assessment against the locational criteria of Core Strategy Policy H3; additionally site options were assessed as part of the sustainability appraisal of the Local Plan. These included consideration of site availability where landowner position was known. Contact was made with owners of potentially suitable sites but no willing land owners were identified.

2015 Site Options consultation

5.3 During the preparation of the Local Plan since 2014, the Council has conducted a number of public consultations where suggestions for alternative sites for different land uses have been entertained, including a 2015 Site Options 'Call for Sites'. These also provided an opportunity for landowners of existing 'options' to confirm their position. The Derbyshire Gypsy Liaison Group responded to the 2015 consultation on behalf of a site in Checkley with the owners proposing this for allocation. This site has subsequently been granted permanent planning permission (at that time it only enjoyed temporary permission).

2016 Preferred Option Sites and Boundaries Consultation

5.4 Having reviewed site suitability and potential availability, the Council decided that out of the site options deemed 'deliverable' – to proceed with a single traveller site at Blythe Bridge ("TR002") as a proposed allocation in the subsequent 2016 Preferred Options Sites and Boundaries public consultation. OANs for traveller pitches can be satisfied on one or more sites and this site was deemed capable of accommodating at least eight residential pitches ie meeting the GTAA needs of the whole District. Although the site falls within the Green Belt, it abuts the Blythe Bridge boundary; and the Green Belt Review recommended that the site had limited contribution to NPPF Green Belt purposes, and it could be considered for release under Exceptional Circumstances (accompanied by extension of the Village Boundary).

5.5 The owners of suggested site TR002 Blythe Bridge responded to the 2016 Preferred Options Sites and Boundaries public consultation to clarify that their site was not in fact available for traveller use. No further sites were suggested by landowners during this consultation (the Derbyshire Gypsy Liaison Group repeated their 2015 representation).

Public Sector Land

5.6 Since 2016 the Council has explored whether public sector bodies (including SMDC, SCC, DCLG, and Government Property database) had any suitable landholdings that may be available, either within or adjacent to the District. After excluding sites that were practically unsuitable or too small (eg public parks, road verges, railway sidings etc), and sites known to be unavailable, this elicited a small number of extra SMDC-owned sites in the District that

were also appraised against Policy H3 criteria. These included small pockets of industrial land within Leekbrook industrial estate affected by floodzone 2 or 3; and land at Wetley Moor SSSI in the Green Belt. Neither of these were considered suitable (and upon investigation, were not available), so were not taken forward into the submission version Local Plan. These can be viewed (TR035 and TR036) in the Assessment of Sites Against Policy H3 Criteria spreadsheet (Appendix 1).

5.7 As part of its Duty to Cooperate under the Localism Act the Council 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. This did not elicit any positive responses, given the stages of preparation of adjacent authorities' Local Plans.

5.8 In April 2017 the Council's Executive Director wrote to the Head of Property at SCC to ascertain whether the County had any landholdings that would be available for this purpose. This did not elicit a positive response.

5.9 Given the relatively modest residual pitch requirement for the Staffordshire Moorlands; the retained criteria-based policy for determining applications, and the extensive efforts made by the Council in finding alternative sites, the Council considers that it has made every effort in meeting its traveller accommodation OAN for the District as per para 17 NPPF and para 10 etc PPTS.

Site Options Consultation 2015



6 Site Options Consultation 2015

Early Engagement with Statutory Bodies

6.1 In 2013 and 2014, the Council held informal consultation with key statutory bodies to seek initial views on the suitability of a number of sites for development and whether they considered there to be any issues which would affect their delivery. The Council used the information gathered to inform the selection of 'options' for each settlement.

Early Engagement with Parish and Town Councils

6.2 Prior to the Site Options Consultation, the Council undertook early engagement with Town and Parish Councils within the Staffordshire Moorlands Planning Area in May and June 2014. All Parish and Town Councils were invited to attend a Special Meeting of the Parish Assembly on 8th May 2014 and 46 Councillors attended.

6.3 At the meeting Councillors requested copies of the maps and other site information to allow for further opportunities to discuss the draft proposals at an early stage with the rest of their Parish / Town Council. Consequently, a pack of information was sent out to each Parish and Town Council (stating its confidential nature) including:

- A letter asking Parish Councils to make general comments about the sites, (not if they should or should not be developed);
- Background information - the stage in the Local Plan production process, requirements, process for site selection and individual site sheets; and
- Map of their Parish indicating potential sites, development boundary, green spaces, flood risk, TPOs, Nature conservation sites, Conservation area and any major commitments.

6.4 Comments received were considered and reported to the LDF Working Party along with the notes and comments from the Council Assembly Workshop on the 8th May 2014.

Site Options Consultation 2015

6.5 The Site Options consultation was carried out from 6th July to 14th September 2015. The consultation was approved by Council Assembly on 15th June 2015. It sought views on a number of key issues:

- site options for housing, employment and mixed use
- development/infill boundaries for the towns and villages listed in the Core Strategy
- open space
- draft town centre boundaries and primary and secondary shopping frontages (towns)
- broad policy areas for review
- a call for sites for all land uses

- comments on the Strategic Housing Land Availability Assessment (SHLAA)
- changes to the Statement of Community Involvement 2014.

6.6 The consultation was supported by documents in the evidence base that were available at the time which were as follows:

- Strategic Housing Market Assessment (SHMA) (2014)
- Employment Land Study (2014)
- Retail Study (2013)
- Strategic Housing Land Availability Assessment (SHLAA) (2015)

6.7 At the time of the Site Options consultation the Council was also in the process of working on and commissioning additional evidence to support the Local Plan as follows:

- Updated Gypsy and Traveller Needs Assessment
- Level 1 Strategic Flood Risk Assessment (SFRA)
- Ecological Study
- Cheadle Transportation Study
- Green Belt Review
- SHMA Update July 2015
- Sustainability Appraisal Report July 2016

6.8 Residential Allocations

6.9 The proposed residential sites were taken from the SHLAA and included all B sites – ie sites categorised as being developable within 15 years in a suitable location and viable with no significant constraints.

6.10 The Site Options consultation provided details of potential residential sites in the towns, larger villages and the smaller villages. It included a large number of sites in the green belt. An indicative requirement was given for each settlement based on the Spatial distribution of development set out in Policy SS3 of the Core Strategy, population and facilities of the settlement and amount of potential sites identified in the SHLAA.

6.11 Consulting on site options was a key stage in the preparation of the new Local Plan. The Site Options consultation involved inviting comments on a large number of potential housing sites. A 'call for sites' was also part of this consultation where suggested sites could be put forward for consideration. Comments were also invited on the published SHLAA, allowing parties to identify any corrections / inaccuracies in the data held.

6.12 The number of sites included in the consultation gave a wide choice regarding the location of future development and it was emphasised in consultation material that not all the sites included in this consultation were needed meet the District's requirements and that the list would be refined following the consultation. The responses to the consultation together with the information from the evidence base, the findings of the Sustainability Appraisal and any other relevant information informed the selection of sites for the Preferred Options Sites and Boundaries consultation.

Post-Consultation Councillor Workshops

6.13 The responses to the consultation and an assessment of the sites were considered at member workshops in December 2015. New sites suggested in response to the consultation were also considered.

6.14 At each workshop, Councillors were provided with a set of tables - one for each settlement which contained a potential allocation in the Site Options Consultation.

6.15 The tables contained the following information:

- site reference number;
- capacity of site;
- a summary of key issues arising from the site options consultation;
- a summary from the Sustainability Appraisal;
- officer comments taking account of key issues from the evidence base; and
- a draft officer recommendation for consideration.

6.16 The draft recommendation for each site was colour coded as follows:

- **Green** – considered by officers to be suitable as a draft Potential Option Site. Few or no potential issues identified at this stage.
- **Amber** – considered by officers to be suitable as a draft Reserve Site. Some issues may need resolving but may be still be suitable to meet identified need.
- **Red** – considered by officers to be a constrained site. The site may be unavailable, or there may be significant issues around flood risk, highways etc or it is anticipated that there is sufficient capacity identified on existing sites with planning permission and/or the green/amber sites identified offer better potential.
- **White** – Recommended by officers as infill. It was considered that some sites within the development or infill boundary could come forward as infill sites and therefore it is unnecessary to allocate them. It will be necessary to include these sites in a windfall allowance so that they still count towards the overall housing requirement.

6.17 Maps with the colour coded sites were also available at the workshops. As a result of the site options consultation and the Green Belt Review the Council assessed some additional sites that were considered to have potential. They were referred to as 'ADD sites'.

6.18 The sites were assessed with regard to the responses received from both the public and statutory bodies/stakeholders as well as information from the evidence base including the Sustainability Appraisal. At this time, the results of the Council's Green Belt Review were available (it was published in November 2015). The assessment took account of the findings and a number of sites were dropped as the Green Belt Review found them to be unsuitable for release from the Green Belt. The NPPF gives a high level of protection to the Green Belt so the recommendations of the Green Belt Review were a key factor in site selection. The Council made a balanced judgement based on the information available at that time.

6.19 If a land owner stated that their land was unavailable for development then it was automatically excluded from the process as the Council did not intend to compulsory purchase any sites to allocate in the Local Plan. The site selection process evolved at each stage as new or updated evidence was produced or other factors became known (like availability of land).

6.20 A number of additional residential sites were suggested during the consultation, none of these were considered suitable for designating as additional housing sites either due to their size, location or development constraints. These are detailed in the Consultation Statement (document ref).

6.21 The table below lists each site, its classification and which sites were taken forward to the Preferred Options Sites and Boundaries consultation.

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE022	16	In development boundary	Green	LEEK The proposed delivery of circa 16 dwellings is considered to have a positive effect. The site is also accessible to existing services and facilities which is likely to have a positive effect, as could the site's low ecological importance. However, the development of greenfield land is assessed as having a negative effect, as could the site's proximity to historic assets and the inaccessibility of existing areas of employment.	Yes
LE037A	28	In development boundary	Red	The proposed delivery of circa 28 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. However, the development	No. Potential landscape impact and ecological issues (site within SBI).

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE045	50	In development boundary	Red	<p>of greenfield land is assessed as having a negative effect, as could the site's proximity to historic assets and the regional ecological importance of the site.</p> <p>The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment and services and facilities within the town. However, the site's proximity to a designated asset is likely to have a significant negative effect. The development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's proximity to historic assets.</p>	<p>No. Potential landscape impact and ecological issues (site within SBI). County Highways has raised access difficulties.</p>

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE057	105	outside development boundary	Red	The proposed delivery of circa 105 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment and services and facilities within the town. However, the development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's proximity to historic assets and the regional ecological importance of the site given the proximity to Ladydale SBI.	No. Potential landscape impact, heritage impact and ecological issues (site within SBI). County Highways has raised access difficulties.
Table 6.2					
LE061	16	In development boundary	White	The site's proximity to existing areas of employment and services and facilities within the town is assessed as having a significant positive effect, as could the development of brownfield, urban ALC land. The proposed delivery of circa 16 houses is considered to have a positive effect. However,	It is not considered necessary to allocate this site as it is within the current Leek Town Development Boundary so could come forward at any time. Any housing from this site would be included in the figures for Leek.

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE063	30	In development boundary	White	<p>The site's proximity to historic assets is assessed as being a negative effect.</p> <p>The proposed delivery of circa 30 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to historic assets and regional ecological importance of the site is likely to have a negative effect.</p>	<p>It is not considered necessary to allocate this site as it is within the current Leek Town Development Boundary so could come forward at any time. Any housing from this site would be included in the figures for Leek. Also potential ecological issues (site abuts SBI) and County Highways has raised access issues.</p>
LE064	14	In development boundary	Green (current application)	<p>The site's proximity to existing areas of employment is considered to be a significant positive effect. Similarly, the site has good accessibility to services and facilities which is likely to have a positive effect. However, the site is located within flood zone 2 which is assessed as being a negative effect. The development</p>	<p>Site is considered developable from a County Highways point of view. Current outline application for 11 dwellings on the site (awaiting a S.106 agreement.)</p>

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE070	22	In development boundary	White	<p>of greenfield land is likely to have a negative effect, as could the site's proximity to historic assets and a LNR.</p> <p>The proposed delivery of circa 22 dwellings is considered to have a significant positive effect, as could the development of urban ALC brownfield land, the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to historic assets and the district ecological importance of the site is assessed as a negative effect.</p>	<p>It is not considered necessary to allocate this site as it is within the current Leek Town Development Boundary so could come forward at any time. Any housing from this site would be included in the figures for Leek.</p>

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE076	50	In development boundary	red	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to a designated asset is likely to have a significant negative effect. The development of greenfield land, grade 4 ALC is assessed as being a negative effect, as could the site's proximity to a LNR and the regional ecological importance of the site.	No. Potential landscape impact, heritage impact and ecological issues (site within SBI). County Highways also raise access difficulties in relation to this site.
LE091	150	In development boundary	red	The proposed delivery of circa 150 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to designated and historic assets is likely to have a significant	No. Potential landscape impact, heritage impact and ecological issues (site within SBI). County Highways also raise access difficulties in relation to this site. Possible remediation issues.

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE106	10	In development boundary	White	<p>negative effect. The development of greenfield land, grade 4 ALC is assessed as being a negative effect.</p> <p>The site's proximity to services, facilities and existing areas of employment is assessed as a significant positive effect. However, the development of greenfield land, grade 4 ALC is assessed as being a negative effect. As could the site's proximity to historic assets and a LNR.</p>	<p>Site has expired 2010 residential consent. It is not considered necessary to allocate this site as it is within the current Leek Town Development Boundary so could come forward at any time. Any housing from this site would be included in the figures for Leek.</p>
LE147	25	In development boundary	red	<p>The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, as could the site's proximity existing areas of employment. Similarly, the site is accessible to services and facilities which is likely to have a positive effect. However, the site's proximity to designated and historic assets is likely to have a</p>	<p>No. Potential landscape impact, heritage impact and ecological issues (site within SBI).</p>

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE243	70	In development boundary	White	<p>significant negative effect. Similarly, the development of greenfield land, grade 4 ALC is assessed as being a negative effect.</p> <p>The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. Similarly, the site has good accessibility to services and facilities which is likely to have a positive effect, as could the development of urban ALC brownfield land. However, the site's proximity to historic assets could have a negative effect. The site's proximity to a LNR is also assessed as being a negative effect.</p>	<p>Site currently in employment use, so considered not appropriate to allocate. Any applications arising on this site would be assessed against relevant Core Strategy/NPPF employment protection policies.</p>
LE249	35	In development boundary	Green	<p>The proposed delivery of circa 35 dwellings is considered to have a significant positive effect, as</p>	<p>Yes.</p>

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE259	50	In development boundary	White	could the site's proximity to existing areas of employment. However, the site is within flood zone 3 which is likely to have a significant negative effect, as could its proximity to historic assets. Similarly, the proximity a LNR is assessed as being negative effects, as could the inaccessibility of services and facilities.	Site currently used as a sports pitch so considered not appropriate to allocate. Any applications arising on this site would be assessed against relevant Core Strategy/NPPF public open space policies.
LE066	50	Outside development boundary	Amber	The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment. However, the proximity to historic assets and a LNR are assessed as being significant negative effects. The development of greenfield land, grade 4 ALC land is assessed as being a negative effect.	No. Potential landscape impact issues.

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE069	42	Outside development boundary	Amber	<p>considered to have a significant positive effect. Similarly, the site is located away from historic assets and has good accessibility to services and facilities which is likely to have a positive effect. However, the district ecological importance of the site is likely to have a negative effect as well as the inaccessibility of existing areas of employment.</p> <p>The proposed delivery of circa 42 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and has good accessibility to services and facilities which is likely to have a positive effect. However, the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.</p>	No. Potential landscape impact issues.
LE102	20	Outside development boundary	Red	<p>The proposed delivery of circa 20 dwellings is</p>	No. There are topography issues due to the sloping nature of the site which make its development undesirable.

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE103	20	Outside development boundary	Red	<p>considered to have a significant positive effect. However, the development of greenfield, grade 3 ALC land could have a significant negative effect, as could the site's proximity to historic assets. Similarly, the site is relatively inaccessible to services, facilities and areas of existing employment, has district ecological value which is likely to have a negative effect.</p> <p>The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 3 ALC land would have a significant negative effect. Similarly, the site is relatively inaccessible to services, facilities and areas of existing employment and is adjacent to a listed building all of which is likely to have a negative effect.</p>	<p>No. Potential access issues, green belt loss issues, and landscape impact issues.</p>

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE127	100	Outside development boundary	Green	The proposed delivery of circa 100 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and has good accessibility to services and facilities which is likely to have a positive effect. However, the development of mixed greenfield and brownfield, grade 4 ALC land and the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.	Yes
LE128a / LE128b	95	Outside development boundary	Green	The proposed delivery of circa 95 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and good accessibility to services and facilities which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the proximity of	Include northern section as an allocation (approx. 47 dwellings). Southern section not to be included as an allocation (approx. 48 dwellings)

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE140	63 (net site area and capacity reduced to reflect possible need for northern portion of site for education purposes).	Outside development boundary	Green	<p>The site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.</p> <p>The proposed delivery of circa 95 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the proximity of the site to historic assets is likely to have a negative effect.</p>	Yes.
LE142A	140	Outside development boundary	Green	<p>The proposed delivery of circa 140 dwellings is considered to have a significant positive effect. Similarly, the site has good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of the site to historic assets is likely to have a negative effect.</p>	Yes.

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE142b	40	Outside development boundary	Green	<p>The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. Similarly, the site good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land, the district ecological importance of the site and the proximity to historic assets is likely to have a negative effect.</p>	Yes.
LE143	190	Outside development boundary	Red	<p>The proposed delivery of circa 190 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 4 ALC land, the proximity to</p>	<p>No. Potential landscape impact issues (including in relation to National Park); and also Habitat Regulations Assessment of this site would be required if it is taken forward to test impact on European protected habitats.</p>

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE143a	135	Outside development boundary	Red	<p>historic assets is likely to have a negative effect as could the relative inaccessibility to services, facilities and areas of existing employment.</p> <p>The proposed delivery of circa 135 dwellings is considered to have a significant positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land, the proximity to historic assets is likely to have a negative effect as could the relative inaccessibility to services, facilities and areas of existing employment.</p>	No. Potential landscape impact issues (including in relation to National Park); and also Habitat Regulations Assessment of this site would be required if it is taken forward to test impact on European protected habitats.
LE253	15	Outside development boundary	Red	<p>The proposed delivery of circa 15 dwellings is considered to have a positive effect, as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is</p>	No. Potential access issues.

Site	Dwellings	Designation	RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
					<p>likely to have a significant negative effect. The development of greenfield, grade 4 ALC land, the proximity to historic assets is likely to have a negative effect as could the relative inaccessibility to services and facilities and the district ecological importance of the site.</p>	

Site	Dwellings	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
ADD01 (East of Horsecroft Farm)	15	Outside development boundary	Green	The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. The site's accessibility to areas of open space is considered to have a positive effect. However, the site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield land, grade 4 ALC and the inaccessibility of services and facilities.	Yes

Table 6.1

Employment Allocations

6.22 In the same way as housing allocations, employment and mixed use allocations were considered at Member workshops and included on the 'Red Amber Green' (RAG) Tables published as background information to the committee papers for Council Assembly held in April 2016. The table below summarises this and indicates which sites were taken forward to the Preferred Options Sites and Boundaries consultation in 2016.

Site	Size of Site & Dwellings (if mixed-use)	Designation RAG	RAG classification	Sustainability Appraisal April 2016	Included in Preferred Options Sites & Boundaries
LE073	0.46	In development boundary	White (Has recent planning approval for 35 dwellings (SMD/2015/0523))	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the development of brownfield, urban ALC land. However, the proximity to historic assets and a LNR are assessed as being negative effects.	Has recent planning approval for 35 dwellings (SMD/2015/0523) so will be included in Leek's housing figures.
LE014 & LE015	0.86 (30 dwellings)	In development boundary	White	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 30 dwellings.	Understood contamination may affect the site, therefore not considered appropriate to allocate. Within development boundary.
LE067	0.50 (10 dwellings)	In development boundary	White	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other health care services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 30 dwellings. However, the site is in proximity to historic assets and a LNR which is likely to have a negative effect.	It is not considered necessary to allocate this site as it is within the current Leek Town Development Boundary so could come forward at any time. Any housing from this site would be included in the figures for Leek.
LE080, LE085, LE086 & LE252	0.60 (15 dwellings)	In development boundary	White	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District.	It is not considered necessary to allocate this site as it is within the current Leek Town Development Boundary

LE116	0.47 (21 dwellings)	In development boundary	White	<p>Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 25 dwellings. However, the site includes two listed buildings which is likely to have a significant negative effect. The proximity of the site to a LNR which is likely to have a negative effect.</p> <p>The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 21 dwellings and development of brownfield, urban ALC land. However, the site is in proximity to historic assets and a LNR which is likely to have a negative effect, as could the district ecological importance of the site.</p>	<p>so could come forward at any time. Any housing from this site would be included in the figures for Leek.</p> <p>It is not considered necessary to allocate this site as it is within the current Leek Town Development Boundary so could come forward at any time. Any housing from this site would be included in the figures for Leek.</p>
LE150	9.24 (179 dwellings)	In development boundary	Green	<p>The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the proposed delivery of circa 180 dwellings is likely to have a significant positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The site's proximity to historic assets and district ecological importance is likely to have a significant negative effect</p>	<p>Yes</p>
LE219	0.45 (10 dwellings)	In development boundary	White	<p>The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the development of brownfield, urban ALC land</p>	<p>Site currently in employment use, so considered not appropriate to allocate. Any applications arising on this site would be assessed</p>

LE220	0.50 (20 dwellings)	In development boundary	White	<p>is likely to have a significant positive effect. However, the site's proximity to historic assets and district ecological importance is likely to have a negative effect.</p> <p>The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site has good accessibility to services and facilities and the development of brownfield, urban ALC land is likely to have a significant positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The site's proximity to district ecological importance is likely to have a negative effect.</p>	<p>against relevant Core Strategy/NPPF employment protection policies.</p> <p>Site currently in employment use, so considered not appropriate to allocate. Any applications arising on this site would be assessed against relevant Core Strategy/NPPF employment protection policies.</p>
LE235 (Cornhill)	3.31 (50 dwellings)	In development boundary	Green	<p>The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the proposed delivery of circa 244 dwellings is considered to have a significant positive effect. The site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site's partial location within a flood zone is likely to have a significant negative effect, as could its proximity to designated and historic assets.</p>	<p>Yes</p>

Core Strategy Broad Area EM2 Leekbrook	7.66	Mostly outside Leekbrook development boundary (apart from access onto Brooklands Way)	Green	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. The site's accessibility to open space is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and the site is located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as being a negative effect, as could the site's proximity to historic assets and a partial SBI designation.	Yes
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Table 6.4

Open Space and Visual Open Space

6.23 All types of open space, playing pitches and areas of visual open space were combined to form an 'open space' layer which was shown on the maps in the Site Options Consultation Booklet. All open space and playing pitches were included from the Council's sports and open space database. Areas of Visual Open Space were those designated in the 1998 Local Plan. Comments were invited.

6.24 Retail Requirements

6.25 The Council's Retail Study, published in 2013 recommended that no convenience allocations were needed in Leek and that provided the existing bulky goods permission at Churnet Works was built then no comparison allocations were required either.

Town Centre Boundaries

Leek Town Centre Boundary

6.26 National Planning Policy Guidance (NPPF) requires the Council to support its town centres, ensuring their vitality. One of the ways of achieving this is to adopt a 'town centres first' approach to new development proposals which are classed as town centre uses e.g. retail, cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling, theatres and museums. In particular, applicants for retail schemes outside town centres are required to demonstrate that their proposal cannot be accommodated within or closer to the town centre.

6.27 A separate map showing a draft Leek Town Centre Boundary containing areas predominantly occupied by main town centre uses was included in the consultation booklet. It should be emphasised that the town centre boundary is a planning policy tool only and may not constitute the whole town centre as far as residents would consider (refer to Policies TCR1, TCR2 and TCR3 of the Submission Version Local Plan for details of policy measures proposed in the defined town centre area).

6.28 The Council's Retail Study (2013) suggested an indicative town centre boundary for Leek for consideration by the Council.

6.29 This boundary was amended for the 2015 Site Options Consultation Document. It was refined by the regeneration team then agreed at Council Assembly in June 2015. Amendments were made in the following places:

- Ashbourne Road – inclusion of the White Lion Inn – has residential / commercial planning consent which has been implemented.
- Fountain Street – exclusion of cattle market PH
- Deansgate – exclusion of houses on east side of street.
- Market Street – exclusion of car park.
- Market Street – inclusion of shops / commercial uses on east side of street.
- Market Street / Stockwell Street – Units on north side of Stockwell Street have been excluded from the boundary as the uses are considered to be peripheral.

- Stockwell Street (north of Market Place) – Foxlowe Arts Centre and adjoining retail uses included.
- Stockwell Street / St Edward Street – boundary excludes car park.

6.30 The reason these amendments were considered appropriate was to allow for more flexibility on land uses in these areas. The retail industry is undergoing significant change to reflect how customers now shop and many are reducing the number of high street shops as a result of higher levels of customers shopping online. This trend is likely to continue and it is important that planning policy offers a degree of flexibility on proposals for changes of land use in more peripheral parts of the town centre where a focus on retail may no longer be realistic.

Primary & Secondary Frontages

6.31 Primary frontages are intended to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

6.32 Draft Primary and Secondary frontages for Leek were included on the town centre map and comments were invited.

Consultation Comments

6.33 The only comment on the Leek Town Centre Boundary resulting in a change to the plan stated that the proposed boundary was too big and included too much peripheral retail. It was suggested that it was amended over a smaller area to allow for more flexibility on unused edge of centre retail.

6.34 The Council agreed that the Town Centre Boundary would benefit from a number of minor adjustments to ensure that areas included are predominately occupied by main town centre uses and amended the boundary as follows:

- West side of St Edward Street;
- South side of Brook Street; and
- Most of Ball Haye Street.

6.35 This amendment was agreed at Council Assembly in April 2016.

6.36 Leek Town Council made comments stating that Russell St - Halifax Bank to former college building should have primary status on this side of the street. They also stated that Stockwell St/ Church St buildings fronting Market Square should have primary status for a consistent designation of the Market Place.

6.37 The Council considered that it was not appropriate amend the plan to change the west side of Russell Street from secondary to primary retail frontage as the types of units on this street fall into the secondary rather than primary category and the secondary designation allows a greater diversity of uses in this street. The Council also did not amend the plan at the top of Market Square for the same reason.

6.38 This approach was agreed at Council Assembly in April 2016.

Consultation Responses

6.39 There was a high level of response to the consultation from the local residents, developers/agents and other statutory bodies - 5500 responses were received. Details of the comments made and Council response can be found in the consultation statement.

6.40 The Council Assembly meeting on 13th April 2016 considered the responses to the Site Options consultation, the evidence base and approved the sites to form the basis of the Preferred Options Sites and Boundaries consultation.

Preferred Options Sites and Boundaries consultation 2016



7 Preferred Options Sites and Boundaries consultation 2016

7.1 The Preferred Options Sites and Boundaries 2016 consultation was approved by Council Assembly on 13th April 2016, the housing and employment land development requirements were approved by Council Assembly on 2nd March 2016. The consultation was carried out from 28th April to 13th June 2016. It sought views on:

- 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 & traveller allocation
- Areas for potential infrastructure improvements

7.2 It did not include details of proposed polices. These were included in the Preferred Options consultation in 2017.

7.3 The content of this consultation document was informed by evidence available at the time, Government Policy, the Sustainability Appraisal and the consultation responses received during the 2015 consultation. The document was accompanied by an Initial Sustainability Appraisal and was supported by documents from the evidence base (detailed above). New evidence that had been completed since the Site Options consultation relevant to the establishment of preferred sites and boundaries included the Green Belt Review, the Gypsy and Travellers Needs Assessment and the Cheadle Transport Study.

7.4 Residential Allocations

7.5 The SHMA had been updated in July 2015 to reflect the 2012 sub national CLG household projections and the 2011 census data and in January 2016 to take account of the 2014 mid year estimates and relevant case law relating to the derivation of housing need. The updated SHMA identified a need for between 250 - 440 homes per year across the District over the period 2012 to 2031.

7.6 The top of the range related to the level of housing growth required to support potential employment growth, the middle of the range would support the retention of existing jobs, whilst the bottom would not support job growth and would likely lead to a decline in jobs due to the decline in working age population.

7.7 On the basis of the evidence at the time the Preferred Options Sites and Boundaries consultation proposed an annual housing requirement of 320 per year, this would support job stabilisation and included an additional 10% to support affordable housing.

7.8 This level of housing growth was considered to:

- Fully meets demographic housing needs;
- Help to address the affordable housing need;
- Likely to help sustain a modest increase in jobs;
- Be aspirational but realistic as required by the NPPF taking account of the historic average delivery rate of 195 homes per year;
- Be deliverable in terms of the supply of suitable land, the scope to release land from the Green Belt and infrastructure capacity;
- Be less likely to give rise to significant landscape impacts, including on the setting of the Peak District national Park;
- Provide a balanced range of social, economic and environmental effects inline with the Sustainability Appraisal and Council's Corporate Plan 2015-2019.

7.9 Policy SS3 of the Core Strategy detailed the spatial distribution of housing and employment development across the District. The Preferred Options Sites and Boundaries consultation carried this forward as there was no evidence to indicate this approach should be changed.

7.10 The proposed development approach was to focus development in the market towns Leek, Biddulph and Cheadle and the larger villages and allow for limited development of the other settlements to meet local needs to support sustainable communities and help bring forward regeneration opportunities.

7.11 The spatial distribution of the residential allocations was in accord with Policy SS3 of the Core Strategy. This gave Leek 30% distribution. Taking into the completions and commitments that had occurred since the start date of the Local Plan 2012 the consultation sought to support the delivery of 4158 homes up to 2031 of which 1016 were in Leek. New allocations both within and on the edge of Leek would provide 699 dwellings, there was a large windfall sites allowance of 285 (equating to 15 dwellings per annum) a small sites allowance of 105 and a slippage allowance of 102 dwellings (10%). Giving a total provision of 1032.

Area	Amount	Net residual requirement
Leek	30%	1016
Biddulph	20%	885
Cheadle	22%	1029
Rural Areas	28%	1228
Total	100%	4158

Table 7.1 Residual housing requirement (Preferred Options Sites & Boundaries consultation 2016)

7.12 In line with Policy SS6A of the Core Strategy development in Leek was focused on accessible sites within the urban area (including brownfield sites) and, on land adjacent to the urban area relating well to the urban area.

7.13 The consultation proposed a total of 11 residential allocations (including mixed use sites) across Leek. 5 of these were in the urban area and 6 were in the countryside abutting or adjacent the development boundary. The countryside sites were located to the east of the town away from the green belt, therefore no sites were located in the green belt.

7.14 The table below shows the residential allocations and details which ones were carried forward to the Preferred Options 2017 consultation.

Site	Dwellings	Designation	Sustainability Appraisal Report July 2017	Included in Preferred Options consultation 2017
LE022	16	Within development boundary	The proposed delivery of circa 16 dwellings is considered to have a positive effect. The site is also accessible to existing services and facilities which is likely to have a positive effect, as could the site's low ecological importance. However, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where 20 - 60% of the land is likely to be BMV is assessed as having a negative effect, as could the site's proximity to historic assets and the inaccessibility of existing areas of employment.	Yes: Site has full planning permission for 12x dwellings (subject to awaited legal agreement); is deliverable in short term, with owner support for development <input type="checkbox"/> Small site within town development boundary <input type="checkbox"/> Site assessed as having low ecological importance; and not considered to have SBI/BAS status <input type="checkbox"/> accessible to existing services and facilities
LE064	14	Within development boundary	The site's proximity to existing areas of employment is considered to be a significant positive effect. Similarly, the site has good accessibility to services and facilities which is likely to have a positive effect. However, the site is located within flood zone 2 which is assessed as being a negative effect. The development of greenfield land is likely to have a negative effect, as could the site's proximity to historic assets and a Local Nature Reserve.	No: already benefits from outline planning permission for 11x dwellings (with owner support for residential development)

LE249	35	Within development boundary	The proposed delivery of circa 35 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. However, the site is partially within flood zone 3 which is likely to have a significant negative effect, as could its proximity to historic assets. Similarly, the proximity to a Local Nature Reserve is assessed as having negative effects, as could the inaccessibility to other services and facilities. The site is indicated on the predictive map of Best and Most Versatile agricultural land as an urban / industrial area. There is potential for contamination to be present, resulting from the site's former use as a depot.	No: <ul style="list-style-type: none"> <input type="checkbox"/> Flood risk concerns <input type="checkbox"/> Contamination concerns <input type="checkbox"/> Site lies in town development boundary so any schemes arising would be assessed against Development Plan policies
LE150 (Newton House)	179	Within development boundary	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the proposed delivery of circa 120 is likely to have a significant positive effect. However, the site is indicated on the predictive map of Best and Most Versatile agricultural land as partly within an area where 20 - 60% of the land is likely to be BMV and this is likely to have a significant negative effect. The site's proximity to historic assets and its ecological value is likely to have a significant negative effect.	Yes: <ul style="list-style-type: none"> <input type="checkbox"/> Within town boundary with good vehicular access <input type="checkbox"/> Owner support for mixed use allocation <input type="checkbox"/> Large brownfield site which can accommodate much residential and business development <input type="checkbox"/> Part of a suite of employment allocations across different areas of Leek to provide choice
LE235 (Cornhill)	50	Within development boundary	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the proposed	Yes: <ul style="list-style-type: none"> <input type="checkbox"/> SMDC is a majority landowner of this site <input type="checkbox"/> Part of a suite of employment allocations across different areas of Leek to provide choice

			<p>delivery of circa 244 dwellings is considered to have a significant positive effect. The site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site's partial location within a flood zone is likely to have a significant negative effect, as could its proximity to designated and historic assets. The site is indicated on the predictive map of Best and Most Versatile agricultural land as partly in an area where less than 20% of the land is likely to be BMV.</p>	<p><input type="checkbox"/> Roughly corresponds to existing employment allocation from 1998 Local Plan</p> <p><input type="checkbox"/> The Cornhill East Masterplan report refers to how the proposed road will unlock access to the Council site and provide a new access to Leek Auctions from the roundabout on the A520, Cheddleton Road. It will form the first phase of the planned link road between Cheddleton Road and Leek Road.</p> <p><input type="checkbox"/> Within town development boundary</p> <p><input type="checkbox"/> accessible to services, facilities and open space.</p>
LE127	100	Countryside	<p>The proposed delivery of circa 100 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and has good accessibility to services and facilities which is likely to have a positive effect. However, the development of a mixed greenfield and brownfield site, where the site is indicated on the predictive map of Best and Most Versatile agricultural land as an area where less than 20% of the land is likely to be BMV, and the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.</p>	<p>At the 19/07/17 Council Assembly as an AMENDMENT, it was PROPOSED and SECONDED that site "LE127" be removed from the proposed site allocations. Reasons included impact on countryside (visual prominence from Ashbourne Road); and because including the site is not essential because it would mean providing more houses than is required for Leek.</p>
LE128a	47	Countryside	<p>The proposed delivery of circa 95 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and good accessibility to services and</p>	<p>Yes:</p> <p><input type="checkbox"/> site available in the short term, with landowner support.</p>

			<p>facilities which is likely to have a positive effect. However, the development of greenfield land, where the site is partly indicated on the predictive map of Best and Most Versatile agricultural land as an area where less than 20% of the land is likely to be BMV and the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.</p>	<p><input type="checkbox"/> no highways objections subject to necessary highway improvements for example road widening, provision of footways, completing Kniveden Lane to adoptable standard, possible (probable) junction improvements at one or both ends.</p> <p><input type="checkbox"/> abut or very close to current town boundary</p> <p><input type="checkbox"/> in the case of sites with high landscape impact sensitivity, effects can be mitigated by site-specific policy requirements regarding landscaping measures.</p> <p><input type="checkbox"/> Site generally low ecological value.</p> <p><input type="checkbox"/> According to S.A. site has good accessibility to services and facilities and in some cases, employment.</p>
LE140	63*	Countryside	<p>The proposed delivery of circa 95 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield land, where the site is indicated on the predictive map of Best and Most Versatile agricultural land as an urban / industrial area and the proximity of the site to historic assets is likely to have a negative effect.</p>	<p>Yes:</p> <ul style="list-style-type: none"> • see LE128A above. • Also note LE140 is in SCC ownership who are supportive of mixed residential/ school allocation, or residential allocation • *note yield allows for approx 1.2ha area land for new First School

LE142a	140*	Countryside	The proposed delivery of circa 140 dwellings is considered to have a significant positive effect. Similarly, the site good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield land, where the site is indicated on the predictive map of Best and Most Versatile agricultural land as an urban / industrial area, the ecological value of the site and the proximity to historic assets is likely to have a negative effect.	<p>Yes:</p> <ul style="list-style-type: none"> • see LE128A above. • *Note only part of site LE142A taken forward as only part of this site is available (about 0.82ha or about 35 dwellings), as only one of the two owners wishes their land to be allocated in the Local Plan. • Sites are generally low ecological value however further surveys are recommended for sites LE142A&LE142B in order to establish SBI/BAS status.
LE142b	40	Countryside	The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. Similarly, the site good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield land, where the site is indicated on the predictive map of Best and Most Versatile agricultural land as an urban / industrial area, the ecological value of the site and the proximity to historic assets is likely to have a negative effect.	<p>Yes:</p> <ul style="list-style-type: none"> • see LE128A above. • Sites are generally low ecological value however further surveys are recommended for sites LE142A&LE142B in order to establish SBI/BAS status.
ADD01	15*	Countryside	The proposed delivery of circa 15 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. The site's accessibility to areas of open space is considered to	<p>Yes:</p> <ul style="list-style-type: none"> • A small site abutting the current town boundary • Not in Green Belt

			<p>have a positive effect. However, the site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield land where the site is indicated on the predictive map of Best and Most Versatile agricultural land as partly within an area where 20 - 60% of the land is likely to be BMV, and the inaccessibility of services and facilities.</p>	<ul style="list-style-type: none"> • Has owner support for residential and/or educational allocation • No highways objections • Site policy will require submission of landscaping plan. • *assuming 50% of site area for housing, 50% for education (mixed use site)
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Table 7.2 Residential Allocations Rural Areas 2016

7.15 A number of additional residential sites were suggested during the consultation, none of these were considered suitable for designating as additional housing sites either due to their size, location or development constraints. These are detailed in the Consultation Statement (document ref).

7.16 Employment & Mixed Use Allocations

7.17 An employment land requirement of approximately 35 ha (gross) to support the preferred level of housing growth was included in the Preferred Sites and Boundaries Consultation Document. This level of employment growth represents an uplift from the 33.5 ha recommended to support the Core Strategy housing requirement of 300 homes per year. Once completions and commitments up to 2014/15 were taken into account this left a the net requirement of 19.46 ha. Note: this does not include the mixed use employment site at Blythe Vale which is considered separately as it responded to regional (not District) employment needs in the Core Strategy and was taken forward as a regional scale employment site in the Local Plan.

Policy SS3 of the Core Strategy sets out the broad spatial distribution for employment and the Preferred Options Sites and Boundaries consultation carried forward this distribution.

Area	Amount
Leek	30%
Biddulph	20%
Cheadle	20%
Rural Areas	30%

Table 7.3

7.18 After taking account of completions/commitments a residual employment land requirement for Leek (to 2026) of 8.02ha was identified. Policy SS5A Core Strategy set out to create employment growth and increase the diversity of employment across Leek by:

supporting the retention and growth of existing Leek businesses (including Britannia); and providing opportunities for new enterprises and businesses by allocating employment sites with good access to the A520 and A53 including within the urban area, at Cornhill, and at Leekbrook. Note that the Core Strategy considered Leekbrook part of Leek for employment purposes so identified 'Broad location EM2' east of Brooklands Way Leekbrook, for future employment allocation (dependent on the need for further employment land provision across the town).

7.19 The table below shows the employment allocations for Leek (including mixed use sites) and details which ones were carried forward to the Preferred Options 2017 consultation.

Site	Area (ha)	Designation	Sustainability Appraisal Report July 2017	Included in Preferred Options consultation 2017
Broad Area EM2 (Leekbrook)	7.66	Countryside	The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. The site's accessibility to open space is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and the site is located within a flood zone which is likely to have a significant negative effect. The development of greenfield land where the site is indicated on the predictive map of Best and Most Versatile agricultural land as an area where 20 - 60% of the land is likely to be BMV is assessed as being a negative effect, as could the site's proximity to historic assets and a partial SBI designation.	Yes: <input type="checkbox"/> Resolution to approve outline planning application SMD/2014/0678 in August 2016 (awaiting legal agreement) for the erection of B2 and B8 units <input type="checkbox"/> Abuts long established industrial area <input type="checkbox"/> Part of a suite of employment allocations across different areas of Leek to provide choice <input type="checkbox"/> Existing perimeter screening
LE150 (Newton House)	3.25 (35% of mixed-use site area)	Within development boundary	The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the proposed delivery	Yes: <input type="checkbox"/> Within town boundary with good vehicular access <input type="checkbox"/> Owner support for mixed use allocation

			<p>of circa 120 is likely to have a significant positive effect. However, the site is indicated on the predictive map of Best and Most Versatile agricultural land as partly within an area where 20 - 60% of the land is likely to be BMV and this is likely to have a significant negative effect. The site's proximity to historic assets and its ecological value is likely to have a significant negative effect.</p>	<p><input type="checkbox"/> Large brownfield site which can accommodate much residential and business development</p> <p><input type="checkbox"/> Part of a suite of employment allocations across different areas of Leek to provide choice</p>
LE235 (Cornhill)	1.65 (50% of mixed-use site area)	Within development boundary	<p>The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the proposed delivery of circa 244 dwellings is considered to have a significant positive effect. The site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site's partial location within a flood zone is likely to have a significant negative effect, as could its proximity to designated and historic assets. The site is indicated on the predictive map of Best and Most Versatile agricultural land as partly in an area where less than 20% of the land is likely to be BMV.</p>	<p>Yes:</p> <p><input type="checkbox"/> SMDC is a majority landowner of this site</p> <p><input type="checkbox"/> Part of a suite of employment allocations across different areas of Leek to provide choice</p> <p><input type="checkbox"/> Roughly corresponds to existing employment allocation from 1998 Local Plan</p> <p><input type="checkbox"/> The Cornhill East Masterplan report refers to how the proposed road will unlock access to the Council site and provide a new access to Leek Auctions from the roundabout on the A520, Cheddleton Road. It will form the first phase of the planned link road between Cheddleton Road and Leek Road.</p> <p><input type="checkbox"/> Within town development boundary</p> <p><input type="checkbox"/> accessible to services, facilities and open space.</p>

ADD09 (Leekbrook)	1.67 (up to)	Countryside	The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. The site's accessibility to open space is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield land where the site is indicated on the predictive map of Best and Most Versatile agricultural land as an area where 20 - 60% of the land is likely to be BMV is assessed as being a negative effect, as could the site's proximity to historic assets.	<p>Yes:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Has owner support for employment (or residential) use <input type="checkbox"/> Abuts current village boundary. Adjacent to existing employment areas <input type="checkbox"/> Not in Green Belt <input type="checkbox"/> Part of a suite of employment allocations across different areas of Leek to provide choice <input type="checkbox"/> Site-specific policy to reference topography and control of building heights. Also to specific that access off A520 not Basford Lane
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Table 7.4

7.20 Retail

7.21 Following on from amendments made as a result of the 2015 consultation, the 2016 Preferred Options Sites and Boundaries consultation included a revised Leek Town Centre Map showing a town centre boundary and a primary and secondary frontage. At this stage, no comments on the Leek Town Centre boundary amendments or the primary and secondary frontages resulting in further changes were received.

7.22 There was a change made prior to the Preferred Options 2017 consultation regarding secondary frontages. It was recommended (and subsequently agreed at Council Assembly on 12th July 2017) that secondary frontages should not be included in the Local Plan going forward. The reason for this was that the vitality and viability of town centres is very dependent on the state of the economy as well as constantly changing technology and trends. A flexible approach to town centre uses in areas peripheral to the primary shopping frontage was considered to be appropriate and with this in mind alongside the suggestion in the Council's Retail Study that secondary frontages are not required they were removed from the plan. The Council's retail consultants pointed out that given recently published new guidance supporting the temporary re-use of existing units within town centre locations to non-retailing activities (i.e. residential or wider commercial uses) secondary frontages were not required.

7.23 Open space and Visual Open Space

7.24 Areas of public open space and visual open space were shown separately on the maps in the Preferred Options Sites and Boundaries Consultation Booklet. All open space and playing pitches were included from the Council's sports and open space database. Areas of Visual Open Space were those designated in the 1998 Local Plan. Comments were invited.

7.25 Consultation Responses

7.26 There was a very high level of response to the consultation from the local residents, developers/agents and other statutory bodies. 8600 responses were received. Details of the comments made and Council response can be found in the consultation statement.

Preferred Options Consultation 2017



8 Preferred Options Consultation 2017

8.1 The Preferred Options 2017 consultation took place from the 31st July to 22nd September 2017. It was the preferred options Local Plan and sought views on proposed policies, sites and boundaries.

8.2 It was a full draft of the Local Plan, seeking views on proposed policies, sites and boundaries. It comprised of the following:

- A portrait of Staffordshire Moorlands - a description of the District
- The Challenges - a summary of the key challenges facing the District
- The Vision - detailing what the Staffordshire Moorlands will be like in 2031
- Aims and Objectives - stating what the Local Plan is proposing to achieve
- A Spatial Strategy and Strategic Policies - setting out the over-arching strategy and policies for the District
- Development Management Policies - setting out specific measures to manage development
- Strategic Development Site Policies - specific policy to guide the development of strategic sites
- Implementation and Monitoring - a framework for how the plan will be implemented and monitored
- Maps - for Leek, Biddulph, Cheadle and the rural areas which identify proposed sites and boundaries.

8.3 The consultation took place from the 31st July to 22nd September 2017.

8.4 It was accompanied by a Sustainability Appraisal and a Habitats Regulations Assessment of the Preferred Options sites.

8.5 The content of the plan was informed by evidence available at the time, Government Policy, the Sustainability Appraisal and the consultation responses received during the 2016 consultation. A number of new evidence base documents were completed since the preferred sites and boundaries consultation relevant to the establishment of Preferred Options Sites. They included the:

- SHMA update 2017;
- Employment Land Study Update 2017;
- Extended Phase 1 Habitat Surveys and Local Wildlife Site (LWS) Assessments 2017;
- Cheadle Transport Study Phase 2 Assessment 2017;
- Green Belt Review Updates 2016 and 2017;

- Green Infrastructure Strategy 2018;
- Playing Pitch Assessment, Playing Pitch Strategy and Action Plan, Open Space Study - Update Report, Open Space Standards Paper 2017
- Infrastructure Delivery Plan Baseline Report 2016;
- Landscape, Local Green Space and Heritage Impact Study 2016.

Residential Allocations

8.6 The SHMA was updated in 2017 to take account of the 2014 based Sub national population projections and the 2014 based household projections. It concluded that the housing need of the District was within the range of 235-330.

8.7 The Preferred Options Local Plan proposed a figure of 320 dwellings per year to meet the objectively assessed needs of the area. It was considered that the proposed provision would:

- fully meet demographic housing needs;
- help support an increase in jobs;
- help address affordable housing needs;
- the figure was aspirational but realistic in line with the NPPF given the historic average delivery rate of 320 per year;
- Is deliverable in terms of the supply of suitable land and is not considered to cause significant landscape impacts; and
- provides a balanced range of social, economic and environmental effects inline with the Sustainability Appraisal.

8.8 The spatial distribution of the residential allocations was broadly in accord with Policy SS3 of the Core Strategy. It was modified slightly to reflect new evidence, feedback and emerging Government policy and regulations. Key changes included;

- Amendments to the Preferred Options sites;
- A new approach to support limited infill in the Rural Areas (Policies SS8 Larger Villages Areas Strategy, SS99 Smaller Villages Areas Strategy, and H1 New Housing Development allowed for limited development in defined circumstances, and where appropriate in accordance with national Green Belt policy within or adjoining the larger village boundary or in smaller villages;
- An adjustment to the Spatial Strategy to decrease the Rural Areas housing distribution by 3% to 25% and a corresponding increase in Cheadle's distributions 3% to 25%.

8.9 Taking into the completions and commitments that had occurred since the start date of the Local Plan 2012 the consultation sought to support the delivery of 3859 homes up to 2031 of which 1015 were in Leek.

Area	Amount	Net Requirement
Leek	30%	1015
Biddulph	20%	885
Cheadle	25%	116
Rural Areas	25%	793
Total	100%	3859

Table 8.1 Spatial Distribution of Housing (Preferred Options consultation 2017)

8.10 At this stage the Plan focused allocations in a reduced number of settlements to minimise the release of Green Belt land in line with the NPPF and recently published Housing White Paper Fixing our broken housing market (February 2017).

8.11 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 the Green Belts are their openness and 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 (paragraph 83) However it does not specify what exceptional circumstances are.

8.12 The Government sought to clarify this in the Housing White Paper which reiterated the the Government's commitment to maintaining the existing strong protections for the Green Belt and clarified that Green Belt boundaries should only be amended in exceptional circumstances when it can be demonstrated that all other reasonable options for meeting identified housing requirement have been fully examined. This includes:

- making effective use of suitable brownfield sites and estate regeneration;
- consider potential of land which is currently underused including surplus public sector land where appropriate;
- optimising density;
- exploring whether other authorities can help meet the housing requirement ;
- Impact of removing land from the Green Belt should be offset.

8.13 Green Belt is a significant constraint for many of the Rural Areas villages as it can only be released in exceptional circumstances. The distribution of development now proposed in the Local Plan enables the housing requirement to be met without significant Green Belt release. Cheadle's share of the District's housing requirement has risen from the 22% previously put forward in the Core Strategy to reflect the availability of suitable sites outside of the Green Belt.

8.14 Housing Allocations

In Leek the consultation proposed 3 major areas for housing. Land at the Mount includes a series of fields in close proximity along with the Kniveden Hall premises, all located to the east of the current town boundary off Mount Road. Two further sites to the south of the town along the A520 (land at Newton House, and Cornhill East) would both generate housing as part of mixed use redevelopment sites [see below]. Note that following representations from the landowner in 2016, site LE128B (in common ownership with LE128A) was included (as "LE128").

Three further sites were proposed within or around the town to provide smaller housing sites of up to 20 dwellings. None of the proposed Leek housing sites lie within the Green Belt although most do lie within the open countryside abutting (or adjacent) to the existing town boundary:- land at the Mount; ADD01 (land east of Horscroft Farm); LE022 (land west of Ashbourne Road) and LE102 (land north of Macclesfield Road).

Both the land at the Mount; and ADD01(land east of Horscroft Farm) would deliver infrastructure benefits: site LE140 at the Mount would include land for a new First School for the town; and land at ADD01 would provide space for the expansion of the existing adjacent Churnet View Middle School.

Housing Allocation (SHLAA Ref) Policy	Designation	Included in Submission version Local Plan
Land east of Horscroft Farm, Leek (ADD01) (Policy H2 & DSL1)	Countryside	Yes
Land west of Ashbourne Road (LE022) (Policy H2)	Within town boundary	Yes
Land at the Mount (LE066) (Policy H2 & DSL2)	Countryside	Yes
Land north of Macclesfield Road (LE102) (Policy H2)	Countryside	Yes
Land at the Mount (LE128) (Policy H2 & DSL2)	Countryside	Yes [LE128B included alongside LE128A given landowner of both sites support for inclusion].
Land at the Mount (LE140) (Policy H2 & DSL2)	Countryside	Yes
Land at the Mount (LE142A) (Policy H2 & DSL2)	Countryside	Yes
Land at the Mount (LE142B) (Policy H2 & DSL2)	Countryside	Yes

Table 8.2

Employment and Mixed Use Allocations

8.15 An employment land requirement of approximately 27 ha gross to support the preferred level of housing growth was included in the Preferred Options Local Plan. Note this does not include the mixed use employment site at Blythe Vale which is considered separately as it responded to regional (not District) employment needs in the Core Strategy and was taken forward as a regional scale employment site in the Local Plan.

8.16 Pursuant to Strategic Policy SS3 of the Preferred Options Local Plan, a residual requirement of 8.1ha employment land was identified for Leek up to 2031. The Plan proposed two major mixed employment/ housing sites with good access to the A520, at Newton House and adjacent this at Cornhill East, within the Leek town boundary [see Housing Allocations above]. Further the adopted Core Strategy considered Leekbrook as part of Leek for employment purposes so the Plan proposed two further employment sites for Leek at LEEK EM2 (land east of Brooklands Way Leekbrook) and nearby at ADD09 (land west of Basford Lane Leekbrook) with good access to the A520.

Site	Area	Designation	Included in Submission version Local Plan
Land at Newton House (LE150)	1.50 [employment element of wider 9.27ha mixed use site]	Within town boundary	Yes
Cornhill East (LE235)	0.83 [employment element of wider 3.13ha mixed use site]	Within town boundary	Yes
Land east of Brooklands Way Leekbrook (LEEK EM2)	5.42	Vast majority in countryside small portion within existing Leekbrook boundary	Yes
Land west of Basford Lane Leekbrook (ADD09)	0.80	Countryside	Yes

Table 8.3

Local Green Space and Open Space

8.17 The Landscape and Local Green Space and Heritage Impact Study (2016) reviewed the 'Visual Open Space' designation used in the 1998 Local Plan and recommends that in order to be NPPF compliant, a new 'Local Green Space' (LGS) designation would be appropriate. Each of the Visual Open Space sites have been re-assessed using the criteria for LGS and included as an allocation in the Preferred Options Local Plan. All sites are included on the policies maps and a full list included in the Appendix.

8.18 Sports facilities and other open spaces are identified on the Preferred Options policies maps as 'open space'. Details regarding open space provision are also included within the specific Strategic Development Site Policies. It referenced updated work being undertaken on open space and sports facilities which would feed into the Submission Version Local Plan.

8.19 Consultation Responses

8.20 The level of response to this consultation from the local residents, developers/agents and other statutory bodies was significant with over 2600 responses received. Details of the comments made and Council response can be found in the consultation statement.

The Allocated Sites



9 The Allocated Sites

The Allocated Sites

Local Plan Allocations

Residential Sites

Site Proformas are included for the following residential sites:

ADD01

Leek

ADD01 East of Horsecroft Farm

Local Plan Process

- Not Included in the site options consultation July 2015
- Site suggestion from the SHLAA after site options
- New site Included in the Preferred Options consultation April 2016
- Included in the Preferred Options Local Plan July 2017
- Included in the Submission Version Local Plan 2018

Current Position

Site taken forward into Submission Version Local Plan as:

- A small site abutting the current town boundary
- Not in Green Belt
- Has owner support for residential and/or educational allocation
- No highways objections
- Site policy will require submission of landscaping plan.

Key Issues

- Whole of site is high landscape sensitivity in Landscape, Local Green Space & Heritage Impact Study 2016 (LLGSHIS). Forms part of important landscape setting to Leek in 2008 LSCA
- Greenfield site in open countryside, abutting town boundary.
- **Ecology** – Further survey work recommended in order to establish SBI/BAS status of the peripheral hedgerow habitat only.
- **Protected habitats** - HRA states new housing/employment development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on SPAs and SACs and this requires further investigation in the HRA. LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Site Information

Greenfield/brownfield	Built up area boundary/countryside	Est. housing capacity/density	Area (ha)	Ownership status	Site details
Greenfield	Countryside (abuts current town boundary)	15 (based on 33.33 dwellings per hectare gross assuming 50% of site area for housing).	0.9 (gross)	1 owner (supports allocation)	<ul style="list-style-type: none"> • Access via new Nightingale Estate (SCC no objections) • Reasonable access to services & facilities • May be footpath crossing site but this does not appear adopted

Local Plan and Site Allocations Viability Study (May 2018)

The results of the viability testing indicate that at the base position development on this site is likely to be viable and with the 33% affordable housing target the scheme would also be viable. The impact of education contributions and the Optional Technical Standards M4(2) reduces the surplus and means that the scheme may not be sufficiently viable to support 33% affordable housing. At 20% affordable provision the scheme is likely to be able to support the education contribution plus M4(2) and remain viable.

As the policy relating to this site has a requirement for part of the allocation to be provided for educational purposes to facilitate the expansion of the existing middle school it has been assumed that the developer will be compensated for this land by a commensurate reduction in the level of planning obligations and/or policy requirements from the site.

Local Plan Housing Trajectory (June 2018)

The site is in the housing trajectory to be delivered within five years (2020/21 – 2021/22).

Studies

Extended Phase 1 Habitat Survey and Local Wildlife Assessment (ECUS, 2016)

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Ecus Ltd conducted Phase 1 ecological survey of the site (incorporating Local Wildlife Assessment) in 2016. It concluded that the improved grassland habitat on ADD01 was considered of nature conservation value at the site level only. However the peripheral hedgerow habitat has reasonable potential that it may qualify as a County-level Site of Biological Importance (SBI) or a District-level Biodiversity Alert Site (BAS), dependent on further survey following the hedgerow evaluation. Species recorded on site were common and widespread both at a county and national level and it is considered unlikely that the site significantly supported any notable protected species. [Some pre-development species surveys recommended].

Sustainability Appraisal

Initial Sustainability Appraisal Report April 2016

The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. The site's accessibility to areas of open space is considered to have a positive effect. However, the site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield land, grade 4 ALC and the inaccessibility of services and facilities.

Initial HRA Screening

New housing development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this requires further investigation in the HRA. The screening has also identified that new employment sites could also increase traffic and air pollution near to the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this also requires further investigation in the HRA. The closest part of the SAC/SPA (Leek Moss SSSI) is approx. 4km from the western edge of Leek.

Updated HRA Screening of Preferred Options Sites June 2017

The purpose of screening is to identify whether the elements of a plan (i.e. policies, site allocations) could result in Likely Significant Effects (LSE) on European sites.

Further investigation has been undertaken in relation to potential urban effects resulting from these allocation sites. Urban effects on European sites typically have an adverse effect on sites within 500m of residential areas (primarily due to cat predation and fire risk due to arson etc). Other urban effects (primarily dog walking from the site to the SPA/SAC) can have an adverse effect on European sites up to 1.6km from residential areas. All allocated sites identified as preferred options are further than 1.6km from the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC.

LSEs relating to urban effects are identified resulting from the following allocation sites:

- Allocated sites on the eastern edge of Leek (LE066, LE140, LE128a, LE142 a and b) located between 3.8km and 4.2km from the Peak District SPA and the South Pennine Moors SAC.

LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Minerals

No implications.

Landscape & Settlement Character Assessment (2008)

Forms part of important landscape setting to Leek.

Landscape, Local Green Space & Heritage Impact Study (August 2016)

Landscape Results

The site comprises a fenced section of a field sloping down from the northeastern edge of Leek, to the north-west of Churnet View Middle School. The site is semi-enclosed by vegetation on the settlement edge, however is open to the north-west. This allows long distance views and inter-visibility between the site and higher ground across the valley to the north-west. Currently the settlement edge is well-defined and vegetated, with views of existing development generally screened. In addition the settlement edge is currently located on a ridge, with development not extending beyond this ridge, however the site is located below this ridge. Therefore, development of the site would be visually prominent, and would

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encroach on the countryside by extending beyond this ridge. In addition there would be no clear limit to development if the site were developed, compromising the surrounding sensitive countryside. Development would adversely affect the settlement edge, settlement pattern and landscape character. **Site is of high landscape sensitivity. Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.**

Heritage Results

There are two Grade II Listed Buildings within the 400m buffer. Due to the topography and intervening buildings, development would be highly unlikely to adversely affect the assets. Outside of the 400m buffer, there is a Scheduled Monument to the north-west of the site. Due to the open topography, development could adversely affect its setting. Mitigation including the use of the vegetation screening may reduce effects. Whilst the HEA states that HLC zone LLHECZ 1 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010). **Site suitable for development in heritage terms subject to appropriate masterplanning.**

Green Belt Review (November 2015)

Not applicable.

Options Consultation July 2015

Statutory bodies/stakeholders

SCC Highways – The road into Horsecroft Farm is now almost complete and will ultimately be adopted as highway. Development of this site will be acceptable subject to access design.

Public response – 1 objection

- Infrastructure – schools
- Infrastructure – traffic/transport

Council response –

- Site may potentially be needed for extension to adjacent school.
- County Highways do not raise any issues which would prevent development of this site.
- County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution.
- This is a new suggested site put forward by the landowner and the site is well related to the settlement. Although this site could be suitable for housing it could also provide for the possible expansion of the adjacent middle school if required.

Preferred Options Consultation April 2016

Environmental Health: Constraints on development due to possible ground gas (methane and Carbon dioxide) from nearby landfills(s). Investigation would be required.

Council Response – Comments noted. Site-specific policy to reference the above.

SCC Lead Local Flood Risk Officer: Flow path to north of site. Flood Risk Assessment required.

Council Response – Comments noted. The Council would ensure that subsequent schemes where possible mitigate any on-site flooding issues, including the integration of SuDS, in accordance with local and national policy, and following consultation with SCC LLFA Officer.

SCC Local Education Authority: Advise that in Leek education contributions will be required to fund additional school places. At least a minimum of 1FE of first school provision and 1FE of middle school provision will be required in Leek Town during the Local Plan period. The High Schools in the Leek Planning Area are projected to have limited capacity to accommodate any children generated from housing allocated in Leek.

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In Leek additional land is required adjacent to Churnet View Middle school in order to facilitate potential expansion. It is noted that land in the adjacent housing site has been proposed and we will need to consider options in liaison with the school for extending the buildings and how this affects the external spaces. It is noted however that the school field shares a boundary with District Council owned public open space and it may be that this provides an opportunity to re-provide the school external space that will be lost through extending the building footprint. We would therefore like to meet to discuss what potential exists in this respect to inform the Plan going forward.

Council Response – Comments noted.

Sport England: It is important to ensure that extended schools do not lead the loss of outdoor sports provision. There will be more demand from more pupils for curricular sports facilities (indoor and outdoor) to help promote healthy lifestyles etc. but all too often sports facilities are lost as a result of expansion resulting in more demand and less supply. Key schools that are/will become sites will community shared facilities (such as playing fields and sports halls) need to be required to offer secured community use outside of school hours where this is needed in the local area to meet identified needs for sports facilities. This should be a policy requirement.

Council Response – Comments noted. ADD01 is private land that is not currently identified as school playing fields or public open space.

Site specific Local Plan Policies must be demonstrated to be sound to Planning Inspector therefore the Council will need to consider carefully whether such policies in relation to school sites, include requirements for provision of facilities referred to.

Coal Authority: Welcome the fact that the site assessment documents covering the site options does identify ground instability arising from mining legacy and as such The Coal Authority supports the broad approach taken to site selection. We have no views on the actual sites chosen as this is a matter for local determination following consideration of all relevant factors.

Latest Coal Authority data 27/04/2016. Site does not fall within any coal risk area.

Council Response – Sites affected by mining legacy to have a policy criterion to clarify that developers should recognise mining legacy problems and demonstrate how they can be positively addressed by new development. Policy also to clarify that no development should take place over mine entries even when treated.

Public response

Issues raised:

Objections -

- access via Ball Haye Road already full to capacity any further development would worsen traffic levels
- Consider drop off and pick up school children without blocking road
- question how access for school will be achieved – will it use an alternative entrance to be constructed along the track to Wardle Barn Farm? This would be inappropriate [public footpath].
- encompassing ADD01 is taking away more greenfield site from the perimeter of the town - unacceptable encroachment on public countryside. Site being used instead of local brownfield sites
- why not build the LE140 first school next to Churnet View Middle school instead, to save creating traffic along Mount Rd & Kniveden Lane?

Support –

- This site is ideal for both the school expansion and a new housing development. In addition the development of this site would reduce pressure to build on more sensitive sites elsewhere. The site is less than 200 metres from a bus stop and also a very short walk from the amenities of Leek which would restrict the need/use of vehicles.

Council Response:

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- in the event of proposals for education facilities, SCC are the determining planning authority. SCC Highways would be consulted as a matter of course; and their recommendations with regards road safety reported to the determining authority.
- The Council requires owner support for any allocated land use. The County Council does not have any spare land in the town for additional middle school facilities. ADD01 has owner support for mixed residential/educational use. There is insufficient land elsewhere within the town boundary to accommodate middle school growth.
- There is insufficient capacity at the existing Churnet View Middle School playing fields to accommodate a new first school complex. The loss of existing playing fields would also need to be compensated.
- The Council considers the sustainability/accessibility of all potential housing sites, and will publish a full sustainability appraisal as part of its evidence base.
- If additional middle school space within Leek is required it is considered this site could be suitable to expand the existing Churnet View Middle School.
- The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites. This includes landscape impact evidence and other studies. The Council must balance all relevant evidence when deciding over preferred allocations.
- The Council consults with SCC Highways during Local Plan preparation. SCC did not raise any objections to ADD01 as the road into Horsecroft Farm is now almost complete and will ultimately be adopted as highway. Development of this site will be acceptable subject to access design. The Council would assess schemes having significant transport impacts against relevant NPPF and Local Plan policy (including requirement to submit transport statements, and provide highway improvements where deemed appropriate).
- Development proposals affecting the routes of recognised public rights of way would need to make allowance for them.
- The Council consults with SCC Education during Local Plan preparation, and SCC have indicated a need for additional first- and middle- school land provision in Leek resulting from the town's development requirements. These are laid out in the Preferred Options consultation document.
- The NPPF expects Councils to meet their objectively assessed development requirements for all relevant land uses, meaning the Council must demonstrate this to Planning Inspector at examination, to have a sound Plan in place.
- The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites. This includes landscape impact evidence. The most recent 2016 landscape impact study also assessed impacts from the Peak Park. It concluded site ADD01 to be of high landscape sensitivity as it is open to the north-west allowing long distance views and inter-visibility between the site and higher ground across the valley to the north-west. Development of the site would be visually prominent, and would encroach on the countryside by extending beyond this ridge. Note that landscape evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites. The Council could require developers to integrate on-site landscaping/screening mitigatory measures to reduce landscape impacts, as part of a site-specific policy.
- Site ADD01 is identified for the necessary expansion of Churnet View Middle School (if this site were allocated for the new first school site instead, middle school expansion would need to occur elsewhere in the town).

Preferred Options Local Plan Consultation July 2017

SCC: It is acknowledged that this policy provides provision for land for school expansion. Given the spatial distribution of housing growth and the location of the two middle schools Churnet View is deemed the best option to provide the necessary places. However, in order to provide the additional places the school will require further land and Horsecroft Farm provides the only opportunity to do so. Plans are currently being worked up on how the school extension can be delivered. This will establish the quantum and location of land in the Horsecroft Farm site required and will also need to consider how the access track that currently separates the farm and school site is dealt with. There will need to be discussion between the Education Authority, school, landowner and the District Council going forward to agree requirements and update policy accordingly in the Plan. Careful consideration needs to be given to how contributions the planned new education infrastructure will be secured to fund the required provision.

Council Response:

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The Council will continue to liaise with SCC Education, the Middle School, and the site landowner regarding layout/configuration requirements; and to agree required educational contributions; and update Policy DSL1 accordingly.

Natural England: support this policy. Welcome a holistic approach to the development of this site with consideration of opportunities for GI enhancements at a landscape scale.

Council Response:

The Council has produced a Draft Green Infrastructure Strategy for consultation alongside the emerging Local Plan. The strategy identifies green infrastructure corridors around the towns and lists particular issues in relation to that corridor which can be addressed as part of the relevant site policy and / or at the planning application stage. Agree to amend DSL1 and DSL2 to include an additional bullet point stating "address priorities and actions identified in the Council's Green Infrastructure Strategy".

Severn Trent Water:

Known network constraints	Assumed connectivity	Surface water disposal	Potential impact on sewerage infrastructure
The development is located in the North-East of Leek catchment. There are no reports of flooding in the area of the site location. LEEK - MACCLESFIELD ROAD (Combined Sewer Overflow) is approximately 2.5km downstream. This is a small infill development, which is not expected to have any capacity constraints provided surface water is managed sustainably and is not connected to the foul sewerage system.	The site is located to the North of the LEEK (STW). Flows from the development would need a pumped connection to the existing sewer system located around 100m south-east of the development with a pipe diameter of 150mm.	There is a surface water system approximately 100m south east of the site comprising of 375mm and 600mm pipes. Due to change in elevation, the development will require a pumped connection. The outfall for the surface system is an unnamed watercourse.	Low - (subject to hydraulic modelling)

Council Response: Comments noted.

Sport England: the proposed housing site is adjacent to the school and therefore it will be important to ensure that the layout and proximity of housing does not constrain the use of the sports facilities by causing a risk of ball strike or noise from use of the MUGAs or pitches that are adjacent to the land. Alternatively that mitigation is provided with the housing scheme (such as close board fencing, ball netting/fencing) to ensure there is not conflict of uses.

Council response: Policy SD4 covers controls of all forms of pollution arising from development. Potential noise levels from new development will be assessed at the time a planning application is being considered in accordance with the latest noise guidance available at that time which currently states that noise is a material consideration in the planning process and a key aspect of sustainable development.

Public response:

Public Response: comments – 4 support, 4 object and 3 general.

Main Issues Raised:

Public objections:

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- The proposal would entail an alteration of the Town Boundary and encroach on open countryside. Rather than developing brownfield sites within the current town boundary. The Council has not yet shown that they have investigated the potential for use of brownfield sites.
- The building of more houses on Ball Haye Road will lead to increased traffic. This is despite congestion already being a problem, especially during the school rush hour. This causes problems at the traffic lights on Ball Haye Road/Stockwell Street. Waiting times here are unacceptable.
- There is no indicated access for construction vehicles and residents. The use of Tittesworth Avenue/Nightingale Gardens would be unacceptable as the avenue is already busy and negotiation difficult due to parked cars. The recently laid blocked paving surface in Nightingale Gardens is not suitable for heavy vehicles. It would be preferable for these dwellings to be accessed from further along Haregate Road.
- School extension should not be constructed opposite main school due to reasons of practicality. It would be separated by the bridleway/track from Nightingale Gardens leading to Wardle Bank Farm. This bridleway/track is used by vehicles, horse riders and walkers. Regret another walking track being closed to the public. Would not want another access route for children entering the school grounds using Tittesworth Avenue/Nightingale Gardens. There would be a safety issue for children, parents, staff and other visitors crossing the current bridleway/track. There is still a track marked in detailed plan drawings. This gives right of access for agricultural vehicles. If lost, the only access would be over the block-paved courtyard.
- Not clear at this stage what the school extension would be used for.
- Since construction, Nightingale Gardens Estate has suffered from significant drainage and sewerage problems. This should not be repeated. Residents need assurances that this will be fully investigated before approval granted.
- Field next to CV Middle school would be an ideal place for a new first school. The road system is in place already. Better to build it here than spoil Mount Road as a valuable amenity by building a school there with 70 houses next to it.

Public Support:

- No specific reason given.

Council Response:

- A sustainability appraisal report has been published for consultation alongside the Preferred Options Local Plan July 2017. The SA Report considers the economic, social and environmental effects of proposed development site allocations including access to services and facilities, and is used to assist the Council when preparing its emerging Local Plan.
- SCC Highways were consulted in relation to the inclusion of this site as an allocation, and did not object: " *The road into Horsecroft Farm is now almost complete and will ultimately be adopted as highway. Development of this site will be acceptable subject to access design.*"
- The consultation Local Plan sets out Leek's residual housing and employment land requirements to 2031 in Policy SS4. The Council must demonstrate that it will fully meet the District's residual requirements to have a sound Local Plan in place. This requirement does not have to be met 100% from land allocations – unanticipated development of other urban brownfield/greenfield sites counts too (this would also include conversions of mills or other buildings) – the Policy factors in assumptions about future windfall housing (resulting in a lower residual requirement). This windfall would include urban sites not formally identified on the map. As there is insufficient capacity to meet the District's residual housing requirements entirely from sites within town and village boundaries, the remaining requirements to be met from a combination of urban (brownfield and greenfield) sites, and peripheral sites around the towns/villages.
- The Council consults with utilities providers, the Environment Agency, and the SCC Lead Local Flood Risk Officer during Local Plan preparation. These bodies did not object to any of the Mount sites nor ADD01/LE022. The Strategic Flood Risk Assessment (SFRA) provides an overview of flood risk from all sources across the District, and will be used alongside formal EA responses regarding proposed allocations. Note that subsequent development proposals would be required to manage surface water run off, and integrate sustainable drainage features ("SuDS") into layouts, as required by the Flood and Water Management Act, as set out in Local Plan Policy SD5.
- The Council consults with SCC Education during Local Plan preparation, and SCC have indicated a need for additional first and middle- school land provision in Leek resulting from the town's development requirements. These are laid out in the Preferred Options Local Plan. Site ADD01 is

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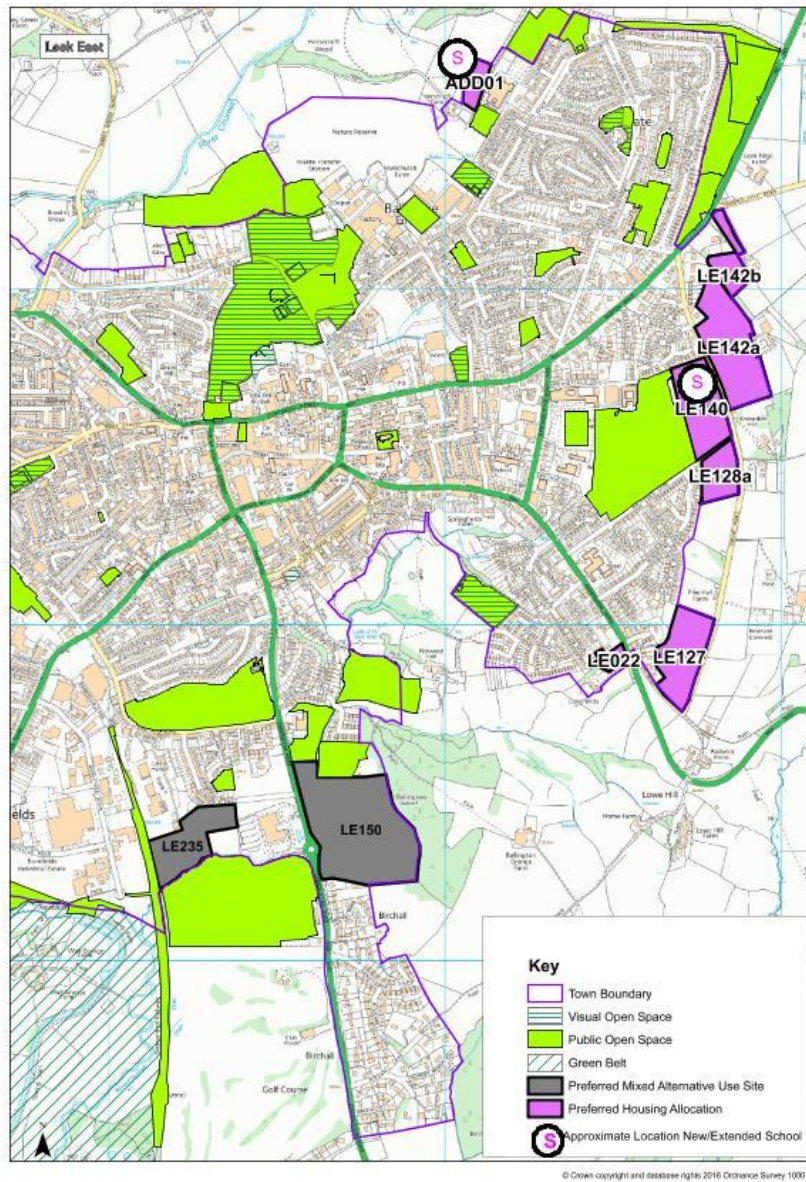
identified for the necessary expansion of Churnet View Middle School (if this site were allocated for the new first school site instead, middle school expansion would need to occur elsewhere in the town). Note SCC Education support both the location of the proposed Middle School expansion at Horsecroft; and the location of the new First School on the Mount, in the Local Plan.

Local Plan Publication (Submission Version February 2018)

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.

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ADD01 East of Horsecroft Farm



Picture 9.1

The Mount

Staffordshire Moorlands Local Plan Topic Paper - Site Allocations Leek

Leek

Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

Local Plan Process

All above sites:

- Identified in the SHLAA
- Included in the site options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Sites LE128 (128A+128B)/LE140, part of LE142A, and LE142B included in the Preferred Options Local Plan July 2017. Site LE127; and remainder LE142A not included.
- Sites LE128 (128A+128B)/LE140, part of LE142A, and LE142B included in the Submission Version Local Plan 2018. Site LE127; and remainder LE142A not included.

Current Position

Sites /LE128(128A+128B)/LE140/part of LE142A, and LE142B taken forward Submission Version Local Plan because:

- They are available in the short term, with landowner support.
- no highways objections subject to necessary highway improvements for example road widening, provision of footways, completing Kniveden Lane to adoptable standard, possible (probable) junction improvements at one or both ends.
- about or very close to current town boundary
- in the case of sites with high landscape impact sensitivity, effects can be mitigated by site-specific policy requirements regarding landscaping measures.
- Sites are generally low ecological value however further surveys are recommended for sites LE142A&LE142B in order to establish SBI/BAS status.
- According to S.A. sites have good accessibility to services and facilities and in some cases, employment.

Site LE142A

Part of site LE142A taken forward as only part of this site is available (about 0.82ha), as only one of the two owners wishes their land to be allocated in the Local Plan.

Site LE127

At the 19/07/17 Council Assembly as an AMENDMENT, it was PROPOSED and SECONDED that site "LE127" be removed from the proposed site allocations. Reasons included impact on countryside (visual prominence from Ashbourne Road); and because including the site is not essential because it would mean providing more houses than is required for Leek.

Site	Greenfield/brownfield	Built up area boundary/countryside	Est. housing capacity	Area (ha)	Density (dwelling s per ha)	Ownership status	Site details	Key Issues
LE127	Greenfield	Countryside (abuts current town	100	3.4 gross [enlarged area, to	29 (gross)	3 x owners according to SHLAA	• Access via Mount Road	• Greenfield site

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Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

Site	Greenfield/brownfield	Built up area boundary/countryside	Est. housing capacity	Area (ha)	Density (dwelling s per ha)	Ownership status	Site details	Key Issues
		boundary)		include LE065 to NW]		Agent for Renew Land Developments states site available	<ul style="list-style-type: none"> • Undulating site, housing and trees to west • Good access to services & facilities according to S.A • Woodland TPO to west boundary 	<ul style="list-style-type: none"> • Site is high landscape sensitivity • Would need highways improvements – but could be achieved according to SCC Highways • Agent Knights LLP states all land at LE127/LE069/LE128/LE128A is being promoted by a willing landowner and a willing developer and is otherwise technically deliverable • Owner of LE069 to north also supports residential allocation of their site
LE128A	Greenfield	Countryside (abuts current town boundary)	54	1.53 gross	35 (gross)	1 x owner who is supportive of residential allocation. In addition, agent for Renew Land Developments states site available	<ul style="list-style-type: none"> • Access via Mount Road • northern half of a field (LE128). Site slopes up from the eastern edge of Leek to Mount Road. • Good access to services & facilities according to S.A • Public right of way crosses NE of site 	<ul style="list-style-type: none"> • Greenfield site • Site is medium landscape sensitivity • Would need highways improvements – but could be achieved according to SCC Highways • Agent Knights LLP states all land at LE127/LE069/LE128/LE128A is being promoted by a willing landowner and a willing developer and is otherwise technically deliverable • Owner has separately requested that residential allocation extends to whole LE128, not just LE128A. Wider LE128 contains woodland TPOs to south • Owner of LE069 to south also supports residential allocation of their site

Staffordshire Moorlands Local Plan Topic Paper - Site Allocations Leek

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Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

Site	Greenfield/brownfield	Built up area boundary/countryside	Est. housing capacity	Area (ha)	Density (dwellings per ha)	Ownership status	Site details	Key Issues
LE128B	Greenfield	Countryside (abuts current town boundary)	54	1.57 gross	34 (gross)	1 x owner who is supportive of residential allocation. In addition, agent for Renew Land Developments states site available	<ul style="list-style-type: none"> Access via Mount Road southern half of a field (LE128). Site slopes up from the eastern edge of Leek to Mount Road. Good access to services & facilities according to S.A 	<ul style="list-style-type: none"> Greenfield site Site is medium landscape sensitivity Would need highways improvements – but could be achieved according to SCC Highways Agent Knights LLP states all land at LE127/LE069/LE128/LE128A is being promoted by a willing landowner and a willing developer and is otherwise technically deliverable Owner has separately requested that residential allocation extends to whole LE128, not just LE128A. Wider LE128 contains woodland TPOs to south Owner of LE069 to south also supports residential allocation of their site
LE140	Greenfield	Countryside (abuts current town boundary)	85*	*3.20ha gross site incorporating 0.76ha land for new First School	35 (gross) Based on 2ha residential area	Landowner SCC is supportive of mixed residential/ school allocation, or residential allocation	<ul style="list-style-type: none"> Access via Mount Road Grassland site sloping in parts. Mature trees along boundaries. Marshy areas. Good access to services & facilities according to S.A 	<ul style="list-style-type: none"> Greenfield site Site is of medium landscape sensitivity. Would need highways improvements – but could be achieved according to SCC Highways Landowner SCC supportive of mixed residential/school allocation, or residential allocation Council's interim Playing Pitch Strategy 2017 explains that Leek High School lost access to field LE140 during recent lease renegotiation with SCC. LE140 is physically inadequate to accommodate any

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Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

Site	Greenfield/brownfield	Built up area boundary/countryside	Est. housing capacity	Area (ha)	Density (dwellings per ha)	Ownership status	Site details	Key Issues
								form of playing pitch. The School identified little requirement for the field.
LE142A	Greenfield	Countryside (almost abuts town boundary, across Mount Road)	29	4.80 gross (however only 0.82ha gross is available)	35 gross (from 0.82ha)	2 x owners: The first owns a northern section of land rear of 'The Paddock' at north. They are supportive of residential allocation. The second owner owns the remainder of site (about 3.98ha) to the south. They do not wish their land allocated in the Local Plan	<ul style="list-style-type: none"> Access via Mount Road Field east of Mount Road, on the north-eastern edge of Leek, located atop of ridge screening views of Leek Good access to services & facilities according to S.A Abuts Area TPOs to NW boundary Public right of way cross site 	<ul style="list-style-type: none"> Greenfield site Site is high landscape sensitivity Would need highways improvements – but could be achieved according to SCC Highways Only part of site is available as only one of the two owners wishes their land to be allocated in the Local Plan
LE142B	SHLAA records as a greenfield site; however some agricultural buildings had consent for	Countryside (90m east of town boundary)	49	1.40 gross	35 (gross)	1 x landowner, who states whole site available for residential allocation	<ul style="list-style-type: none"> Existing farmstead and paddocks, and access track onto Thorncliffe Road; some adjacent TPOs Good access to services & facilities according to S.A 	<ul style="list-style-type: none"> SHLAA records as a greenfield site; however some agricultural buildings had consent for equestrian use, and manages on site, so may have brownfield elements Site is high landscape sensitivity Would need highways improvements – but could be achieved according to SCC Highways

Staffordshire Moorlands Local Plan Topic Paper - Site Allocations Leek

Leek

Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

Site	Greenfield/brownfield	Built up area/boundary/countryside	Est. housing capacity	Area (ha)	Density (dwellings per ha)	Ownership status	Site details	Key Issues
	equestrian use, and manages on site, so may have brownfield elements							<ul style="list-style-type: none"> Owner confirms support residential allocation

Local Plan and Site Allocations Viability Study (May 2018)

The results of the viability assessments for the DSL2 Mount sites shows that at 33% affordable housing the surplus generated would be in the region of £66 per sqm. The level of surplus would be sufficient to meet the costs of education contributions and the Optional Technical Standards M4(2) and remain viable.

As the policy relating to these sites has a requirement for part of the allocation to be provided for educational purposes to facilitate the construction of a new first school it has been assumed that the developer will be compensated for this land by a commensurate reduction in the level of planning obligations and/or policy requirements from the site.

Local Plan Housing Trajectory (June 2018)

The DSL 2 Mount sites are in the housing trajectory to begin within five years and complete by the end of the plan period (2021/22 – 2028/29).

Studies

Ecology

The Mount sites LE127/ LE128/ LE140/ LE142A/ LE142B were subject to a Phase I ecological survey in 2015 and a later 2017 ecology study considered the scope for 'local wildlife site' (ie.SBI) designation for (any elements of) all preferred option sites against Staffordshire Wildlife Trust criteria. Their conclusions/recommendations are set out below:

Leek

Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

Site	2014 Phase 1 Survey Conclusions (Lockwood Hall Associates)	Results of 2017 Local Wildlife Site Assessment (Ecus Ltd)
LE127 (FID 40)	<p>The site has very low biodiversity value overall in terms of area as it consists of species poor improved grassland, one small area of scattered scrub with one species poor hedgerow. Therefore the site is considered to have low ecological value. The following surveys/ actions are consequently recommended prior to any potential development works being carried out:</p> <ul style="list-style-type: none"> Vegetation removal at the appropriate time of year. 	<p>The site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance.</p> <p>The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status:</p> <ul style="list-style-type: none"> None required.
LE128 (FID39)	<p>The site has mostly low biodiversity value overall in terms of area as it consists solely of species poor improved grassland with one species poor hedgerow. Therefore the site has been deemed to have low ecological importance. The following surveys/ actions are therefore recommended prior to any potential development works being carried out:</p> <ul style="list-style-type: none"> Vegetation removal at the appropriate time of year. 	<p>LE128A</p> <p>The site has low ecological value in its potential to support protected species. The site could be used potentially as foraging habitat by bats, badgers and west European hedgehog. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance.</p> <p>The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status:</p> <ul style="list-style-type: none"> None required. <p>LE128B</p> <p>The site does not currently meet the criteria for SBI / BAS status. The site has potential to support protected species. The site could be used potentially as foraging habitat by bats, badgers and European hedgehog. The site habitats are considered to be of importance at the local level with the exception of improved grassland. However, further survey of trees is recommended to determine their potential for roosting bats.</p> <p>The following surveys/ actions are therefore recommended in order to assess the ecological importance of the site:</p> <ul style="list-style-type: none"> Badger surveys Breeding bird surveys of woodland.
LE140 (FID41)	<p>The site has a fairly diverse sward of flora and grasses; however there is not enough diversity or rare flora indicative of more unimproved grasslands to warrant recommending it being protected. Certainly the habitat mosaic and fairly well connected habitats would support a fairly diverse range of fauna and therefore the site as a whole is considered to have distinct ecological importance. The following surveys/ actions are therefore</p>	<p>The site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at local level only.</p> <p>The following surveys/ actions are therefore recommended in order to</p>

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	recommended prior to any potential development works being carried out: <ul style="list-style-type: none"> Vegetation removal at the appropriate time of year. 	establish SBI/ BAS status: <input type="checkbox"/> None required.
LE142A (FID72)	The site has 12 trees with bat potential and is given district ecological importance as a result, though the site and its species poor grassland is poorly connected to other more biodiverse habitats. The following surveys/ actions are therefore recommended prior to any potential development works being carried out: <ul style="list-style-type: none"> a bat survey regime to ascertain whether bats roost in the trees; vegetation removal at the appropriate time of year. 	The site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the potential for bats roosts on the site. The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status: <input type="checkbox"/> Identification and assessment of relevant trees for their potential to support roosting bats. <input type="checkbox"/> Bat survey.
LE142B (FID73)	The site contains fairly species poor habitats and is poorly connected to other more biodiverse habitats. However as polecat are recorded within 2km and the site has potential to support their populations the site is deemed as having district ecological importance. The following surveys/ actions are therefore recommended prior to any potential development works being carried out: <ul style="list-style-type: none"> polecat survey; vegetation removal at the appropriate time of year. 	The site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance. The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status: <input type="checkbox"/> Polecat survey required.

Landscape & Settlement Character Assessment (2008)

- LE127 does not form part of important landscape setting to Leek
- LE128A does not form part of important landscape setting to Leek
- LE140 forms part of important landscape setting to Leek
- LE142A forms part of important landscape setting to Leek and close to ridgeline running N-S
- Part of LE142B forms part of important landscape setting to Leek

Landscape, Local Green Space & Heritage Impact Study (August 2016)

Site	Landscape Impact Results	Heritage Impact Results
LE127	Site comprises a large field on the south-eastern edge of Leek, enclosed by Mount Road to the south and east. The site slopes up from the settlement edge to the ridge on Mount Road, and is visually prominent. In addition, the site is elevated above the adjacent development and therefore screens the settlement edge when viewed from the east and north-east. Development within the site would likely be visible from the	There are five Grade II Listed Buildings within the 400m buffer. Due to the topography of the surrounding landscape as well as intervening buildings and vegetation, there would be no intervisibility between the assets and the site. Development would be highly unlikely to adversely affect the setting of the assets. Although the HEA states that HLC zone LLHECZ 2 is sensitive to

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	PDNP and could therefore affect its setting. It is likely that development within the site would also be visible from Ashbourne Road to the south, and would affect the rural approach to Leek along this road. Site is of high landscape sensitivity.	change, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010). Site suitable for development in heritage terms.
LE128A	The site comprises the northern half of a field (southern half is site LE128b) which slopes up from the eastern edge of Leek to Mount Road. The existing settlement edge is well-defined but urban, and only at a slightly lower elevation than the site, and so is visible across it. The site is currently screened from the PDNP by the ridge of Mount Road, the existing tree planting on Mount Road and the woodland surrounding Kniveden Hall. However building heights should be limited in the east of the site to reduce the prominence of the development. In addition planting and landscaping could be undertaken on the eastern edge of the site, to create a strong, vegetated settlement edge and ensure the development is further screened from the PDNP. Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include advanced planting and landscaping on the eastern boundary, and limited building heights in the eastern half of the site.	There is one Grade II Listed Building within the 400m buffer. Due to the topography of the surrounding landscape as well as intervening buildings and vegetation, there would be no intervisibility between the asset and the site. Setting is considered not to extensively contribute to the significance of the asset and therefore development would be highly unlikely to adversely affect the setting of the asset. Although the HEA states that HLC zone LLHECZ 2 is sensitive to change, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010). Site suitable for development in heritage terms.
LE128B	The site comprises the southern half of a field (northern half is site LE128a) which slopes up from the eastern edge of Leek to Mount Road. The existing settlement edge is well-defined but urban, and only at a slightly lower elevation than the site, and so is visible across it. The site is currently screened from the PDNP by the ridge of Mount Road, and the existing tree planting on Mount Road. However building heights should be limited in the east of the site to reduce the prominence of the development. In addition advanced planting and landscaping should be undertaken on the eastern edge of the site, to create a strong, vegetated settlement edge and ensure the development is screened from the PDNP. Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include advanced planting and landscaping on the eastern boundary, and limited building heights in the eastern half of the site.	There are two Grade II Listed Buildings within the 400m buffer. Due to the topography of the landscape as well as intervening buildings and vegetation, development would be highly unlikely to adversely affect the settings of the assets. Although the HEA states that HLC zone LLHECZ 2 is sensitive to change, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010). Site suitable for development in heritage terms.
LE140	Site comprises land sloping down from Mount Road to the settlement edge, and is enclosed by tree belts on the northern and western boundaries. There are also trees on the eastern boundary, however these are more sparse. The site slopes down from Mount Road and so views from the PDNP are screened by the ridge and intervening vegetation on the site boundary and on the land on the opposite side of Mount Road (including the woodland surrounding Kniveden Hall). However building heights should be limited in the east of the site to reduce the prominence of the development. In addition planting and landscaping should be undertaken on the eastern edge of the site, to create a strong, vegetated settlement edge and ensure the development is further screened from the PDNP. Site is of medium landscape sensitivity. Site-specific landscape mitigation	There are three Grade II Listed Buildings within the 400m buffer. Due to the topography of the surrounding landscape as well as intervening buildings and vegetation, there would be no intervisibility between the assets and the site. Development would be highly unlikely to adversely affect the settings of the assets. The site is located within the Leek Extensive Urban Survey report (2011) in HUCA 12. Development would be highly unlikely to adversely affect the zone. Site suitable for development in heritage terms.

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	<i>measures could include advanced planting and landscaping on the eastern boundary, and limited building heights in the eastern half of the site.</i>	
LE142A	Site comprises land to the east of Mount Road, on the north-eastern edge of Leek. The site is visually prominent and visible from the PDNP, as it is located atop of the ridge that screens views of Leek. Development within the site would adversely affect the existing well-defined, vegetated settlement edge, and could affect the setting of the PDNP. <i>Site is of high landscape sensitivity. Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i>	There are two Grade II Listed Buildings within the 400m buffer. Due to the topography of the surrounding landscape as well as intervening buildings and vegetation, there would be no intervisibility between the assets and the site. Development would be highly unlikely to adversely affect the setting of the assets. Although the HEA states that HLC zone LLHECZ 2 is sensitive to change, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010). <i>Site suitable for development in heritage terms.</i>
LE142B	The site comprises an existing farmstead and paddocks, and the access track which extends north to Thorncliffe Road. Existing development within the site does not contribute to a well-defined settlement edge. However the existing development is located within the areas of the site with the lowest visual prominence. Development across the entire site would likely be visible from the PDNP and could affect its setting. Development, particularly in the north of the site, could also affect the rural approach to Leek from the PDNP. <i>Site is of high landscape sensitivity. Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i>	There is one Grade II Listed Building within the 400m buffer. Due to the topography of the surrounding landscape as well as intervening buildings and vegetation, there would be no intervisibility between the asset and the site. Development would be highly unlikely to adversely affect the setting of the asset. Although the HEA states that HLC zone LLHECZ 2 is sensitive to change, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010). <i>Site suitable for development in heritage terms.</i>

Green Belt Review (November 2015)

Not applicable

Sustainability Appraisal

Initial Sustainability Appraisal Report April 2016

Site	Summary Results
LE127	The proposed delivery of circa 100 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and has good accessibility to services and facilities which is likely to have a positive effect. However, the development of mixed greenfield and brownfield, grade 4 ALC land and the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.
LE128	The proposed delivery of circa 95 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and good accessibility to services and facilities which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.

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LE140	The proposed delivery of circa 95 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the proximity of the site to historic assets is likely to have a negative effect.
LE142A	The proposed delivery of circa 140 dwellings is considered to have a significant positive effect. Similarly, the site good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land, the district ecological importance of the site and the proximity to historic assets is likely to have a negative effect.
LE142B	The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. Similarly, the site good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land, the district ecological importance of the site and the proximity to historic assets is likely to have a negative effect.

Initial HRA Screening

New housing development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this requires further investigation in the HRA. The screening has also identified that new employment sites could also increase traffic and air pollution near to the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this also requires further investigation in the HRA. The closest part of the SAC/SPA (Leek Moss SSSI) is approx. 4km from the western edge of Leek.

Updated HRA Screening of Preferred Options Sites June 2017

The purpose of screening is to identify whether the elements of a plan (i.e. policies, site allocations) could result in Likely Significant Effects (LSE) on European sites.

Further investigation has been undertaken in relation to potential urban effects resulting from these allocation sites. Urban effects on European sites typically have an adverse effect on sites within 500m of residential areas (primarily due to cat predation and fire risk due to arson etc). Other urban effects (primarily dog walking from the site to the SPA/SAC) can have an adverse effect on European sites up to 1.6km from residential areas. All allocated sites identified as preferred options are further than 1.6km from the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC.

LSEs relating to urban effects are identified resulting from the following allocation sites:

- Allocated sites on the eastern edge of Leek (LE066, LE140, LE128a, LE142 a and b) located between 3.8km and 4.2km from the Peak District SPA and the South Pennine Moors SAC.

LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Minerals

Site	Result
LE127	No implications
LE128 (LE218A +LE128B)	No implications
LE140	No implications
LE142A	No implications

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LE42B	No implications
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Playing Pitch Strategy Interim Report April 2017

Consultants KKP consulted with Leek High School who did not raise many key issues - school is considered to have adequate playing field to accommodate curricular demand.

Leek High School converted to academy status in April 2016. During the conversion, the School was required to renegotiate its former lease agreement with Staffordshire County Council regarding the School's footprint and in doing so the School lost access to LE140. The field itself is extremely uneven and unsafe in places for any form of school based activity as well as being inadequate to accommodate any form of playing pitch (and historically has not accommodated any form of playing pitch). Through consultation with the School, it was identified that there is little requirement for the field with it only previously being utilised for cross-country running, which is now restricted to its other playing field land due to a perimeter fence causing segregation. The School suggests that whilst there is possible land available to be utilised for any potential first school (as part of the development of Mount Road), this would have to be negotiated with its governing board

Options Consultation July 2015

Statutory bodies/stakeholders

SCC Highways:

- **LE127:** Access to this site is likely to be from Mount Road although this has not been clarified. Mount Road is rural in nature and pedestrian and cycle links would need to be delivered connecting to the local network. Mount Road is identified as an advisory on-road cycle route, linking into the town centre via Kniveden Lane. Assessment of the Mount Road/Buxton Road, Mount Road/Ashbourne Rd and Kniveden Lane junctions will be required as well as potential carriageway improvements. Access to the smaller site (16 units) may be from Ashbourne Rd although this is not clear. TA required.
- **LE128A / LE140/ LE142A / LE142B:** Access to the main site is likely to be from Mount Road (capacity 100 units) although this has not been clarified. Mount Road is rural in nature and pedestrian and cycle links would need to be delivered connecting to the local network. Mount Road is identified as an advisory on-road cycle route, linking into the town centre via Nov Lane and through the Haregate residential area.

Leek and Moorlands Historic Buildings Trust

- LE127 lies west of Mount Road which provides a much valued walk for many people with fine views across the town and out to open countryside. Likely to prove controversial.
- LE128 lies west of Mount Road which provides a much valued walk for many people with fine views across the town and out to open countryside. Likely to prove controversial.
- LE140 is adjacent to Mount Road but has no major views out. Large area of rough and relatively flat ground behind Leek High School. Suitable for development provided there are no environmental issues. Newts have been mentioned.
- LE142A the north-eastern end behind existing housing might be appropriate, but the bulk of the land provides the one clear view from Mount Road out to open countryside to the east making development inappropriate

Summary of Public responses

Site	Objections	Support	Council response
LE127	87 objections	1 support	<ul style="list-style-type: none"> • County Highways do not raise any issues which would prevent development.

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Site	Objections	Support	Council response
LE127	<ul style="list-style-type: none"> • Infrastructure – Schools already at capacity • Infrastructure - Traffic / Transport- road will not support an additional 500 homes if all sites come forward Route of Staffordshire Moorlands walk, become rat run 		<ul style="list-style-type: none"> • County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. • The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. • The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites.
LE128/ LE128A	92 objections <ul style="list-style-type: none"> • Infrastructure – Schools already at capacity • Infrastructure - Traffic / Transport- road will not support an additional 500 homes if all sites come forward. • Footpaths 21,41 and 22 under threat from development. Route of Staffordshire Moorlands walk, become rat run • Infrastructure – Other- uneven distribution across Leek, close to wind turbine • Landscape- high quality rural landscape, loss of panoramic views • Nature Conservation • Amenity (e.g. noise, privacy, loss of light)- would effect quality of life, used for leisure activities, should remain open space 	1 support <ul style="list-style-type: none"> • Infrastructure -Traffic / Transport – development will improve transport links • Infrastructure – other • Landscape • Amenity (e.g. noise, privacy, loss of light) – not currently public amenity but a grazed field • Scale of development- will provide needed affordable housing 	<ul style="list-style-type: none"> • County Highways do not raise any issues which would prevent development of this site. • County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. • Public footpaths can be retained as part of the layout of a new development scheme or redirected where necessary. • The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning

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Site	Objections	Support	Council response
	<ul style="list-style-type: none"> Scale of development – brownfield first all sites would mean more than 500 homes 		<p>guidance). The west side of Leek is Green Belt and the study recommends that housing development should not take place on this side of the town (which is not within the Green Belt) require consideration to meet Leek's future development needs.</p> <ul style="list-style-type: none"> The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites.
LE140	<p>86 objections</p> <ul style="list-style-type: none"> Infrastructure – Schools already at capacity Infrastructure - Traffic / Transport- road will not support an additional 500 homes if all sites come forward Route of Staffordshire Moorlands walk, become rat run Infrastructure – Other- uneven distribution across Leek, close to wind turbine Landscape- high quality rural landscape, loss of panoramic views Nature Conservation Flood Risk- loss of natural drainage Amenity (e.g. noise, privacy, loss of light)- would effect quality of life, used for leisure activities, should remain open space Scale of development – brownfield first all sites would 		<ul style="list-style-type: none"> County Highways do not raise any issues which would prevent development of this site. County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. Public footpaths can be retained as part of the layout of a new development scheme or redirected where necessary. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). The west side of Leek is Green Belt and the study recommends that housing development should not take place on this side of the town to avoid

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Site	Objections	Support	Council response
	<p>mean more than 500 homes</p> <ul style="list-style-type: none"> Other loss of privacy, was a school playing field 		<p>adverse impacts. This means that sites at the eastern side of the town (which is not within the Green Belt) require consideration to meet Leek's future development needs.</p> <ul style="list-style-type: none"> The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites.
LE142A	<p>84 objections</p> <ul style="list-style-type: none"> Infrastructure – Schools already at capacity Infrastructure - Traffic / Transport- road will not support an additional 500 homes if all sites come forward. Footpaths 21,41, and 22 under treat from development. Route of Staffordshire Moorlands walk, become rat run Infrastructure – Other- uneven distribution across Leek, close to wind turbine Landscape- high quality rural landscape, loss of panoramic views Nature Conservation Amenity (e.g. noise, privacy, loss of light)- would effect quality of life, used for leisure activities, should remain 		<ul style="list-style-type: none"> County Highways do not raise any issues which would prevent development of this site. County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution. Public footpaths can be retained as part of the layout of a new development scheme or redirected where necessary. The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an

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Site	Objections	Support	Council response
	<p>open space</p> <ul style="list-style-type: none"> • Scale of development – brownfield first all sites would mean more than 500 homes 		<p>impact on the function of the Green Belt as a whole (as defined in government planning guidance). The west side of Leek is Green Belt and the study recommends that housing development should not take place on this side of the town to avoid adverse impacts. This means that sites at the eastern side of the town (which is not within the Green Belt) require consideration to meet Leek's future development needs.</p> <ul style="list-style-type: none"> • The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites. • It is considered that this site is less preferable to those on the other side of Mount Road as Mount Road forms a strong boundary to the edge of the settlement.
LE142B	<p>49 objections</p> <ul style="list-style-type: none"> • Infrastructure – Schools already at capacity • Infrastructure - Traffic / Transport- road will not support an additional 500 homes if all sites come forward Route of Staffordshire Moorlands walk, become rat run • Infrastructure – Other- uneven distribution across Leek, close to wind turbine 		<ul style="list-style-type: none"> • County Highways raise access issues which require careful consideration. • County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution.

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Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

Site	Objections	Support	Council response
	<ul style="list-style-type: none"> • Landscape- high quality rural landscape, loss of panoramic views • Nature Conservation • Amenity (e.g. noise, privacy, loss of light)- would effect quality of life, used for leisure activities, should remain open space • Scale of development – brownfield first all sites would mean more than 500 homes • Other - edge of town, not sustainable development, more appropriate brownfield sites 		<ul style="list-style-type: none"> • The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). The west side of Leek is Green Belt and the study recommends that housing development should not take place on this side of the town to avoid adverse impacts. This means that sites at the eastern side of the town (which is not within the Green Belt) require consideration to meet Leek's future development needs. • The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. • The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. • Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law. • The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites.

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Preferred Options Consultation April 2016

Environmental Health:

Site	Site Comments
LE127	Some constraints on residential development: Minor contamination from filled in ground on site (former clay works) in part of site
LE128	No significant Issues
LE140	No significant Issues
LE142A	No significant Issues: possible odour/nuisance from adjacent farm
LE142B	No significant Issues

SCC Lead Local Flood Risk Officer:

Site	Site comments	Flood Risk Assessment Required?
LE127	Pond and floodplain on site. Existing flooding problem downstream at Ashbourne Road. Not sure where surface water will go but this site offers a possibility to solve flooding problem downstream. Please get developer to contact us as early as possible.	Yes
LE128 (LE128A)	Not sure where surface water will go.	Yes
LE140	Not sure where surface water will go.	Yes
LE142A	Not sure where surface water will go.	Yes
LE142B	Not sure where surface water will go.	Yes

SCC Local Education Authority: Advise that in Leek education contributions will be required to fund additional school places. At least a minimum of 1FE of first school provision and 1FE of middle school provision will be required in Leek Town during the Local Plan period. The High Schools in the Leek Planning Area are projected to have limited capacity to accommodate any children generated from housing allocated in Leek.

Council response: Comments noted.

Severn Trent Water: As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development... We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead...We expect surface water to be managed in line with the Government's Water Strategy, Future Water. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer. Water Quality: Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

Council response: Comments noted.

Leek

Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

SCC Highways: The allocations proposed around Mount Road will necessitate highway improvements for example road widening, provision of footways, completing Kniveden Lane to adoptable standard, possible (probable) junction improvements at one or both ends. The removal of the sites between LE127 and LE128a could make the delivery of the required scheme more complicated and therefore requires further consideration including the reinstatement of sites LE069 & LE128b.

LE127 - Scope to improve the Mount Rd/Ashbourne Road junction is limited and the approach angle of Mount Road is very acute. A footway would be required to link to the rest of the developments along Mount Road and the possible school. However, there are verges along Mount Road where it is likely possible that a footway could be provided and Mount Road itself could be widened on both arms of the frontage. Regarding the other sites on Mount road, I would be looking for the unadopted length of Kniveden Lane to be brought up to adoptable standard (and adopted); Mount Road itself to be widened, with footways; Mount Road/Buxton Road junction to be improved (though investigations would be required to establish feasibility of what could be achieved).

Council response: Comments noted. The Council will need to carefully consider whether it would be justified and expedient to include these two other Mount sites either in addition to or in lieu of those set out in the Preferred Options.

SCC Transportation:

Area	Comments	Public Transport Comments
Southern end of Mount Rd, Leek	Access to this site is likely to be from Mount Road although this has not been clarified. Mount Road is rural in nature and pedestrian and cycle links would need to be delivered connecting to the local network. Mount Road is identified as an advisory on-road cycle route, linking into the town centre via Kniveden Lane. Assessment of the Mount Road/Buxton Road, Mount Road/Ashbourne Rd and Kniveden Lane junctions will be required as well as potential carriageway improvements. Access to the smaller site (16 units) may be from Ashbourne Rd although this is not clear.	Services 30 (Leek to Cheadle - from 12th June 2016) and 108 (Leek to Ashbourne) operate along Ashbourne Road, roughly every 2 hours on both services, the nearest bus stops are 250m or less from the edges of the sites on Mount Road, less from site LE022. The sites are around 1km or more from Leek Bus Station.
Northern end of Mount Road, Leek	Access to the main site is likely to be from Mount Road (capacity 100 units) although this has not been clarified. Mount Road is rural in nature and pedestrian and cycle links would need to be delivered connecting to the local network. Mount Road is identified as an advisory on-road cycle route, linking into the town centre via Novl Lane and through the Haregate residential area.	Service X15 between Buxton, Leek and Hanley operates every 3 hours along the A53 Buxton Road, otherwise the closest services are the 18 and 165/166 which operate along Abbots Road in Haregate and along Springfield Road at the frequencies shown above.

Council response: Comments noted. The above issues will be reflected in the site-specific policy for the Mount sites in the Local Plan.

Leek & District Civic Society: protest in the strongest possible terms against the decision to include The Mount' Leek as a preferred option for housing development. This area is heavily used by recreational walkers and is the sort of local amenity which would be absolutely spoilt by additional building. Leek has few enough open spaces as it is and the loss of The Mount would be completely unjustifiable. Of all the site options in the Leek area, The Mount is the one which we feel should be absolutely sacrosanct and protected for the present populace and future generations.

Natural England: We note that the following preferred sites are located close to and/or adjoining existing areas of open space and green infrastructure:

- LE249 Housing

Leek

Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

- LE235 Mixed use development
- LE140 Housing
- LE128a Housing
- LE142a Housing
- LE142b Housing

Suitable enhancements of existing open spaces may be required together with appropriate management (and funding thereof) in order to allow these open spaces to function effectively during the local plan period. Similarly the development of these preferred sites (if progressed) will need to include suitable multi-functional green infrastructure. Adopted local plan spatial objectives SO8 & 9 refer together with policies such as DC1 Design Considerations, DC3 landscape and settlement setting, and C3 Green Infrastructure.

Council Response - Comments noted. The Council is undertaking a review of open space, sport and recreation facilities which includes an updated playing pitch strategy.

Coal Authority: Welcome the fact that the site assessment documents covering the site options does identify ground instability arising from mining legacy and as such The Coal Authority supports the broad approach taken to site selection. We have no views on the actual sites chosen as this is a matter for local determination following consideration of all relevant factors.

Latest Coal Authority data 27/04/2016. None of the Mount sites fall within any coal risk area.

Council Response – Sites affected by mining legacy to have a policy criterion to clarify that developers should recognise mining legacy problems and demonstrate how they can be positively addressed by new development. Policy also to clarify that no development should take place over mine entries even when treated.

Public responses to LE127 / LE128A / LE140 / LE142A / LE142B

Issues raised:

- Loss of important local amenity – The Mount is a very important open space close to the town. Mount Road is a route of Staffordshire Moorlands Walk a very popular route for Leisure activities such as running, cycling and walking.
- High quality Landscape – unsympathetic to landscape and the character and quality of the area. Urbanisation of the country lane that is mount road – if all 6 developments proceed then the 500 houses would be constructed. Visual impact – restrict important skyline and further afield. Currently, attractive views towards Leek conservation area. New street lighting – loss of dark skies. Overlook from the National Park – building as designated will adversely affect the view from the National Park. So many houses would destroy what is designated a special landscape area. The Mount is an area of outstanding natural beauty.
- If building must take place on the Mount, the least environmentally damaging sites are LE142b and LE140
- The spatial distribution of the proposed access sites across leek is unbalanced – there will not be sufficient demand to build all of these houses on one side of the town so the council will not meet its housing needs in any event.
- Impact for infrastructure – primary schools in particular (Leek 1 st school and Beresford Memorial School) will struggle to keep up demand and the situation where some children already have to school in the west of leek will become more common. Lack of Health Care provision in respect to GP services and hospital care for the area
- Traffic generation/inadequate roads. Most commuters work in Stoke/Manchester/Macclesfield (as opposed to Buxton/Ashbourne). Traffic will need to pass through town centre. Kniveden Lane will become rat run. Noise and air pollution caused by new cars.
- Develop Kniveden Hall (LE066) instead- well screened brownfield site.
- Wildlife/ecological impacts of new development

Leek

Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

- No reason for new houses on green space that should be available for all to enjoy. Develop alternative sites such as Macclesfield Road/Home Farm/Anzio Camp/unused land at Sainsburys Leek/Britannia premises on Cheadle Road/ Barnfields Industrial Estate, or the area around Foker Grange instead. Develop brownfield sites/empty derelict mills in Leek instead. Such alternative sites have not been identified or consulted upon.
- Develop sites within Leek boundary first: LE 219, LE220, LE070, LE073, LE067, LE147, LE037 and LE063. The release of brown field sites ahead of green field sites cannot be justified.
- Loss of views/privacy from adjacent properties
- Council made decisions about the Mount in secret denying people of the Moorland the chance to put forward their views
- The beautiful location will command high prices, therefore no affordable houses will be built
- Question what "affordable" housing means
- Have serious concerns about the effects on the water run off if large areas of the Mount are built upon. The Mount is the highest point in our town, and huge amounts of water drain off it down towards Leek on a daily basis. Without the ground to soak up this water concerned the water table may be affected causing flooding. There would be a significant cost to put in mains services as the existing water and drainage are inadequate
- Sets a precedent for further sites at the Mount in future
- There is a significant discrepancy between SMDC & Government figures for required housing. Believe you are seriously over-estimating the local housing need. The Council are only motivated by the new homes bonus. There are hundreds of empty properties throughout the Staffordshire Moorlands/Leek.
- Sites are good quality farmland. We need to protect our green spaces and farming land that is producing us with our local food.
- Mismatch between local employment opportunities and amount of new housing.
- Development would lead to homogenisation of the town
- Loss of property values
- In 2006 New York took the far sighted decision to turn a disused elevated railway in a linear park (the high lane). Would that Leek had planners and leader of similar vision to develop mount road into a high lane for the benefit all off the community
- All Mount sites would be constructed on the Natural Zone land surrounding the town of Leek.
- Traffic congestion deters visitors to the town, reducing the amount of tourist trade.
- Development will have negative effects on tourism
- Leek has few enough open spaces as it is and the loss of The Mount would be completely unjustifiable
- access to LE127 will be through the south end of High View Road with services readily available
- Sites ref: LE066 & LE128 will be in close proximity to an approved 35mtr high wind turbine
- Public transport via the bus service would be totally inadequate for new residents
- The future population of Leek is predicted to rise by a few thousand over the next couple of decades or so. This is mainly due to an ageing population. Therefore, planning for the future should be focused on local services for local people.
- Refer to the 'Bimby Housing Toolkit' which was drawn up by the Prince's Foundation for Building Community (bimby.org.uk).
- [Redevelop] rundown old mills for example (which may be protected by outdated listing orders) and other unsightly structures causing blots on the "townscape". Not enough positive action to clean up the interior of this town has been taken over the years. Use compulsory purchase orders where difficult site owners will not cooperate and make the Queen worthy of her name.
- The first part of the consultation document says the following: 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. The document, doesn't succeed in any of these fundamental objectives. Economic damage to town caused by housebuilding.
- Development will start happening before the Local Plan is adopted.

Leek

Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

- **WYG Planning:** The allocation of Mount sites, ahead of available brownfield/previously developed sites, is not in compliance Policy SS5a of the Core Strategy, which sets out the overarching strategy for development in Leek...None of the proposed allocations are considered likely to come forward in the short term based on the findings set out in the SHLAA (2015). However, we [WYG] suggest that the allocation of sites which are deliverable within the short term should have been considered to a greater extent in formulating the preferred options due to the significant shortfall of housing delivery across the district. WYG consider that sites in Leek, such as LE243, are suitable to contribute to the short term delivery of housing in Staffordshire Moorlands. Furthermore, the spatial distribution of the draft potential allocations weighs heavily on this eastern stretch of agricultural land and it is noted that no potential allocations have been selected within the core urban area.
- **LE140 First School Site:** If we need another primary school increase extend Beresford Memorial school there is about 3 acres of fields behind the school.

Council Response:

- The public/visual open spaces proposed by the Council are those mapped in the Preferred Options consultation document. The Council's adopted Core Strategy policies seek to improve public access to open spaces/recreation generally where this is consistent with other policies; and subject to landowner agreement. Note there is no automatic public right to cross privately owned land beyond public rights of way. Development proposals affecting the routes of recognised public rights of way would need to make allowance for them.
- The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites. This includes landscape impact evidence. The most recent 2016 landscape impact study assessed impacts from the Peak Park, and concluded that the various Mount sites exhibited low- through to high- landscape sensitivity; also providing recommendations regarding mitigatory measures. Note that landscape evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites. Site LE022 is of low landscape sensitivity. Site LE066 [Kniveden Hall] and LE142B are of high landscape sensitivity. LE140 is of medium landscape sensitivity.
- Note that since adoption of the 2014 Core Strategy, there is no longer a 'special landscape area' designation. None of the Mount sites attract an AONB designation.
- Issues such as external lighting in schemes can be controlled by the Council's amenity policies. Streetlighting is a matter controlled by SCC Highways.
- The broad justification for the Council's selection of 'preferred' sites over other sites, is set out in the 'Options Site Assessments' on the website. This includes consideration of heritage impacts, following consultation with the Council's Conservation Officer, and the heritage impact recommendations of the most recent 2016 landscape impact study. All proposed sites must also be the subject of sustainability appraisal (the Council's S.A. will be published as part of its evidence base).
- The Council is preparing a viability study that assesses the general financial viability of broad 'typologies' of development site. All Mount sites are considered to be broadly viable.
- National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. Additional school capacity has been identified at both LE140 and ADD01, as set out in the proposals maps. All proposed sites must also be the subject of sustainability appraisal (the Council's S.A. will be published as part of its evidence base).

Leek

Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

- The Council consults with service providers including Clinical Commissioning Groups during Plan preparation; and is also preparing an Infrastructure Delivery Plan, which considers the extent of public services across the District. Note that this evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites.
- The Council consults with SCC Highways during Local Plan preparation. SCC did not raise any objections to Preferred Options sites LE022/ LE127/ LE128A/ LE140/ LE142A/ LE142B subject to development in this area contributing to the improvement of Mount Road including provision of footways and pedestrian links. Also Kniveden Lane should be brought up to adoptable standard with the implementation of footways. Further junction improvements at Mount Road/Ashbourne Road may also be appropriate. The Council would assess schemes having significant transport impacts against relevant NPPF and Local Plan policy (including requirement to provide highways improvements where deemed appropriate).
- Highways Officer comments are predicated on a Mount Road access arrangement to LE127 (not High View Road).
- Notwithstanding current commuting patterns, the District as a whole has residual general employment land requirement, and Leek has a requirement (of around 8ha to 2031) and the Council must demonstrate that it will fully meet these along with its housing requirements, to have a sound Local Plan in place. Government Policy promotes mixed land uses, subject to proper consideration of amenity impacts (such as noise). The Council works with neighbouring planning authorities under its duty to cooperate, to explore opportunities for the meeting of development requirements cross-border. However neighbouring authorities must also address their own development requirements. The Council consults with SCC Transport (regarding strategic impacts) during Local Plan preparation, and has regard to SCC's Local Transport Plan Integrated Transport Strategy for the District.
- The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites, including ecological evidence: The Mount sites LE022/ LE127/ LE128/ LE140/ LE142A/ LE142B were subject to a Phase I ecological survey in 2014 and a later 2017 ecology study considered the scope for 'local wildlife site' (ie.SBI) designation for all preferred option sites. These studies set out evaluations of the sites followed by recommended further surveys/actions in the event of future development. The Council would expect subsequent schemes to take account of this evidence; further Policy NE1 allows for the Council to require ecological mitigatory or compensatory measures where appropriate. Site LE022 was deemed mostly low biodiversity value overall in terms of the species poor grassland area but has some fairly biodiverse areas connected by hedgerows to the south and north [some predevelopment species surveys recommended]. Note that ecology evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites.
- Note that none of the Mount sites falls within the Green Belt, whereas the western edge of Leek has Green Belt status. Whilst Councils can allocate within the Green Belt National Planning policy is clear that this requires exceptional circumstances to justify (as compared to non-Green Belt). The Council recently completed a Green Belt Review which assessed the suitability for retention of all areas of Green Belt in the District, against the five Green Belt 'purposes' set out in the NPPF. This will be used by the Council alongside other evidence in progressing its Local Plan. The NPPF also allows for consideration of development proposals that would represent 'limited infilling', or in some cases redevelopment of 'brownfield' sites in the Green Belt.
- Green Belt is a long established designation that serves a number of important functions in separating settlements, and preserving 'openness'. Whilst Councils can allocate/make boundary amendments within the Green Belt, National Planning policy is clear that this requires exceptional circumstances to justify (as compared to non-Green Belt). Note that landscape quality/character, and public access characteristics, are not in themselves 'purposes' of Green Belt laid out in national guidance. The NPPF allows for consideration of development proposals upon 'brownfield' Green Belt sites.
- The Council must demonstrate that it will fully meet residual housing (and education) requirements for Leek to have a sound Local Plan in place. However this requirement does not have to be met 100% from land allocations – unanticipated development of other urban brownfield/greenfield sites counts too – the Council factors in an assumed windfall allowance (resulting in a lower requirement). However there is insufficient capacity to meet this requirement entirely from sites within the Leek town boundary alone resulting in

Staffordshire Moorlands Local Plan Topic Paper - Site Allocations Leek

Leek

Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

proposed sites both within the urban area, and greenfield peripheral "urban extensions". The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites including landscape impact evidence). The Council must balance all relevant evidence when deciding over preferred allocations.

- LE073 is now a residential commitment
- Residential schemes within the urban area involving employment land or buildings not allocated for housing, would be assessed against Core Strategy Pol E2, and other relevant Core Strategy and NPPF policies
- The former Britannia premises on Cheddleton Road are earmarked for two sites for mixed alternative uses (LE150 and LE235), in response to the town's residual employment land requirements to 2031.
- Note that Anzio Camp received planning consent for erection of extra care housing, live work units, ancillary social centre and facilities building and change of use to holiday park in November 2015.
- The Sainsburys site as part of its mixed use consent SMD/2013/1098 still enjoys residential consent on part of the site. Note Environmental Health Officer did not object to that scheme. The Council would assess residential schemes on sites affected by contamination in line with Local Plan Policy SD4 and NPPF paras 120-121 NPPF. The responsibility of funding remediation rests with the developer.
- The Council maintains a database of housing site suggestions (SHLAA). This database formed the basis of the 2015 'Site Options' consultation as all SHLAA sites above a minimum size threshold, and attracting a 'B' deliverability rating, were included in that consultation. Subsequently 2016 'Preferred Options' were narrowed down from this (plus additional sites emerging through the call for sites process, deemed suitable).
- The Council consulted upon all potential sites (of a minimum size) deemed deliverable for housing, as part of the Site Options consultation in July 2015. The results of this consultation (including the call for sites), alongside other relevant evidence, has informed the subsequent Preferred Options.
- The Council's design and amenity Policies and standards will be applied to subsequent planning schemes across allocated sites.
- The Council must conduct public consultation concerning its emerging Local Plan as set out in the Local Plan regulations (or exceeding these requirements); and in also in accordance with the Council's adopted Statement of Community Involvement. All stages of the Local Plan (including consultations) must be agreed by the elected Council Assembly; and all meetings of the Council Assembly are open to the public.
- An element of affordable housing will be required for all major housing schemes in the District, as set out in Local Plan Policies. The Council may also require an element of starter homes, and self-build plots on such sites. The Council's housing/design policies and the NPPF expect that housing schemes provide for variegation in design; and a mix of house types to meet differing socio-economic needs, including affordable housing.
- The Council consults with its Housing Officer when setting definitions of 'affordable' in relation to affordable housing. This usually equates to a percentage of open market value which represents the upper limit that the house can be sold/resold for, and is based upon analysis of average earnings to open market house value ratios.

Leek

Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

- The Council consults with utilities providers, the Environment Agency, and the SCC Lead Local Flood Risk Officer during Local Plan preparation. These bodies did not object to any of the Mount sites. The SFRA provides an overview of flood risk from all sources across the District, and will be used alongside formal EA responses regarding proposed allocations. Note that subsequent development proposals would be required to integrate sustainable drainage features into layouts, as required by the Flood and Water Management Act.
- Each stage of Local Plan preparation must be agreed by Full Council Assembly. The Council must demonstrate to a Planning Inspector that they have produced a Local Plan preferably covering a 15-year time horizon, to take account of longer term requirements.
- All Planning Authorities are eligible to receive New Homes Bonus which was introduced by the Government to reflect and incentivise housing growth in their areas. It is based on the amount of extra Council Tax revenue raised for new homes and is payable annually over a 6 year period.
- The NPPF directs that where development is necessary, lower grade agricultural land be used ahead of higher grade. Note that the various site options around Leek appear to fall within the same ALC (Grade 4 'poor'). Agricultural land quality must be weighed against all other relevant evidence when the Council selects 'Preferred' sites. The NPPF expects Councils to meet objectively assessed development requirements, and also encourages brownfield development, subject to wider Policies.
- Property values are not considered as material considerations under the Planning Acts.
- Note that there is not a 'natural zone' designation for open countryside in the Staffordshire Moorlands.
- In relation to comments on economic impact, new housing has a proven positive economic benefit to an area, generated both by expenditure of construction industry and through longer term residential spend.
- The Council is currently preparing a review of its 2009 PPG17 audit which will assess the extent and quality of different typologies of public open space currently across the District; and therefore whether further provision is required across different settlements. Where there is a proven deficiency (in accordance with Core Strategy Policy C2) future housing schemes would need to contribute towards additional open space...
- The Council would assess residential schemes in proximity to approved wind turbines in accordance with Core Strategy and NPPF amenity Policies, and ETSU (as amended) noise criteria etc.
- Leek is already served by a number of frequent or less frequent bus routes, connecting to centres such as Hanley, Cheadle, Buxton and Macclesfield. A number of these use main arterial routes such as Buxton Road/Ashbourne Road/Springfield Road. In some circumstances, major residential developments may be required to contribute to improved bus routes/bus facilities in accordance with Core Strategy Pol T1/Staffordshire Local Transport Plan.
- The Council's own housing need assessments are set out in its evidence base on the website. Note these assess the needs of 'older people' and other groups. The June 2014 SHMA concluded the number and proportion of older person households is expected to increase in the District over the period to 2031 (46% increase between 2011 and 2031) which has implications such as increased demand for both specialist/extra-care accommodation for older people, and for adaptable homes. Owing to an ageing population and other factors, the need for smaller units will in future exceed the need for larger, family units. For these reasons the SHMA recommends that 60% of future housing should be 1- or 2-bed. The Council's current Core Strategy Policies expect larger housing schemes to provide for a mix of housing across all locations, to respond to identified local needs such as housing for older people. Note that where there is a policy requirement for affordable housing provision upon such sites, the nature of provision may reflect the above.

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Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

- The BIMBY toolkit is noted. The Council will work with communities seeking to introduce (or influence the preparation of) Neighbourhood Plans, in accordance with the Neighbourhood Planning Regulations.
- The Localism Act provides for local communities to draw up their own 'Neighbourhood Plans'; however their content must be in conformity with Government and adopted Council Policies; and they must be adopted by Government Inspector. Note that the Council has not to date received applications from Leek residents to draw such Plans.
- The Secretary of State for Culture, Media and Sport is responsible for the listing of buildings on the advice of Historic England. Apart from being consulted, the Council does not have any say in which buildings are added to the statutory list. The Council, however, is charged with protecting listed buildings insofar as it is possible and managing any changes to them through the planning system. In discharging this responsibility, the Council has to work to the government's advice set out in the National Planning Policy Framework which requires every effort to be made to preserve listed buildings and either keep them, or return them, to active use.
- Whilst Councils do retain CPO powers in principle, these are generally used (if at all) as a last resort where it is expedient and in the public interest for the Council to do so, where agreement with landowners is not possible. As explained in para response to PO89 about Leek housing requirements and windfall allowance the Council makes assumptions that development schemes will come forward within the Leek development boundary to contribute to its housing need to 2031, which could include historic premises etc. Applications affecting listed or non-listed "heritage assets" would be assessed against Section 12 NPPF and Council Policies. The Council would also assess schemes in the town centre against the aspirations of the adopted Leek Town Centre Masterplan.
- The Council must demonstrate to planning inspector that its Local Plan is based on the principles of sustainable development. The NPPF is clear that this means three roles – economic, social, and environmental, and that they are considered simultaneously. The Council's submitted Policies and objectives would therefore have to satisfy this.
- The emerging Local Plan is not yet finalised and needs to undergo independent public examination by Government appointed Planning Inspector before it can become adopted. Planning applications arising before this happens must be determined against the NPPF and current Council planning policies.
- If the Council considered that a development may adversely impact on local air quality then the applicant is required to undertake air quality assessments to identify these issues and develop options to mitigate these impacts. In addition the Council continually monitors air quality across the district and regularly undertakes review and assessments of this data to identify areas where the traffic could have an unacceptable impact on local air quality.
- **WYG response:**
 - The Council will be reviewing its current Core Strategy Policies following public consultation later in 2017...
 - All of the (preferred options) sites referenced are identified as either available now, or potentially available in the SHLAA, and have some form of owner confirmation.
 - As set out in the Options site assessment tables on the website, a number of sites within the Leek development boundary are not proposed as either preferred allocations or 'reserve' sites owing to the fact that these sites could come forward at any time and be assessed against relevant Core Strategy and NPPF policies.

LE140 First School Site response:

- The existing land at Beresford First School is needed as playing fields for that school. SCC Education indicated support for the proposed first school location at LE140.

Leek

Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

Petition with 1092 signatures opposing development on the Mount stating the following:

"Dear Miss Ralphs,

Building four hundred plus houses on the area known by everyone in Leek as The Mount and used by countless generations as a gateway to the countryside would be against everything that 'Localism' intended to bring.

The enclosed petition goes some way to demonstrate the strength of feeling that there is against the proposed building plots as set out in the Local Plan.

The area is mainly agricultural and offers amazing views of the town and its surrounding countryside. Indeed the views of Leek's conservation area is unrivalled and the area as a whole acts as a buffer between the town the Peak District National Park.

The road itself could not cope with the estimated 600 to 800 extra cars that the proposed housing would generate. The Mount is a narrow road with no footpaths and the junctions at either end of the Mount would become even more dangerous.

Historically people travelling out of Leek to work use the Stoke on Trent and Macclesfield roads with few travelling to Buxton or Ashbourne. This would mean that the roads in Leek's Town centre would become even more congested at peak times as these people make their way through town.

We urge the Council to think again and produce alternative sites for the houses thereby saving this precious area for the future generations to enjoy."

Council Response:

- The Council considers all petitions it receives in relation to formal planning consultations. They are also publicised on the Council's website including the action the Council proposes to take in relation to it.
- The Council must conduct public consultation concerning its emerging Local Plan as set out in the Local Plan regulations (or exceeding these requirements); and in also in accordance with the Council's adopted Statement of Community Involvement. All stages of the Local Plan (including consultations) must be agreed by the elected Council Assembly; and all meetings of the Council Assembly are open to the public.
- The Localism Act provides for local communities to draw up their own 'Neighbourhood Plans'; however their content must meet certain Basic Conditions such as being in conformity with national and adopted Council Strategic Policies; and they are subject to Examination and Referendum. Note that the Council has not to date received any application from Leek residents to draw up such a Plan.
- The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites. This includes landscape impact evidence. The most recent 2016 landscape impact study assessed impacts from the Peak Park, and concluded that the various Mount sites exhibited low- through to high- landscape sensitivity; it also provided recommendations regarding mitigatory measures. Note that landscape evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites.

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Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

- The Council consults with SCC Highways during Local Plan preparation. SCC did not raise any objections to Preferred Options sites LE022/LE127/LE128A/LE140/LE142A/LE142B subject to development in this area contributing to the improvement of Mount Road including provision of footways and pedestrian links. Also Kniveden Lane should be brought up to adoptable standard with the implementation of footways. Further junction improvements at Mount Road/Ashbourne Road may also be appropriate. The Council would assess schemes having significant transport impacts against relevant NPPF and Local Plan policy (including requirement to submit transport statements, and provide highways improvements where deemed appropriate).
- Notwithstanding current commuting patterns, the District as a whole has residual general employment land requirement, and Leek has a requirement (of around 8ha to 2031) and the Council must demonstrate that it will fully meet these along with its housing requirements, to have a sound Local Plan in place. Government Policy promotes mixed land uses, subject to proper consideration of amenity impacts (such as noise). The Council works with neighbouring planning authorities under its duty to cooperate, to explore opportunities for the meeting of development requirements cross-border. However neighbouring authorities must also address their own development requirements. The Council consults with SCC Transport (regarding strategic impacts) during Local Plan preparation; and has regard to SCC's Local Transport Plan Integrated Transport Strategy for the District.

Preferred Options Local Plan Consultation July 2017

Natural England: support this policy. Welcome a holistic approach to the development of this site with consideration of opportunities for GI enhancements at a landscape scale.

Severn Trent Water:

Sites	Known network constraints	Assumed connectivity	Surface water disposal	Potential impact on sewerage infrastructure
LE066 LE140 LE128	The developments are all located in the east of the Leek catchment along Mount road. There are no reports of flooding in the area. LEEK JUNCTION ROAD (COMBINED SEWAGE OVERFLOW) is situated approximately 2.5km downstream.	The closest connection point is South-West of these sites - on MOORLAND RD with pipe diameter of 225mm. The topography of the site all three developments shows that a gravity connection will be suitable.	There is a surface water system located on MOORLAND RD. This would be the closest gravity connection. The existing pipe diameter is 225mm. The surface drainage is discharge into a watercourse downstream.	Medium (subject to hydraulic modelling)
LE142a LE 142b	The developments are all located in the east of the Leek catchment along Mount road. There are three reported flooding incidents downstream (the closest being roughly 1.2km away from a likely connection point). There is a	There are no existing sewer records in close proximity to the site. The nearest connection point is approximately 100m away located on ASHDALE RD with pipe diameter of 150mm. Topography of the site requires a gravity connection.	There is a surface water system located on ASHDALE RD, where a gravity connection can be made, the diameter of the pipe is 225mm.	Medium (subject to hydraulic modelling)

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	Combined Sewage Overflow 1.2m downstream (VICARAGE LANE), and one at 2.7km downstream (LEEK - MACCLESFIELD ROAD)			
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Council Response: comments noted.

SCC:

- Planning for Landscape Change indicates this area as of high sensitivity to change. The Draft Green Infrastructure Network for Staffordshire Moorlands Map A.6 Landscape Setting and Green Belt, indicates the area to the east of Leek as an area of high visual sensitivity. Development could lead to detrimental effects on the local landscape and has potential to influence views from the Peak District National Park. It is noted that Paragraph 9.13 of the plan states "The Council's landscape evidence indicates that the various sites around the Mount vary between low, to medium, to high landscape sensitivity. Development of sites should include appropriate landscape mitigation measures such as advanced planting and landscaping along eastern boundaries, and limited building heights". However, it is not clear how this is then applied within Policy DSL 2. It is suggested that DSL 2 should be strengthened to include a requirement for a landscape and visual assessment to inform design and landscape mitigation for each site.

Council Response:

- It is agreed that this amendment is justified. First bullet text to be amended as follows: "Development must:
 - provide appropriate landscape and visual impact mitigation measures including submission of landscape and visual impact assessments where appropriate, and identified having regard to the Council's Landscape, Local Green Space and Heritage Impact Study;"

SCC Property:

Staffordshire County Council fully support the allocations LE140 and LE066 as the land is surplus to requirements and therefore available.

Council Response:

Owner support for development of these sites noted.

SCC Education:

- Staffordshire County Council (SCC) have been inputting into SMDC's Open Space, Sports and Recreation Study in relation to school playing field provision. As part of this work, SCC have identified existing school sites that will need to be expanded as a result of housing growth and spatial distribution. In absence of any detailed plans for school expansion

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projects. SCC have made some broad assumptions on potential loss of playing field provision as a result of expansion and provided these details to the consultants undertaking the study. The rationale for this being that they want to ensure that the study provides a true baseline of existing provision and takes into account losses and schools that will be required to extend due to housing growth. SCC would wish to see the strategy for new provision to be clear on how it has addressed potential losses at schools that are known at this stage. Without such a strategy being in place school expansion projects, at the sites identified in the study, may be required to find compensatory playing field provision, which may be ad hoc and have no clear linkage to the wider playing pitch strategy. A comprehensive strategy that already covers potential losses will result in a better solution all round.

Council Response:

- The issues raised are being investigated and amendments will be made to the plan where appropriate.

SCC Highways:

- With regard to potential access to this site:
 - Mount Road will need to be improved - widened, kerbed, footways provided.
 - Kniveden Lane will need to be brought up to adoptable standard.
 - Contributions likely to be required to improve Mount Road/A53 Buxton Road junction.
 - The setting out of specific parking standards are welcomed. It is suggested though for garages to be counted towards parking provision they must have minimum internal dimensions of 3m x 6m.

Council Response:

- Para 9.11 references in general the necessary highway works around Mount Road and adjacent roads; whilst the last para Policy DSL2 effectively sets this out as a policy requirement. Subsequent schemes would be assessed with consultation with SCC Highways on a case by case basis.
- Agree to add sentence at end of first paragraph to Appendix 8 Parking Standards: "...on a case by case basis. *Note in the case of garage parking, minimum internal dimensions of the garage must be 3m x 6m.*"

Developer/Agent/Owner

LE127: Landowner has objected to the non-inclusion of this site in the Local Plan through their agent. Summary of issues raised:

- A number of local councillors objected to its inclusion at the Council Assembly on 19 July 2017. In response to their points raised:
- With regard to [the objection of] "overdevelopment", the SA provides a constraints map for Leek at Map 17.11. No constraints, and in particular, no landscape constraints are identified for LE127. The landscape evidence confirms that the site sits below the ridgeline of Leek and outside of the areas surrounding the town identified as providing an "important landscape setting to the settlement". The landscape evidence that underpins the Local Plan does not provide any evidence to suggest that land at The Mount is of

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Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

"special significance" it is accepted that the development of the site would result in a visual change to the immediate surroundings of the site, and in particular, to the existing residential receptors that are situated adjacent to the site to its western boundary. However, a sensitive and well-designed scheme could protect the views of the wider landscape. Because of the topography of the area, the site is not visible from the main A523 Ashbourne Road, and would not be prominent to people travelling into or out of Leek using this road. The site is not prominent in the wider landscape and is viewed in the context of the wider settlement.

- [In response to highways concerns]...that the bulk of the proposed new allocations in Leek are proposed to the east of the town.. The Council's Infrastructure Delivery Plan (2016) confirms.. that "in terms of the highway network in Leek, it is generally considered to be fit for purpose. Discussions with Staffordshire County transport officers has identified some routes which have periods of congestion.. However, the highway network is broadly considered to operate within capacity with only short queues at key junctions during the peak periods". The IDP [also] states that the commuting patterns in the district are largely localised within the main towns with very little travel between them.
- There are no infrastructure or viability constraints to bringing forward housing at LE127. The site could therefore bring forward a range of house types, including affordable homes and starter homes. The site is not being put forward solely for executive housing.
- [In response to objections to loss of greenfield land] the Council's SHLAA demonstrates the limited availability of previously developed land for housing in Leek, which must also be balanced against the need to retain a number of previously developed sites within the settlement for employment and commercial uses to ensure that the town remains sustainable.

Council Response:

Comments and confirmation of owner position, noted. The emerging Local Plan sets out how the residual housing requirement for the District as a whole will be achieved by a combination of allocations within and around the towns; and within/around rural villages (making allowance for windfall/small sites allowances). Additional housing sites are therefore not required.

Public response: 4 support; 220 objections; 7 general comments.

Main issues raised:

Public response – support:

- Site well-contained by clearly defined boundaries.
- Site is sustainably located within walking distance of local services.

Public response – objections:

- The Mount is an amenity used and enjoyed by many for recreational purposes (e.g. walking, cycling and horse riding). Walking and cyclin routes will be lost to this development. Mount Road will not be pleasant, safe or quiet following development. Development will compromise the Staffordshire Moorlands Walk.
- The Mount is one of the most beautiful areas in the District which provides panoramic views across the Leek skyline and further afield. This would be lost to housing development.
- The Mount is a large open space, which many people use to view the double sunset at certain times of the year.
- The Mount is a peaceful and tranquil area that should not be lost. This site represents part of the natural beauty and character of Leek.
- Development would result in an increase in vehicles using Mount Road. Housing here will increase traffic and congestion, which is already a significant problem in the area.
- The new housing would accommodate people from outside of Leek, who would commute to other nearby towns and cities. This would require them to drive through Leek Town Centre, which already struggles to cope with traffic and congestion.

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- The increase in the number of vehicles would have an adverse effect on air quality.
- There would be increased pressure on local infrastructure (e.g. schools and doctors surgeries).
- The site does not fall within the Town Boundary. This site forms a natural boundary to the town.
- Land is a valuable resource for food production.
- The Mount is an important community asset.
- There are insufficient employment opportunities to support incoming population.
- The Mount is beneficial to people's physical and mental health. Development will have an adverse impact on physical and mental health and wellbeing owing to its use for recreation.
- Development would have an adverse effect on long-distance views. Development will also have a negative visual impact on the Peak District National Park.
- A number of alternative sites could be used instead of building on the Mount.
- Development will have an adverse effect on wildlife and biodiversity.
- Development will put strain on road infrastructure, resulting in adverse effect on traffic congestion and road safety.
- Development will lead to an increase in noise, traffic and light pollution.
- Will have an adverse effect on flood risk due to insufficient drainage. The sewerage infrastructure will also be under more pressure. Flooding is a problem here.
- There will be insufficient demand to take up the new housing.
- Many commuters would move into the new homes, which would have an adverse effect on the character of the area.
- Other, more suitable areas could be developed (including brownfield sites).
- Area would lose its character and become urbanised.
- An iconic part of Leek that should not be lost.

Public response – general: the school playing fields at Leek High School are market as Open Space. Yet they are not public accessible.

Council Response:

- The Council has produced a Draft Green Infrastructure Strategy for consultation alongside the emerging Local Plan. The strategy identifies green infrastructure corridors around the towns and lists particular issues in relation to that corridor which can be addressed as part of the relevant site policy and / or at the planning application stage. Agree to amend DSL1 and DSL2 to include an additional bullet point stating "address priorities and actions identified in the Council's Green Infrastructure Strategy".

Similarly, an open space sport and recreation study is underway. One of the areas this will advise on is where improvements are needed to these spaces and new development in the vicinity could contribute towards this. The Council has also designated Local Green Spaces in line with criteria set out in the NPPF and the Council will seek to facilitate improvements to these areas where required.

- The public open spaces/Local Green Spaces proposed by the Council are those mapped in the consultation Local Plan. The Council's Local Plan policies seek to improve public access to open spaces/recreation generally where this is consistent with other policies. Development proposals affecting the routes of recognised public rights of way would need to make allowance for them. Note that all of the Mount sites identified in the consultation Local Plan are privately- (or SCC-) owned and are not currently designated open spaces.
- New housing schemes will need to incorporate areas of open space and landscaping, and also maintain existing pedestrian links as well as the consideration of new links.

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- The Council consults with SCC Highways during Local Plan preparation. SCC did not raise any objections to sites LE022 /LE127 /LE128 /LE140 /LE142A /LE142B subject to development in this area contributing to the improvement of Mount Road including provision of footways and pedestrian links. Also Kniveden Lane should be brought up to adoptable standard with the implementation of footways. Further junction improvements at Mount Road/Ashbourne Road may also be appropriate. The Council would assess schemes having significant transport impacts against relevant NPPF and Local Plan policy (including requirement to submit transport statements, and provide highway improvements where deemed appropriate).
- The consultation Local Plan sets out Leek's residual housing and employment land requirements to 2031 in Policy SS4. The Council must demonstrate that it will fully meet the District's residual requirements to have a sound Local Plan in place. This requirement does not have to be met 100% from land allocations – unanticipated development of other urban brownfield/greenfield sites counts too (this would also include conversions of mills or other buildings) – the Policy factors in assumptions about future windfall housing (resulting in a lower residual requirement). This windfall would include urban sites not formally identified on the map. As there is insufficient capacity to meet the District's residual housing requirements entirely from sites within town and village boundaries, the remaining requirements to be met from a combination of urban (brownfield and greenfield) sites, and peripheral sites around the towns/villages.
- All of the sites identified in the Preferred Options Local plan are identified as either available now, or potentially available in the SHLAA. The Council communicates with landowners of affected sites to ensure they are available, prior to selection.
- The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites. This includes landscape impact evidence and a Green Belt Review. The western edge of Leek is covered by Green Belt (requiring more onerous justification in Government Policy to allocate compared to non-Green Belt). The most recent 2016 landscape impact study assessed impacts from the Peak Park, and concluded that the various Mount sites exhibited low- through to high- landscape sensitivity; it also provided recommendations regarding mitigatory measures. Note that landscape evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites.
- Notwithstanding current commuting patterns, the District as a whole has residual general employment land requirement, and Leek has a requirement (of around 8ha to 2031) and the Council must demonstrate that it will fully meet these along with its housing requirements, to have a sound Local Plan in place. Government Policy promotes mixed land uses, subject to proper consideration of amenity impacts (such as noise). The Council works with neighbouring planning authorities under its duty to cooperate, to explore opportunities for the meeting of development requirements cross-border. However neighbouring authorities must also address their own development requirements. The Council consults with SCC Transport (regarding strategic impacts) during Local Plan preparation; and has regard to SCC's Local Transport Plan Integrated Transport Strategy for the District.
- The Moorlands suffers from a shortage of affordable housing; and Local Plan Policy H3 requires that at least 33% of housing on new housing sites be affordable (and a proportion of these be dedicated as starter homes). In addition Policy H1 also sets out the Council's expectations concerning self-build/custom-build housing on new housing sites.
- If the Council considered that a development may adversely impact on local air quality then the applicant is required to undertake air quality assessments to identify these issues and develop options to mitigate these impacts. In addition the Council continually monitors air quality across the District and regularly undertakes review and assessments of this data to identify areas where the traffic could have an unacceptable impact on local air quality. Policy SD4 covers controls of all forms of pollution arising from development.
- Potential noise levels from new development will be assessed at the time a planning application is being considered in accordance with the latest noise guidance available at that time which currently states that noise is a material consideration in the planning process and a key aspect of sustainable development.
- The Council consults with SCC Education during Local Plan preparation, and SCC have indicated a need for additional first and middle- school land provision in Leek resulting from the town's development requirements. These are laid out in the Preferred Options Local Plan. Site ADD01 is identified for the necessary expansion of Chumet View Middle School

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(If this site were allocated for the new first school site instead, middle school expansion would need to occur elsewhere in the town). Note SCC Education support both the location of the proposed Middle School expansion at Horsecroft; and the location of the new First School on the Mount, in the Local Plan (as the proposed location of the First School adjacent to the high school site offers potential for sharing of facilities e.g. playing fields).

- New development is the main way to deliver new or improved infrastructure/local facilities e.g. more residents may support more local facilities, shops and services. Some infrastructure needs specifically related to a new development will be provided as part of that development e.g. children's play areas. National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council to assess the impact proposed development on school capacity, what additional capacity is needed and how this can be delivered.
- The Local Plan contains Policies which:
 - set out the public open spaces/Local Green Spaces proposed by the Council (Policy C2);
 - Support and promote the development of a network of safe walking, horse riding and cycling routes, to link communities with recreational/tourist areas (Policy T2); and
 - set out the Council's commitment to develop an integrated network of high quality and multi-functional green infrastructure multi-functional green infrastructure including improved linkages to and provision of formal and informal recreation opportunities and accessible woodland areas, encouraging walking, cycling and horse riding (Policy C3).
- According to the 2006 Natural Environment and Rural Communities Act, the Council must in its Planmaking, have regard to the purpose of conserving biodiversity. The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites, including ecological evidence: the Mount sites LE022/ LE127/ LE128/ LE140/ LE142A/ LE142B were all subject to a Phase I ecological survey in 2014 and a later 2017 ecology study considered the scope for 'local wildlife site' (ie.SBI) designation for all preferred option sites. These studies set out ecological evaluations of the sites followed by recommended further surveys/actions in the event of future development. The Council would expect subsequent schemes to take account of this evidence; further Policy NE1 allows for the Council to require ecological mitigatory or compensatory measures where appropriate. In addition Local Plan Policy NE2 (Trees Woodlands and Hedgerows) expects the replacement of lost trees in a development site at a ratio of 2:1. Note that ecology evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites.
- Issues such as external lighting in schemes can be controlled by the Council's amenity policies. Streetlighting is a matter controlled by SCC Highways.
- The Council consults with utilities providers, the Environment Agency, and the SCC Lead Local Flood Risk Officer during Local Plan preparation. These bodies did not object to any of the Mount sites. The SFRA provides an overview of flood risk from all sources across the District, and will be used alongside formal EA responses regarding proposed allocations. Note that subsequent development proposals would be required to manage surface water run off; and integrate sustainable drainage features ("SuDS") into layouts, as required by the Flood and Water Management Act, as set out in Local Plan Policy SD5.
- Need for additional housing stems from a number of factors, for example household formation, in-migration, linkages with future workforce, and other factors. The NPPF makes clear that household projections are the starting point for assessing housing needs; however these additional factors should also be taken into account in Council SHMAs. The Council's own housing need assessments are set out in its evidence base on the website. Note that this already takes into consideration empty properties in the Moorlands, and the anticipated effects of Brexit. In 2017 the Government announced a public consultation over proposed changes to the way housing need is calculated by Local Authorities.

Leek

Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane

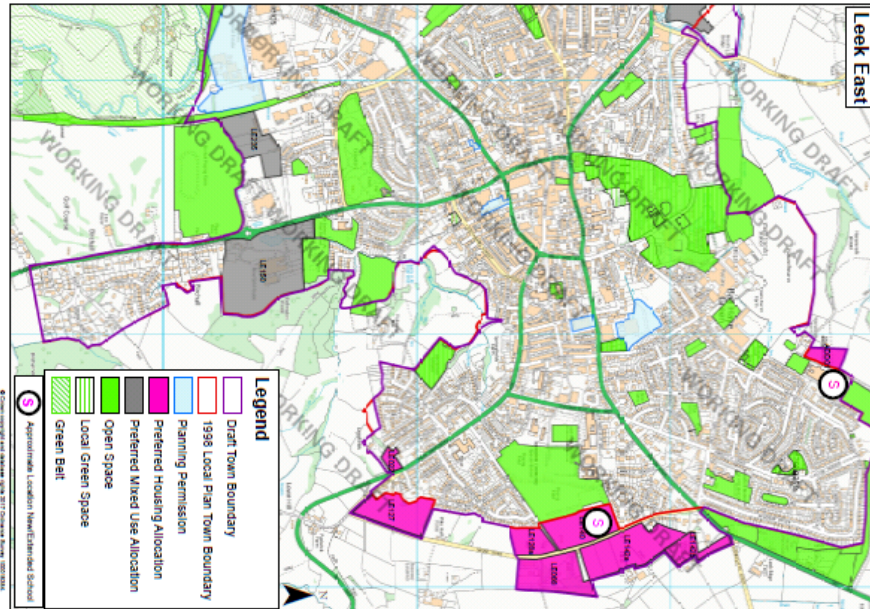
- A sustainability appraisal report is being published for consultation alongside the Preferred Options Local Plan July 2017. The SA Report considers the economic, social and environmental effects of proposed development site allocations including access to services and facilities.

Local Plan Publication (Submission Version February 2018)

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.

Leek

Sites LE127 / LE128A / LE128B / LE140 / LE142A / LE142B off Mount Road/ Kniveden Lane



Picture 9.2

LE022

Leek

LE022 Land west of Ashbourne Road

Local Plan Process

- Site suggestion from the SHLAA
- Included in the site options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Included in the Preferred Options Local Plan July 2017
- Included in the Submission Version Local Plan 2018

Status:

Site taken forward into Submission Version Local Plan as:

- Site has full planning permission for 12x dwellings; is deliverable in short term, with owner support for development
- Small site within town development boundary
- Site assessed as having low ecological importance; and not considered to have SBI/BAS status
- accessible to existing services and facilities

Key Issues

- Greenfield site
- Site has full planning permission for 12 x dwellings SMD/2016/0510
- **Protected habitats** - HRA states new housing/employment development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on SPAs and SACs and this requires further investigation in the HRA. LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas
- Pickwood Rec, a non-designated heritage asset on the Council's Local List, lies with 400m of the site.

Site Information

Greenfield/ brownfield	Built up area boundary/ countryside	Est. housing capacity/ density	Area (ha)	Ownershi p status	Site details
Greenfield	Within existing Leek settlement boundary	16 (based on 35.56 dwellings per hectare gross).	0.45 (gross)	2 x owners – both supportive.	<ul style="list-style-type: none"> • Site has full planning permission for 12 x dwellings SMD/2016/0510 • Ladydale SBI a short distance to S/W

Local Plan and Site Allocations Viability Study (May 2018)

The results of the viability testing (based on generic typologies) indicate that at the base position development on this site is likely to be viable and with the 33% affordable housing target the scheme would also be viable. The level of surplus would be sufficient to meet the costs of education contributions and the Optional Technical Standards M4(2) and remain viable.

Local Plan Housing Trajectory (June 2018)

The site has full planning permission and is in the housing trajectory to be delivered within five years (2019-20).

Studies

Extended Phase 1 Habitat Survey 2015 (FID 29)

Conclusion

The site has mostly low biodiversity value overall in terms of the species poor grassland area but has some fairly biodiverse areas connected by hedgerows to the south and north. Therefore the site is deemed to have low ecological importance. The following surveys/ actions are therefore recommended prior to any potential development works being carried out: Vegetation removal at the appropriate time of year

Leek

LE022 Land west of Ashbourne Road

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site has low ecological value in its potential to support protected species although grass snake, brown hare, hedgehog and foraging bats have all been recorded. The site habitats are considered to be of nature conservation value at site level only. Not considered to have SBI/BAS status.

Landscape & Settlement Character Assessment (2008)

Forms part of important landscape setting to Leek.

Landscape, Local Green Space & Heritage Impact Study (August 2016)

Landscape Results

The site comprises a small field on the south-eastern edge of Leek, west of the A523 (Ashbourne Road). The site is enclosed to the south by thick tree belts, which form the existing well-defined, vegetated settlement edge. The site fits well within the existing settlement pattern, as it is adjacent to existing development and enclosed by these tree belts to the south. Development of the site could potentially improve the approach to Leek on Ashbourne Road, as it could screen existing views of the service station to the north. **Site is of low landscape sensitivity.**

Heritage Results

There are four Grade II Listed Buildings within the 400m buffer. Their settings are not considered to contribute greatly to the significance of the assets. Development would be highly unlikely to adversely affect their settings. The site is located within the Leek Extensive Urban Survey report (2011) in HUCA 12. Development would be highly unlikely to adversely affect the zone. **Site suitable for development in heritage terms.**

Green Belt Review (November 2015)

Not applicable.

Sustainability Appraisal

Initial Sustainability Appraisal Report April 2016

The proposed delivery of circa 16 dwellings is considered to have a positive effect. The site is also accessible to existing services and facilities which is likely to have a positive effect, as could the site's low ecological importance. However, the development of greenfield land is assessed as having a negative effect, as could the site's proximity to historic assets and the inaccessibility of existing areas of employment.

Initial HRA Screening

New housing development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this requires further investigation in the HRA. The screening has also identified that new employment sites could also increase traffic and air pollution near to the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this also requires further investigation in the HRA. The closest part of the SAC/SPA (Leek Moss SSSI) is approx. 4km from the western edge of Leek.

Updated HRA Screening of Preferred Options Sites June 2017

The purpose of screening is to identify whether the elements of a plan (i.e. policies, site allocations) could result in Likely Significant Effects (LSE) on European sites.

Further investigation has been undertaken in relation to potential urban effects resulting from these allocation sites. Urban effects on European sites typically have an adverse effect on sites within 500m of residential areas (primarily due to cat predation and fire risk due to arson etc). Other urban effects (primarily dog walking from the site to the SPA/SAC) can have an adverse effect on European sites up to 1.6km from residential areas. All allocated sites identified as preferred options are further than 1.6km from the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC.

LSEs relating to urban effects are identified resulting from the following allocation sites:

- Allocated sites on the eastern edge of Leek (LE066, LE140, LE128a, LE142 a and b) located between 3.8km and 4.2km from the Peak District SPA and the South Pennine Moors SAC.

Leek

LE022 Land west of Ashbourne Road

LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Minerals

No implications.

Options Consultation July 2015

Statutory bodies/stakeholders

SCC Highways: May be acceptable. Access would require careful design to avoid creating a crossroads with Mount Road or Mount View. Access off Fairview Road much more preferable and development acceptable if this is proposed and access onto Ashbourne Road permanently closed.

Developer/Agent Letter from owner of LE128 stating that land is available for development.

Public response 6 comments – 5 objections and 1 support

Issues raised:

Objections

- Infrastructure - Schools
- Infrastructure - Traffic / Transport- road will not support an additional 500 homes if all sites come forward
- Infrastructure – Other- uneven distribution across Leek, close to wind turbine
- Landscape- high quality rural landscape, loss of panoramic views
- Nature Conservation
- Amenity (e.g. noise, privacy, loss of light)- would effect quality of life, used for leisure activities, should remain open space
- Scale of development – brownfield first

Support • No reasons given

Council response –

- County Highways do not raise any issues which would prevent development.
- County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution.
- The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement.
- The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed.
- Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.
- The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites.

Preferred Options Consultation April 2016

Environmental Health: No significant Issues

SCC Lead Local Flood Risk Officer: Looks OK. FRA not required.

Leek

LE022 Land west of Ashbourne Road

SCC Local Education Authority: Advise that in Leek education contributions will be required to fund additional school places. At least a minimum of 1FE of first school provision and 1FE of middle school provision will be required in Leek Town during the Local Plan period. The High Schools in the Leek Planning Area are projected to have limited capacity to accommodate any children generated from housing allocated in Leek.

Coal Authority: Welcome the fact that the site assessment documents covering the site options does identify ground instability arising from mining legacy and as such The Coal Authority supports the broad approach taken to site selection. We have no views on the actual sites chosen as this is a matter for local determination following consideration of all relevant factors.

Latest Coal Authority data 27/04/2016. Site does not fall within any coal risk area.

Public response (includes generic responses to The Mount sites received for LE022)

Issues raised:

- Loss of important local amenity – The Mount is a very important open space close to the town. Mount Road is a route of Staffordshire Moorlands Walk a very popular route for Leisure activities such as running, cycling and walking.
- High quality Landscape – unsympathetic to landscape and the character and quality of the area. Urbanisation of the country lane that is mount road – if all 6 developments proceed then the 500 houses would be constructed. Visual impact – restrict important skyline and further afield. Currently, attractive views towards Leek conservation area. New street lighting – loss of dark skies. Overlook from the National Park - building as designated will adversely affect the view from the National Park
- The spatial distribution of the proposed access sites across leek is unbalance – there will not be sufficient demand to build all of these houses on one side of the town so the council will not meet its housing needs in any event.
- Impact for infrastructure – primary schools in particular (Leek 1 st school and Beresford Memorial School) will struggle to keep up demand and the situation where some children already have to school in the west of leek will become more common. Lack of Health Care provision in respect to GP services and hospital care for the area
- Traffic generation/inadequate roads. Most commuters work in Stoke/Manchester/Macclesfield (as opposed to Buxton/Ashbourne). Traffic will need to pass through town centre. Kniveden Lane will become rat run. Noise and air pollution caused by new cars.
- Develop Kniveden Hall (LE066) instead- well screened brownfield site.
- Wildlife/ecological impacts of new development
- No reason for new houses on green space that should be available for all to enjoy. Develop alternative sites such as Macclesfield Road/Home Farm, or the area around Foker Grange instead. Develop brownfield sites/empty derelict mills in Leek instead. Such alternative sites have not been identified or consulted upon.
- Loss of views/privacy from adjacent properties
- Council made decisions about the Mount in secret denying people of the Moorland the chance to put forward their views
- The beautiful location will command high prices, therefore no affordable houses will be built
- Have serious concerns about the effects on the water run off if large areas of the Mount are built upon. The Mount is the highest point in our town, and huge amounts of water drain off it down towards Leek on a daily basis. Without the ground to soak up this water concerned the water table may be affected causing flooding. There would be a significant cost to put in mains services as the existing water and drainage are inadequate
- Sets a precedent for further sites at the Mount in future
- There is a significant discrepancy between between SMDC & Government figures for required housing. Believe you are seriously over-estimating the local housing need. The Council are only motivated by the new homes bonus. There are hundreds of empty properties throughout the Staffordshire Moorlands/Leek.
- Sites are good quality farmland
- Mismatch between local employment opportunities and amount of new housing.
- Development would lead to homogenisation of the town
- Loss of property values
- In 2006 New York took the far sighted decision to turn a disused elevated railway in a linear park (the high lane). Would that Leek had planners and leader of similar vision to develop mount road into a high lane for the benefit all off the community

Council Response:

Leek

LE022 Land west of Ashbourne Road

- The public/visual open spaces proposed by the Council are those mapped in the Preferred Options consultation document. The Council's adopted Core Strategy policies seek to improve public access to open spaces/recreation generally where this is consistent with other policies; and subject to landowner agreement. Note there is no automatic public right to cross privately owned land beyond public rights of way. Development proposals affecting the routes of recognised public rights of way would need to make allowance for them.
- The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites. This includes landscape impact evidence. The most recent 2016 landscape impact study assessed impacts from the Peak Park, and concluded that the various Mount sites exhibited low- through to high- landscape sensitivity; also providing recommendations regarding mitigatory measures. Note that landscape evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites. Site LE022 is of low landscape sensitivity. Site LE066 [Kniveden Hall] is of high landscape sensitivity.
- Issues such as external lighting in schemes can be controlled by the Council's amenity policies. Streetlighting is a matter controlled by SCC Highways.
- The broad justification for the Council's selection of 'preferred' sites over other sites, is site out in the 'Options Site Assessments' on the website. This includes consideration of heritage impacts, following consultation with the Council's Conservation Officer, and the heritage impact recommendations of the most recent 2016 landscape impact study. All proposed sites must also be the subject of sustainability appraisal (the Council's S.A. will be published as part of its evidence base).
- The Council is preparing a viability study that assesses the general financial viability of broad 'typologies' of development site. All Mount sites are considered to be broadly viable
- National planning guidance states that the Council should assess the quality and capacity of infrastructure to meet forecast demands. An Infrastructure Delivery Plan is being prepared which will identify the infrastructure necessary to support the Local Plan proposals. It builds on the findings of the Development Capacity Study for the Core Strategy. Consultation and work with infrastructure providers is ongoing and their feedback will inform the Infrastructure Delivery Plan and the Local Plan. The Council is working with the Staffordshire County Council to assess the impact proposed development on school capacity, what additional capacity is needed and how this can be delivered. All proposed sites must also be the subject of sustainability appraisal (the Council's S.A. will be published as part of its evidence base).
- The Council is also preparing a Development Capacity Study, which considers the extent of public services across the District.
- The Council consults with SCC Education during Local Plan preparation, and SCC have indicated a need for additional first- and middle- school land provision in Leek resulting from the town's development requirements. These are laid out in the Preferred Options consultation document.
- The Council consults with service providers including Regional Clinical Commissioning Groups during Plan preparation; and is also preparing a Development Capacity Study, which considers the extent of public services across the District. Note that this evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites.
- The Council consults with SCC Highways during Local Plan preparation. SCC did not raise any objections to Preferred Options sites LE022/ LE127/ LE128A/ LE140/ LE142A/ LE142B subject to development in this area contributing to the improvement of Mount Road including provision of footways and pedestrian links. Also Kniveden Lane should be brought up to adoptable standard with the implementation of footways. Further junction improvements at Mount Road/Ashbourne Road may also be appropriate. The Council would assess schemes having significant transport impacts against relevant NPPF and Local Plan policy (including requirement to provide highways improvements where deemed appropriate).
- Notwithstanding current commuting patterns, the District as a whole has residual general employment land requirement, and Leek has a requirement (of around 8ha to 2031) and the Council must demonstrate that it will fully meet these along with its housing requirements, to have a sound Local Plan in place. Government Policy promotes mixed land uses, subject to

Leek

LE022 Land west of Ashbourne Road

proper consideration of amenity impacts (such as noise). The Council works with neighbouring planning authorities under its duty to cooperate, to explore opportunities for the meeting of development requirements cross-border. However neighbouring authorities must also address their own development requirements. The Council consults with SCC Transport (regarding strategic impacts) during Local Plan preparation; and has regard to SCC's Local Transport Plan Integrated Transport Strategy for the District.

- If the Council considered that a development may adversely impact on local air quality then the applicant is required to undertake air quality assessments to identify these issues and develop options to mitigate these impacts. In addition the Council continually monitors air quality across the district and regularly undertakes review and assessments of this data to identify areas where the traffic could have an unacceptable impact on local air quality.
- The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites, including ecological evidence: The Mount sites LE022/ LE127/ LE128/ LE140/ LE142A/ LE142B were subject to a Phase I ecological survey in 2014 and a later 2016 ecology study considered the scope for 'local wildlife site' (ie.SBI) designation for all preferred option sites. These studies set out evaluations of the sites followed by recommended further surveys/actions in the event of future development. The Council would expect subsequent schemes to take account of this evidence; further Policy NE1 allows for the Council to require ecological mitigatory or compensatory measures where appropriate. **Site LE022** was deemed mostly low biodiversity value overall in terms of the species poor grassland area but has some fairly biodiverse areas connected by hedgerows to the south and north [some predevelopment species surveys recommended]. Note that ecology evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites.
- Need for additional housing stems from a number of factors, for example household formation, in-migration, linkages with future workforce, and other factors. The NPPF makes clear that housing projections are the starting point for assessing housing needs; however these additional factors should also be taken in to account in Council SHMAs. The Council's own housing need assessments are set out in its evidence base on the website. Note that this already takes into consideration empty properties in the Moorlands.
- Note that none of the Mount sites falls within the Green Belt, whereas the western edge of Leek has Green Belt status. Whilst Councils can allocate within the Green Belt National Planning policy is clear that this requires exceptional circumstances to justify (as compared to non-Green Belt). The Council recently completed a Green Belt Review which assessed the suitability for retention of all areas of Green Belt in the District, against the five Green Belt 'purposes' set out in the NPPF. This will be used by the Council alongside other evidence in progressing its Local Plan. The NPPF also allows for consideration of development proposals that would represent 'limited infilling', or in some cases redevelopment of 'brownfield' sites in the Green Belt.
- The Council must demonstrate that it will fully meet residual housing (and education) requirements for Leek to have a sound Local Plan in place. However this requirement does not have to be met 100% from land allocations – unanticipated development of other urban brownfield/greenfield sites counts too – Table 4.1 factors in assumptions about future windfall housing (resulting in a lower requirement). However there is insufficient capacity to meet this requirement entirely from sites within the Leek town boundary alone resulting in proposed sites both within the urban area, and greenfield peripheral "urban extensions". The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites including landscape impact evidence). The Council must balance all relevant evidence when deciding over preferred allocations.
- The Council consulted upon all potential sites (of a minimum size) deemed deliverable for housing, as part of the Site Options consultation in July 2015. The results of this consultation (including the call for sites), alongside other relevant evidence, has informed the subsequent Preferred Options.
- The Council's design and amenity Policies and standards will be applied to subsequent planning schemes across allocated sites.
- The Council must conduct public consultation concerning its emerging Local Plan as set out in the Local Plan regulations (or exceeding these requirements); and in also in accordance with the Council's adopted Statement of Community Involvement. All stages of the local Plan

Leek

LE022 Land west of Ashbourne Road

(including consultations) must be agreed by the elected Council Assembly; and all meetings of the Council Assembly are open to the public.

- An element of affordable housing will be required for all major housing schemes in the District, as set out in Local Plan Policies. The Council may also require an element of starter homes, and self-build plots on such sites. The Council's housing/design policies and the NPPF expect that housing schemes provide for variegation in design; and a mix of house types to meet differing socio-economic needs, including affordable housing.
- The Council consults with utilities providers, the Environment Agency, and the SCC Lead Local Flood Risk Officer during Local Plan preparation. These bodies did not object to any of the Mount sites. The SFRA provides an overview of flood risk from all sources across the District, and will be used alongside formal EA responses regarding proposed allocations. Note that subsequent development proposals would be required to integrate sustainable drainage features into layouts, as required by the Flood and Water Management Act.
- Each stage of Local Plan preparation must be agreed by Full Council Assembly. The Council must demonstrate to a Planning inspector that they have produced a Local Plan preferably covering a 15-year time horizon, to take account of longer term requirements.
- All Planning Authorities are eligible to receive New Homes Bonus which was introduced by the Government to reflect and incentivise housing growth in their areas. It is based on the amount of extra Council Tax revenue raised for new homes and is payable annually over a 6 year period. The Council intends to spend this income on...
- The NPPF directs that where development is necessary, lower grade agricultural land be used ahead of higher grade. Note that the various site options around Leek appear to fall within the same ALC (Grade 4 'poor'). Agricultural land quality must be weighed against all other relevant evidence when the Council selects 'Preferred' sites.
- property values are not a matter covered by the Planning Acts
- The Council's adopted Core Strategy already contains a policy (T2) protecting existing railway lines from development; and supporting recreational re-use etc. The Mount does not contain any such routes.
- Sites affected by mining legacy to have a policy criterion to clarify that developers should recognise mining legacy problems and demonstrate how they can be positively addressed by new development. Policy also to clarify that no development should take place over mine entries even when treated.

Preferred Options Local Plan Consultation July 2017

Severn Trent Water:

Known network constraints	Assumed connectivity	Surface water disposal	Potential impact on sewerage infrastructure
The site is located in the east of LEEK catchment. LEEK JUNCTION ROAD (CSO) is located 2km downstream. There are no known hydraulic flood incidents in the area. This is a small infill development, which is not expected to have any capacity constraints provided surface water is	An existing foul network runs along the East border of the site that's is parallel to A523. This part of the network may offer potential connection points to pipe of 300mm diameter, due to the topography of site, the connection may require a pump.	There is an existing surface water system on the east side, situated in the main road (A523). This surface network is discharged into a watercourse downstream .	Low (subject to hydraulic modelling)

Leek

LE022 Land west of Ashbourne Road

managed sustainably and is not connected to the foul sewerage system.			
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Council Response:
Comments noted.

Public response: no supports: no objections: 2 general comments.

Main issues raised:

General comments:

- Concern over traffic generated by the new development, particularly that on the A53 Ashbourne Road. It would be safer if the development proposed at LE022 connected to Prospect Road or Fairview Road. This would make access to the A53 lower down and past the garage in the 30 mph zone. This would require at least one side of the connected road to be made into a 'no parking' zone. The above would only work if there was a nearby car park.
- It is important to ensure that if these developments occur that the road infrastructure is upgraded, such as around Knivenden Lane leading onto Mount Road. Infrastructure is necessary because access onto Mount Road and LE022 will become dangerous if not put in place.

Council response:

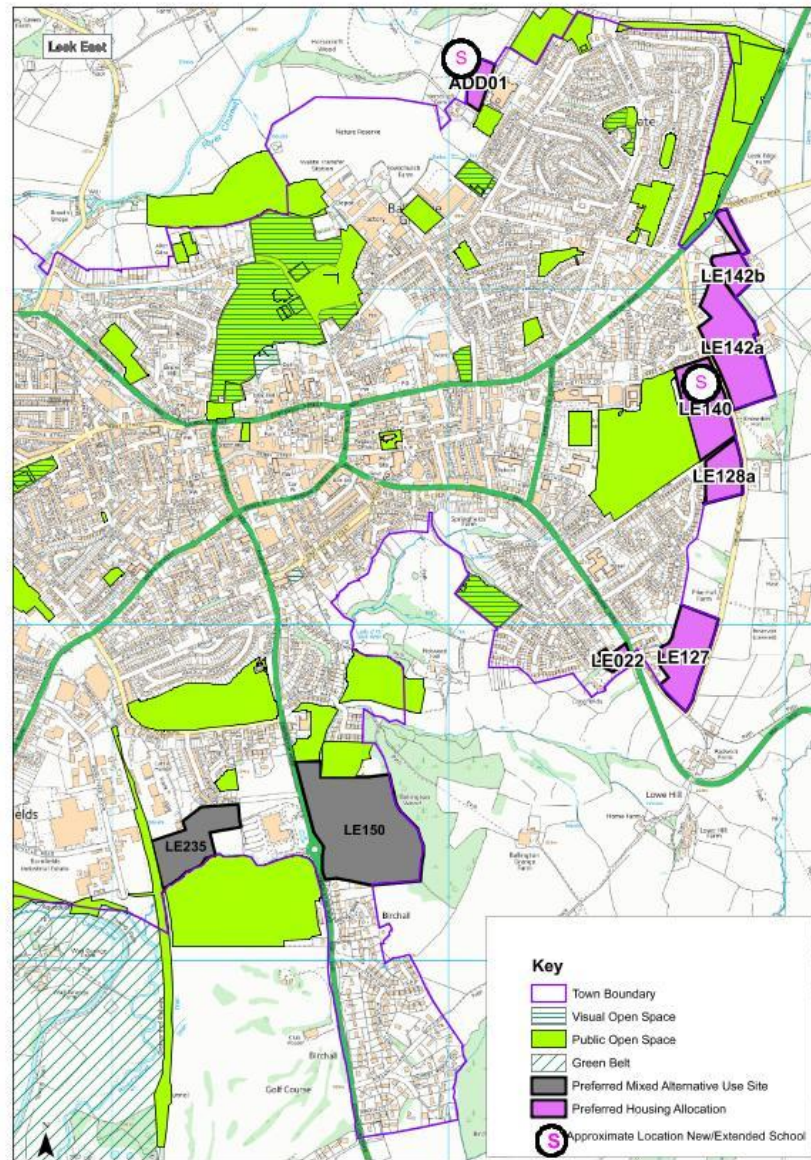
- SCC Highways officer stated in relation to this site: "Access would require careful design to avoid creating a crossroads with Mount Road or Mount View. Access off Fairview Road much more preferable and development acceptable if this is proposed and access onto Ashbourne Road permanently closed".
- Note planning application SMD/2016/0510 is presently being determined by the Council: this proposes residential development directly accessed off Ashbourne Road. SCC Highways do not object to this arrangement, subject to various highways conditions.
- The Council would consider the parking requirements of housing schemes in accordance with Policy T1 and Appendix 8 of the emerging Local Plan.
- Local plan Policy DSL2 (in relation to the Mount), and Policies T1 and SS12 more generally, set out the Council's expectations regarding developer contributions for highways improvements.

Local Plan Publication (Submission Version February 2018)

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.

Leek

LE022 Land west of Ashbourne Road



Picture 9.3

LE064

Leek

LE064 Land to the north of Kiln Lane

Local Plan Process

- Site suggestion from the SHLAA
- Included in the site options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Not included in the Preferred Options Local Plan July 2017
- Not included in the Submission Version Local Plan 2018

Current Position

Site **not** taken forward into Submission Version Local Plan as:

- already benefits from outline planning permission for 11x dwellings (with owner support for residential development)

Key Issues

- Greenfield site
- Site has outline planning permission for 11 x dwellings SMD/2013/1201
- **Ecology** – Further survey work recommended in order to establish SBI/BAS status.
- **Protected habitats** - HRA states new housing/employment development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on SPAs and SACs and this requires further investigation in the HRA. LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Site Information

Greenfield/brownfield	Built up area boundary/countryside	Est. housing capacity/density	Area (ha)	Ownership status	Site details
Greenfield	Within existing Leek settlement boundary	11 (approved) at a gross density of 27.5/ha	0.40 (gross)	1 owner (appear to be planning applicant)	<ul style="list-style-type: none"> • Site has outline planning permission for 11 x dwellings SMD/2013/1201

Local Plan and Site Allocations Viability Study (May 2018)

The results of the viability testing (based on generic typologies) indicate that at the base position development on this site is likely to be viable and with the 33% affordable housing target the scheme would also be viable. The level of surplus would be sufficient to meet the costs of education contributions and the Optional Technical Standards M4(2) and remain viable.

Studies

Extended Phase 1 Habitat Survey 2015 (FID 33)

Conclusion

The site has fairly low biodiversity overall, with fairly poor connectivity to more biodiverse habitats therefore is attributed low ecological importance. Although anecdotal evidence suggests that badger do use the site for foraging, no field signs were found at the time of survey and no setts were present. The following surveys/ actions are therefore recommended prior to any potential development works being carried out: Vegetation removal at the appropriate time of year.

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance.

The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status:

- Further assessment of the tree for the potential to support roosting bats.

Leek

LE064 Land to the north of Kiln Lane

- Bat survey possibly required.

Landscape & Settlement Character Assessment (2008)

Forms part of important landscape setting to Leek.

Landscape, Local Green Space & Heritage Impact Study (August 2016)

Landscape Results

The site is located on the north-western edge of Leek, and comprises a field of rough grassland which slopes up from commercial development on Ashbourne Road to a property on Kiln Lane. Visual prominence of the site is reduced by surrounding development and vegetation. The existing settlement edge is not well-defined, and development of the site could strengthen this. However the site could be perceived as a break between residential and commercial development. This break could potentially be maintained with planting and landscaping in the north of the site. In addition a strong, vegetated edge would need to be planted on the western site boundary to limit development, as land to the north-west is located outside of the existing settlement pattern. **Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include advanced planting on the north-west site boundary.**

Heritage Results

There are four Grade II Listed Buildings and one Scheduled Monument within the 400m buffer. The visual prominence of the site was reduced by surrounding development and vegetation. Development would be highly unlikely to adversely affect the setting of the designated assets due to the intervening buildings and vegetation. Development would be a small change to HUCA 18 and the majority of the zone would remain unaltered (Leek Extensive Urban Survey report 2011). **Site suitable for development in heritage terms.**

Green Belt Review (November 2015)

Note applicable.

Sustainability Appraisal

Initial Sustainability Appraisal Report April 2016

The site's proximity to existing areas of employment is considered to be a significant positive effect. Similarly, the site has good accessibility to services and facilities which is likely to have a positive effect. However, the site is located within flood zone 2 which is assessed as being a negative effect. The development of greenfield land is likely to have a negative effect, as could the site's proximity to historic assets and a Local Nature Reserve.

Initial HRA Screening

New housing development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this requires further investigation in the HRA. The screening has also identified that new employment sites could also increase traffic and air pollution near to the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this also requires further investigation in the HRA. The closest part of the SAC/SPA (Leek Moss SSSI) is approx. 4km from the western edge of Leek.

Updated HRA Screening of Preferred Options Sites June 2017

The purpose of screening is to identify whether the elements of a plan (i.e. policies, site allocations) could result in Likely Significant Effects (LSE) on European sites.

Further investigation has been undertaken in relation to potential urban effects resulting from these allocation sites. Urban effects on European sites typically have an adverse effect on sites within 500m of residential areas (primarily due to cat predation and fire risk due to arson etc). Other urban effects (primarily dog walking from the site to the SPA/SAC) can have an adverse effect on European sites up to 1.6km from residential areas. All allocated sites identified as preferred options are further than 1.6km from the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC.

LSEs relating to urban effects are identified resulting from the following allocation sites:

- Allocated sites on the eastern edge of Leek (LE066, LE140, LE128a, LE142 a and b) located between 3.8km and 4.2km from the Peak District SPA and the South Pennine Moors SAC.

Leek

LE064 Land to the north of Kiln Lane

LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Minerals

In Mineral Safeguarding Area for 'bedrock sand'. Any application should be accompanied by a Mineral Safeguarding Statement.

Staffordshire Minerals Planning Authority: No comment.

Options Consultation July 2015

Statutory bodies/stakeholders

SCC Highways: Not directly connected to highway. Access would need to be through the football club due to level difference with Kiln Lane. This site has been subject to planning applications (latest SMD/2013/1201) which was recommended for conditional approval by highways.

Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA.

Developer/Agent/Owner – Land available.

Public response 1 comment – 1 objection

Issues raised:

- Amenity (e.g. noise, privacy, loss of light) unofficial footpath through site which should be retained

Council Response

- Site is considered developable from a County Highways point of view.
- The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement.
- There is relevant planning history on this site – an outline application for 11 dwellings which is awaiting a S.106 agreement

Preferred Options Consultation April 2016

Environmental Health: Some constraints on residential development: Noise from adjacent football ground/ light

SCC Lead Local Flood Risk Officer: Main river floodplain. Consult EA. Flood Risk Assessment required.

SCC Local Education Authority: Advise that in Leek education contributions will be required to fund additional school places. At least a minimum of 1FE of first school provision and 1FE of middle school provision will be required in Leek Town during the Local Plan period. The High Schools in the Leek Planning Area are projected to have limited capacity to accommodate any children generated from housing allocated in Leek.

Coal Authority: Welcome the fact that the site assessment documents covering the site options does identify ground instability arising from mining legacy and as such The Coal Authority supports the broad approach taken to site selection. We have no views on the actual sites chosen as this is a matter for local determination following consideration of all relevant factors.

Latest Coal Authority data 27/04/2016. Site does not fall within any coal risk area.

Severn Trent Water: As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development... We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead...We expect surface water to be managed in line with the Government's Water Strategy, Future Water. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of

Leek

LE064 Land to the north of Kiln Lane

surface water already connected to foul or combined sewer. Water Quality: Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

Public response

Issues raised:

- Care needs to be given to number of properties and access to main road. Also, potential to flooding. Consider more linear development and the potential slight expansion of the development boundary for infill sites such as Highfield / Lowfield and around the cricket club should be added without encroaching the green belt.

Council Response:

- Site ref LE064 was recently granted outline planning permission for 11x dwellings (SMD/2013/1201). Note that the applicant submitted a site-specific flood risk assessment; and the permission contained a number of conditions requiring flood measures be designed into the scheme, including sustainable drainage (SuDS).
- Any boundary alterations involving loss of Green Belt (even if just for infill) would require demonstration of exceptional circumstances to Planning Inspector. The NPPF allows for consideration of 'limited infilling' in villages and development proposals upon 'brownfield' sites, in the Green Belt.
- Sites affected by mining legacy to have a policy criterion to clarify that developers should recognise mining legacy problems and demonstrate how they can be positively addressed by new development. Policy also to clarify that no development should take place over mine entries even when treated.

Preferred Options Local Plan Consultation July 2017

Site was not taken forward into Preferred Options July 2017 Local Plan owing to extant residential consent. However site was mapped as residential commitment on Leek proposals map. No comments received directly relating to this site; however:

- One respondent objecting to the Mount, argued that various other Leek sites should be utilised for housing instead, including LE064.
- Another respondent objecting to the Mount argued that as many of the new houses will be for commuters working in the Macclesfield/Stockport/Manchester area, it would make sense to have development along Macclesfield Road. This way traffic does not have to go through town centre.

Council response:

- LE064 already benefits from residential planning permission SMD/2013/1201.

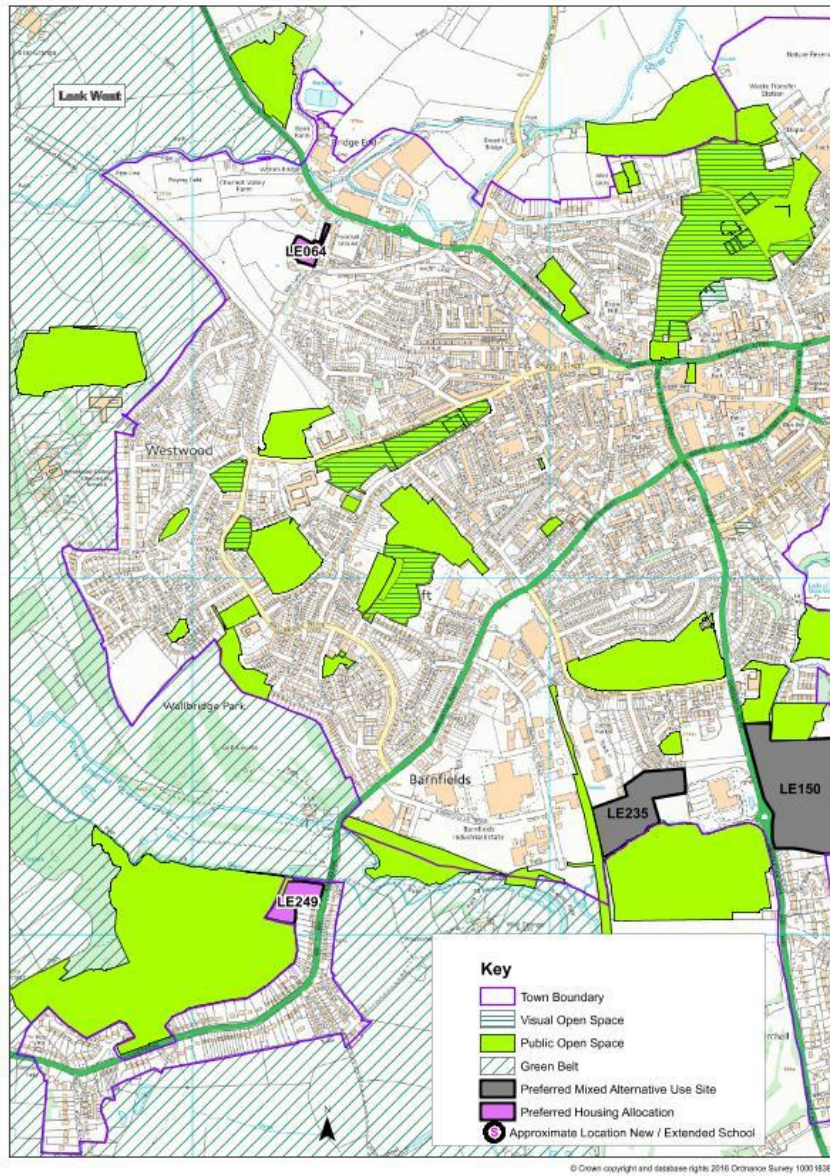
Local Plan Publication (Submission Version February 2018)

This site was not included by the Council in the Submission Version Local Plan.

No comments received.

Leek

LE064 Land to the north of Kiln Lane



Picture 9.4

LE066

Leek

LE066 Kniveden Hall, Mount Road

Local Plan Process

- Site suggestion from the SHLAA
- Included in the site options consultation July 2015
- Site included in Preferred Options Local Plan after 2016 Preferred Options
- Included in the Preferred Options Local Plan July 2017
- Included in the Submission Version Local Plan 2018

Current Position

Site taken forward into Submission Version Local Plan as:

- brownfield site in close proximity to current town boundary. Some perimeter screening
- good accessibility to services and facilities
- not in Green Belt
- Landowner SCC are still promoting this site for residential use

Key Issues

- site assessed as having **high landscape sensitivity** in 2016 landscape and heritage impact study. Part of site forms important landscape setting to town in 2008 LSCA
- **Ecology** - ecological survey states site is of District ecological importance. Further survey work needed in order to establish SBI/BAS status.
- **Protected habitats** - HRA states new housing/employment development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on SPAs and SACs and this requires further investigation in the HRA. LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Site Information

Greenfield/ brownfield	Built up area boundary/ countryside	Est. housing capacity/ density	Area (ha)	Ownership status	Site details
Brownfield	Countryside	74 (based on 35 dwellings per hectare gross)	2.1 (net area, excluding heavily wooded areas)	Understood landowner SCC are still promoting this site for residential use	<ul style="list-style-type: none"> • public right of way crosses site between Kniveden Hall and Springhill • good accessibility to services and facilities

Local Plan and Site Allocations Viability Study (May 2018)

The results of the viability assessments for the DSL2 Mount sites shows that at 33% affordable housing the surplus generated would be in the region of £66 per sqm. The level of surplus would be sufficient to meet the costs of education contributions and the Optional Technical Standards M4(2) and remain viable.

As the policy relating to these sites has a requirement for part of the allocation to be provided for educational purposes to facilitate the construction of a new first school it has been assumed that the developer will be compensated for this land by a commensurate reduction in the level of planning obligations and/or policy requirements from the site.

Local Plan Housing Trajectory (June 2018)

The DSL 2 Mount sites are in the housing trajectory to begin within five years and complete by the end of the plan period (2021/22 – 2028/29).

Studies

Extended Phase 1 Habitat Survey 2015 (FID 34)

The site consists mainly of common habitats, mixed planted woodland, buildings, amenity grassland and associated gardens, allotments and amenity grassland and the site is fairly isolated with little connectivity to the wider countryside, apart from being located 20m away from FID 41. The woodland and habitat mosaic as well as the buildings that could potentially support roosting bats and therefore the

Leek

LE066 Kniveden Hall, Mount Road

whole site has been attributed district ecological importance. The following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- A bat survey regime to ascertain whether bats roost in the buildings and 4 trees
- Invasive species removed and disposed of according to strict appropriate guidelines.
- Vegetation removal at the appropriate time of year

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in October 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site does not currently meet the criteria for SBI / BAS status. The site has potential to support protected species; the site habitats are considered to be of nature conservation value at the site level. However, more information is required regarding the potential for bat roosts in the identified trees and buildings and further surveys are required of the mixed woodland. The following surveys/ actions were recommended:

- Further survey of the four trees and 11 buildings identified as potential bat roosts
- Woodland management, including planting of native species and improving corridor to other local woodlands such as Ballington Wood LWS.
- Invasive species management in woodland.

Landscape & Settlement Character Assessment (2008)

Northern part of site falls within important landscape setting to Leek.

Landscape, Local Green Space & Heritage Impact Study (August 2016)

Landscape Results

The site is located on the eastern edge of Leek, east of Mount Road. The site is previously developed, with the northern section comprising Kniveden Hall amongst woodland, and the southern half comprising a property and polytunnels/horticulture. The site is located beyond the ridge of Mount Road, which currently screens views of Leek from the PDNP. Existing development within the site is generally screened by the trees and other vegetation both within and surrounding the site. The woodland within the site also provides screening of existing development within Leek. Development within the site would be visually prominent and could potentially affect the setting of the PDNP. ***Site is of high landscape sensitivity. Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.***

Heritage Results

There are no designated heritage assets within the 400m buffer. Although the HEA states that HLC zone LLHECZ 2 is sensitive to change, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010). ***Site suitable for development in heritage terms.***

Green Belt Review (November 2015)

Not applicable.

Sustainability Appraisal

Initial Sustainability Appraisal Report April 2016

The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site is located away from historic assets and has good accessibility to services and facilities which is likely to have a positive effect. However, the district ecological importance of the site is likely to have a negative effect as well as the inaccessibility of existing areas of employment.

Initial HRA Screening

New housing development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this requires further investigation in the HRA. The screening has also identified that new employment sites could also increase traffic and air pollution near to the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this also requires further investigation in the HRA. The closest part of the SAC/SPA (Leek Moss SSSI) is approx. 4km from the western edge of Leek.

Updated HRA Screening of Preferred Options Sites June 2017

Leek

LE066 Kniveden Hall, Mount Road

The purpose of screening is to identify whether the elements of a plan (i.e. policies, site allocations) could result in Likely Significant Effects (LSE) on European sites.

Further investigation has been undertaken in relation to potential urban effects resulting from these allocation sites. Urban effects on European sites typically have an adverse effect on sites within 500m of residential areas (primarily due to cat predation and fire risk due to arson etc). Other urban effects (primarily dog walking from the site to the SPA/SAC) can have an adverse effect on European sites up to 1.6km from residential areas. All allocated sites identified as preferred options are further than 1.6km from the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC.

LSEs relating to urban effects are identified resulting from the following allocation sites:

- Allocated sites on the eastern edge of Leek (LE066, LE140, LE128a, LE142 a and b) located between 3.8km and 4.2km from the Peak District SPA and the South Pennine Moors SAC.

LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Minerals

No implications.

Options Consultation July 2015

Leek Town Council: Mount Road should form the new eastern development boundary. These site fall outside this so should be rejected.

SCC Highways: Mount Road should be improved including pedestrian links. Footway should be provided on frontage.

SMDC Conservation - Assess historic significance of Kniveden Hall estate (early 20th century but not Listed).

Leek and Moorlands Historic Buildings Trust - LE066 covers the setting of Knivedon Hall The significance of the Hall and its estate (early 20th century but not Listed) needs assessment. Some areas already have 20th century housing in place, and further development may well be acceptable.

Public response 84 comments - 84 objections
Issues raised:

Objections

- Infrastructure – Schools already at capacity
- Infrastructure - Traffic / Transport- road will not support an additional 500 homes if all sites come forward. Footpaths 21,41,and 22 under threat from development. Route of Staffordshire Moorlands walk, become rat run
- Infrastructure – Other- uneven distribution across Leek, close to wind turbine
- Landscape- high quality rural landscape, loss of panoramic views
- Nature Conservation
- Amenity (e.g. noise, privacy, loss of light)- would effect quality of life, used for leisure activities, should remain open space
- Scale of development – brownfield first, all sites would mean more than 500 homes

Council response –

- The Highway Authority does not raise any issues which would prevent the development of this site.
- County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution.
- The Council has a Landscape & Settlement Setting Study and part of this site has been identified as being important to the landscape setting of the settlement. The site also lies inside an identified ridgeline.

Leek

LE066 Kniveden Hall, Mount Road

- The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. As there are a considerable amount of trees located around the site, the study recommends that as many trees are retained if the site is to be developed.
- Amenity – issues such as overlooking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Views from individual properties are not protected in planning law.
- Knivedon Hall would require heritage assessment if the site is taken forward. [Note this was subsequently undertaken. Refer to LLGSHIA results above].
- The Council is required to meet its housing needs to 2031 and there are not enough brownfield sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites.
- The Council has recently completed a Green Belt Review in order to assess parts of the Green Belt where minor adjustments can be made without having an impact on the function of the Green Belt as a whole (as defined in government planning guidance). The west side of Leek is Green Belt and the study recommends that housing development should not take place on this side of the town to avoid adverse impacts. This means that sites at the eastern side of the town (which is not within the Green Belt) require consideration to meet Leek's future development needs.

Preferred Options Consultation April 2016

Environmental Health: No significant Issues

SCC Local Education Authority: Advise that in Leek education contributions will be required to fund additional school places. At least a minimum of 1FE of first school provision and 1FE of middle school provision will be required in Leek Town during the Local Plan period. The High Schools in the Leek Planning Area are projected to have limited capacity to accommodate any children generated from housing allocated in Leek.

Coal Authority: Welcome the fact that the site assessment documents covering the site options does identify ground instability arising from mining legacy and as such The Coal Authority supports the broad approach taken to site selection. We have no views on the actual sites chosen as this is a matter for local determination following consideration of all relevant factors.

Latest Coal Authority data 27/04/2016. Site does not fall within any coal risk area.

Severn Trent Water: As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development... We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead...We expect surface water to be managed in line with the Government's Water Strategy, Future Water. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer. Water Quality: Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

Council Response –

- Sites affected by mining legacy to have a policy criterion to clarify that developers should recognise mining legacy problems and demonstrate how they can be positively addressed by new development. Policy also to clarify that no development should take place over mine entries even when treated.

No public comments received as site did not form part of preferred options.

Preferred Options Local Plan Consultation July 2017

Severn Trent Water: refer to table in The Mount proforma.

Leek

LE066 Kniveden Hall, Mount Road

SCC: fully support the allocations LE140 and LE066 as the land is surplus to requirements and therefore available.

Council Response:

Owner support for development of these sites noted.

Public Response:

Site forms part of wider Mount site: this received 4 supports; 220 objections; 6 general comments [refer to The Mount proforma]. In relation to LE066:

- One respondent objecting to the Mount stated that views towards the open countryside will be diminished, particularly by proposal LE066.
- One respondent objecting to the Mount stated that development of Kniveden Hall (LE066) would be a retrograde step as it is located on the ridge of the rising land from Leek Town Centre and would be evident from all around.
- One respondent stated a Parliamentary Bill passed in 2010-2011 states that houses should not be built within 1,000m of a wind turbine if it is greater than 25m but does not exceed 50m. Houses should not be built within 1,500m of a wind turbine if it is greater than 50m but does not exceed 100m.

Council Response:

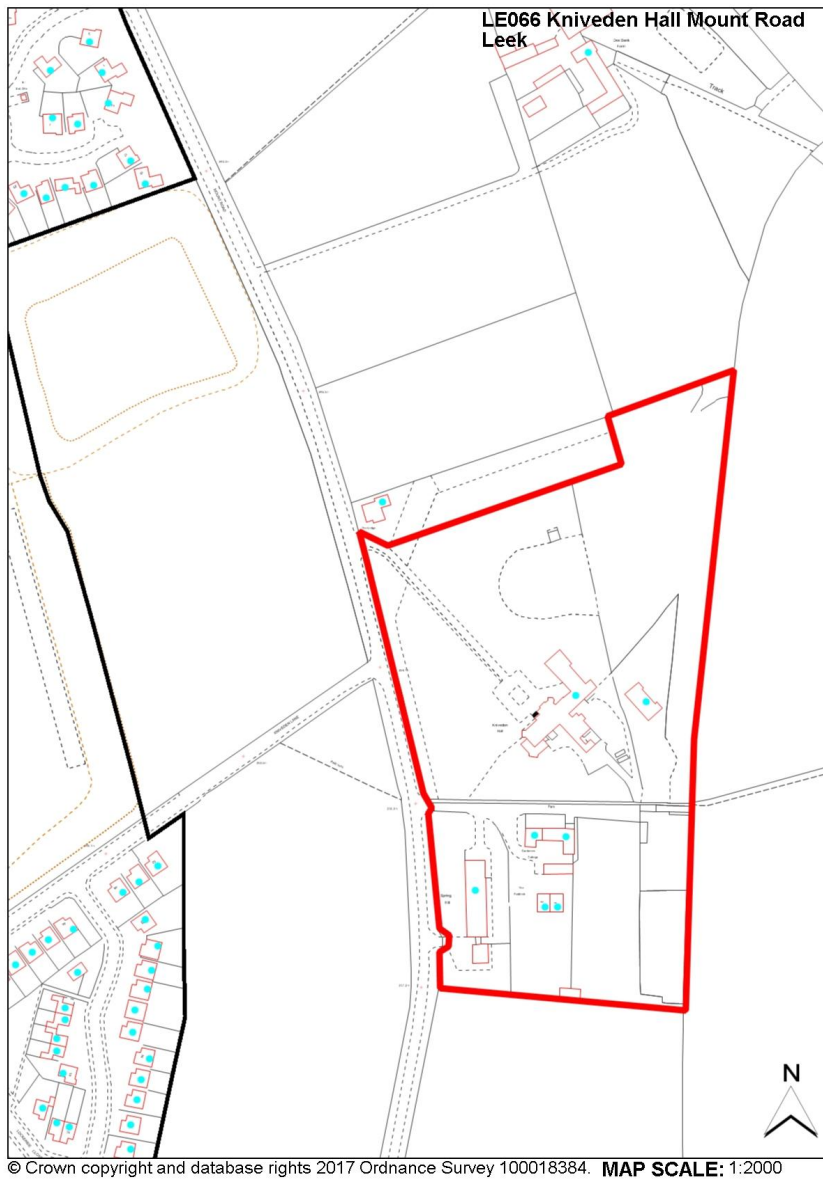
- New housing schemes will need to incorporate areas of open space and landscaping, and also maintain existing pedestrian links as well as the consideration of new links.
- The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites. This includes landscape impact evidence and a Green Belt Review. The western edge of Leek is covered by Green Belt (requiring more onerous justification in Government Policy to allocate compared to non-Green Belt). The most recent 2016 landscape impact study assessed impacts from the Peak Park, and concluded that the various Mount sites exhibited low- through to high- landscape sensitivity; it also provided recommendations regarding mitigatory measures. Note that landscape evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites.
- The Council would assess residential schemes in proximity to approved wind turbines in accordance with Local Plan and NPPF amenity Policies, and ETSU (as amended) noise criteria etc. Note the Kniveden Farm turbine (SMD/2012/0760) was found acceptable by planning inspector on appeal and blade glint was not identified as an issue. Environmental Health conditions were attached to the consent pertaining to noise emissions.

Local Plan Publication (Submission Version February 2018)

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.

Leek

LE066 Kniveden Hall, Mount Road



Picture 9.5

LE102

Leek

LE102 Land North of Macclesfield Road

Local Plan Process

- Site suggestion from the SHLAA
- Included in the site options consultation July 2015
- Site included in Preferred Options Local Plan after 2016 Preferred Options
- Site included in Preferred Options Local Plan July 2017
- Included in the Submission Version Local Plan 2018

Current Position

Site taken forward into Submission Version Local Plan as:

- Owner suggested original 0.59ha site before 2015 consultation; and suggested additional 0.35ha land to the west (as far as boundary with Leek Cricket Club) in Preferred Options Local Plan Consultation July 2017 so is supportive of residential allocation
- small site abutting town boundary in west of town
- not in Green Belt
- does not form part of important landscape setting to town

Key Issues

- **Topography** – visual/landscape impact
- Sustainability appraisal states site is relatively inaccessible to services etc
- **Ecology** - ecological survey states site is of District ecological importance. Further survey work needed in order to establish SBI/BAS status.
- **Protected habitats** - HRA states new housing/employment development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on SPAs and SACs and this requires further investigation in the HRA. LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Site Information

Greenfield/ brownfield	Built up area boundary/ countryside	Est. housing capacity / density	Area (ha)	Ownership status	Site details
Greenfield	Countryside (abuts town development boundary).	25 (based on 33.9 dwellings per ha gross original 0.59ha site; and taking account of tree cover on adjacent 0.35ha site yielding 5 extra dwellings)	Original area = 0.59ha gross; plus additional 0.35ha suggested by landowner =0.94ha gross	Owner suggested site and is supportive of residential allocation	<ul style="list-style-type: none"> • Access via Bridge End • Site slopes up to north/west

Local Plan and Site Allocations Viability Study (May 2018)

The results of the viability testing indicate that at the base position development on this site is likely to be viable. The impact of education contributions and the Optional Technical Standards M4(2) reduces the surplus and means that the scheme may not be sufficiently viable to support 33% affordable housing. At 10% affordable provision the scheme is likely to be able to support the education contribution plus M4(2) and remain viable.

Site slopes steeply up from the main road frontage. As a result dealing with access, levels and 'cut and fill' on this site makes development relatively expensive.

Local Plan Housing Trajectory (June 2018)

The site is in the housing trajectory to be delivered within five years (2020/21 – 2022/23).

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LE102 Land North of Macclesfield Road

Studies

Extended Phase 1 Habitat Survey 2015 (FID38)

Conclusion

The site itself has mostly low biodiversity value overall in terms of area as it consists solely of species poor improved grassland with adjacent semi-natural broadleaved woodland. The site is considered to have district ecological importance due to the presence of tree with bat roosting potential and the adjacent broadleaved woodland. Therefore the following surveys/ actions are recommended prior to any potential development works being carried out:

- A bat survey regime to ascertain whether bats roost in the trees
- Vegetation removal at the appropriate time of year

Phase I Habitat Survey and Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Phase I survey of the further 0.35ha area, and Local Wildlife Site (LWS) Assessment, across the wider extended site (covering 0.94ha) in October 2017 in order to assess the ecological importance of the site, and establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site does not currently meet the criteria for SBI / BAS. The site has moderate ecological value in its potential to support protected species; and site habitats are considered to be of nature conservation value at the local level. However, more information is required regarding the potential for bat roosts in the identified trees.

The following surveys/ actions were recommended in order to assess the ecological value of the site:

- Further survey of the 7 trees identified as potential bat roosts.
- Survey of woodland flora for SBI/BAS potential (March-May)
- Badger survey.

Landscape & Settlement Character Assessment (2008)

Does not form part of important landscape setting to town.

Landscape, Local Green Space & Heritage Impact Study (August 2016)

Landscape Results

Site comprises a single field on the north-western edge of Leek, which slopes steeply up from the A523. The topography of the site could be a constraint to development. However, the site is enclosed by tree belts to the north-west and north-east, and industrial development to the south-east which reduces the visual prominence of the site. Cottages to the east of the site and surrounding vegetation contributes to the rural character of the site, however the adjacent A523 highway and industrial development detracts from this character. The site fits in well with the existing settlement form, and development within it would be viewed against the adjacent industrial development. Development within the site, with appropriate landscaping, could potentially screen existing views of industrial development on approach to Leek. Consideration should be given to limiting building height due to the rising topography of the site.

Site is of medium landscape sensitivity. Site specific landscape mitigation measures could include restricted building heights. Topography within the site could be a constraint to development.

Heritage Results

There is one Grade II Listed Building within the 400m buffer. The visual prominence of the site was reduced by surrounding development and vegetation. Development would be highly unlikely to adversely affect the setting of the designated asset due to the intervening topography and vegetation. The site is located within the refined HLC Historic Parks and Gardens associated with Highfield Hall. Due to the site being located within a non-designated historic park and garden associated with the non-designated Highfields Hall, a Heritage Statement should be submitted as part of any proposals if the site was to be assessed for development (Historic Environment Character Assessment 2010).

Site suitable for development in heritage terms subject to further research in the form of a Heritage Statement.

Green Belt Review (November 2015)

Not applicable.

Initial Sustainability Appraisal Report April 2016

The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 3 ALC land could have a significant negative effect, as could the

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site's proximity to historic assets. Similarly, the site is relatively inaccessible to services, facilities and areas of existing employment, has district ecological value which is likely to have a negative effect.

Initial HRA Screening

New housing development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this requires further investigation in the HRA. The screening has also identified that new employment sites could also increase traffic and air pollution near to the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this also requires further investigation in the HRA. The closest part of the SAC/SPA (Leek Moss SSSI) is approx. 4km from the western edge of Leek.

Updated HRA Screening of Preferred Options Sites June 2017

The purpose of screening is to identify whether the elements of a plan (i.e. policies, site allocations) could result in Likely Significant Effects (LSE) on European sites.

Further investigation has been undertaken in relation to potential urban effects resulting from these allocation sites. Urban effects on European sites typically have an adverse effect on sites within 500m of residential areas (primarily due to cat predation and fire risk due to arson etc). Other urban effects (primarily dog walking from the site to the SPA/SAC) can have an adverse effect on European sites up to 1.6km from residential areas. All allocated sites identified as preferred options are further than 1.6km from the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC.

LSEs relating to urban effects are identified resulting from the following allocation sites:

- Allocated sites on the eastern edge of Leek (LE066, LE140, LE128a, LE142 a and b) located between 3.8km and 4.2km from the Peak District SPA and the South Pennine Moors SAC.

LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Minerals

In Mineral Safeguarding Area for 'bedrock sand' and 'superficial sand and gravel'. Any application should be accompanied by a Mineral Safeguarding Statement.

Staffordshire Minerals Planning Authority: In view of circumstances of the site, it is considered that there is no need for additional assessment of mineral resources associated with the site but developers should take account of the requirements of Policy SD1 (5) and investigate the potential for using in-situ minerals in construction works.

Options Consultation July 2015

SCC Highways: Access should be gained off Bridge End with Bridge End reconstructed as far as proposed access. Additional access onto Macclesfield Road is undesirable.

SMDC Conservation: Site on raised ground & marks the edge of the settlement.

Leek and Moorlands Historic Buildings Trust - LE102 lies on raised ground and marks the edge of the settlement. The probable site of the medieval rabbit warren known to have existed in 1430 (VCH Staffs Vol. VII). Visually very prominent and unrelated to the adjacent settlement which nestles in a valley.

Developer/Agent/Owner – Land available.

Public response 11 comments - 10 objections and 1 support

Issues raised:

Objections

- Infrastructure - Traffic / Transport- highway safety issues, access to A52 would increase risk on it
- Infrastructure - Other
- Landscape- will be visually intrusive, steeply sloping site,
- Nature Conservation- wildlife, feeding area for bats
- Government Policy

Leek

LE102 Land North of Macclesfield Road

- Other- beyond natural boundary of Leek, lead to urban sprawl

Support

- Infrastructure - Schools - Infrastructure -Traffic / Transport
- Infrastructure – other
- Landscape
- Nature Conservation
- Flood Risk
- Amenity (e.g. noise, privacy, loss of light)

Council Response –

- The Highway Authority does not raise any issues which would prevent the development of this site.
- County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution.
- The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement, though it is considered that there are topography issues due to the sloping nature of the site which make its development undesirable.
- The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process.
- The Council has recently completed a Level 1 Strategic Flood Risk Assessment for the District, the results of which are being used to inform the site selection process. Mitigation measures will be taken as part of the site development to address any surface water issues.

Preferred Options Consultation April 2016

Environmental Health: Some constraints on residential development: Possible industrial noise source as adjacent to Chemical works

SCC Local Education Authority: Advise that in Leek education contributions will be required to fund additional school places. At least a minimum of 1FE of first school provision and 1FE of middle school provision will be required in Leek Town during the Local Plan period. The High Schools in the Leek Planning Area are projected to have limited capacity to accommodate any children generated from housing allocated in Leek.

Coal Authority: Welcome the fact that the site assessment documents covering the site options does identify ground instability arising from mining legacy and as such The Coal Authority supports the broad approach taken to site selection. We have no views on the actual sites chosen as this is a matter for local determination following consideration of all relevant factors.

Latest Coal Authority data 27/04/2016. Site does not fall within any coal risk area.

Severn Trent Water: As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development... We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead...We expect surface water to be managed in line with the Government's Water Strategy, Future Water. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer. Water Quality: Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

Council response:

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- Sites affected by mining legacy to have a policy criterion to clarify that developers should recognise mining legacy problems and demonstrate how they can be positively addressed by new development. Policy also to clarify that no development should take place over mine entries even when treated.

No public comments received as site did not form part of preferred options.

Preferred Options Local Plan Consultation July 2017

Landowner: supports inclusion of LE102. Further advises that no part of the wider 'Horse Field' (as far as boundary with cricket pitch) has been previously been used as a playing surface [ie western part of Horse Field is incorrectly mapped as "open space" in the Local Plan proposals maps]; and that all of this wider area is also available for residential allocation.

Severn Trent Water:

Known network constraints	Assumed connectivity	Surface water disposal	Potential impact on sewerage infrastructure
The site is located in the North-West of the catchment. LEEK - MACCLESFIELD ROAD (Combined Sewer Overflow) is situated within 100m south-west of the site. SUNNYHILLS ROAD (Sewage Pumping Station) is 4km downstream of the development. There are no known hydraulic flood incidents in the area. This is a small infill development, which is not expected to have any capacity constraints provided surface water is managed sustainably and is not connected to the foul sewerage system.	There is an existing combined sewer system by the south border of the site, where the developer could potentially make a gravity connection to a pipe with diameter of 225mm.	There is no existing storm network that the development can be connected to. There is watercourse close to south west of the site, located approximately 50m away. The water could potentially be managed on site in a form of SUD's and a controlled discharge to watercourse.	Low (subject to hydraulic modelling)

Comments on extended site area (January 2018): a local trunk main fed from Tittesworth Reservoir.. which looks to be through the Cricket Grounds.. the main is on the very north western edge of the new LE102 development site area, it looks to be mainly outside of the site boundary, with perhaps some slight cross over of 1 or 2 meters, so this is unlikely to be a problem. There will likely need to be restrictions to the developers plan relating to distance the development is built from the edge of the main, as the site will need to be planned around it. Before a site reaches the planning approval stage developers are requested to contact [STW] Developer Enquiries team to know if the proposed development site can be supplied with water, sewerage or both. At this stage further details about any site specific requirements will be identified.

As an indicative distance: Pipes 12" 300mm and above: 6 metre either side of the pipe is required, total 12 metres - we may require a greater easement dependent on the type of development, pipe, material and depth. When developers are developing the site plan they would be requested to contact our Developer Enquiries team to understand the site specific requirements.

Comments from STW Water New Connections team (January 2018):

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- The LPA should inform potential developers there may be associated costs to divert the pipe if found to be within the boundaries of the site or design the site appropriately to accommodate the pipe and easement.
- Developers are required to confirm the line and level of pipes on site through hand dug trial holes in advance of any development.
- We do not accept water pipes or Aqueducts and easement to be located in rear, side or front gardens.
- If the pipes cannot be accommodated to STW satisfaction within the site or there is conflict with construction depths, site plan, building location, development type etc then a diversion will be required.
- The developer on site acquisition will need to contact us to assess their proposed plans for diversion requirements.

Council response: Comments noted.

SCC: With regard to potential access to this site:

- Is this to be accessed off the private/unadopted road Bridge End? If so this would benefit from reconstruction.
- Acceptable subject to design and suitable access.
- The setting out of specific parking standards are welcomed. It is suggested though for garages to be counted towards parking provision they must have minimum internal dimensions of 3m x 6m.

Council Response:

Note there is no site-specific policy for this allocation, so access point is not specified within the Local Plan. Schemes would be assessed with consultation with SCC Highways on a case by case basis. The Council notes SCC Highways' earlier representation regarding this site "Access should be gained off Bridge End with Bridge End reconstructed as far as proposed access. Additional access onto Macclesfield Road is undesirable".

- Agree to add sentence at end of first paragraph to Appendix 8 Parking Standards:

"...on a case by case basis. Note in the case of garage parking, minimum internal dimensions of the garage must be 3m x 6m"

Public comments: 0 support; 6 objections; 3 general comments:

Petition Received

2 x separate petitions received (25+11 signatures) both entitled: "**BRIDGE END PETITION: RESIDENTS OBJECT to the Proposed Town Boundary changes to land at Bridge End; RESIDENTS OBJECT to the 'Green Field' site, 'Bank Farm Field', LE102 to be included within the permitted Town Development Boundary**".

Main issues raised:

Public response – objections:

- site is located on a steep slope and thus development here would have an adverse effect on the landscape.
- site provides a natural physical edge to the town of Leek, marking the boundary between town and countryside.
- Development here would encroach on the countryside, which could set a precedent for future planning in the area. Development could have an adverse effect on the beauty of the area.
- development will have an adverse effect on residential amenity (e.g. increase in noise levels, loss of privacy, loss of light, disturbance, overlooking, overshadowing).
- This area is used by walkers and for health reasons. Yet development here will result in the loss of the area.

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- Development is likely to generate increased traffic.
- The historic environment is protected by the existing Town Boundary, which should not be changed to include LE102. Changes to the Town Boundary would result in unrestricted sprawl into LE102.
- Residents wish to conserve the character and distinctiveness of the Gateway into Leek, so as to protect and enhance the natural environment. This can be achieved by maintaining the current Town Boundary. Moving the Town Boundary would intrude into the countryside and significantly change the view on entering Leek. It would also change the view enjoyed by residents and tourists.
- site includes a driveway that should not be included due to land ownership.

Council Response:

- The consultation Local Plan sets out Leek's residual housing and employment land requirements to 2031 in Policy SS4. The Council must demonstrate that it will fully meet the District's residual requirements to have a sound Local Plan in place. This requirement does not have to be met 100% from land allocations – unanticipated development of other urban brownfield/greenfield sites counts too (this would also include conversions of mills or other buildings) – the Policy factors in assumptions about future windfall housing (resulting in a lower residual requirement). This windfall would include urban sites not formally identified on the map. As there is insufficient capacity to meet the District's residual housing requirements entirely from sites within town and village boundaries, the remaining requirements to be met from a combination of urban (brownfield and greenfield) sites, and peripheral sites around the towns/villages.
- The Council's Landscape Local Green Space and Heritage Impact Study assessed LE102 to be of **medium landscape sensitivity** and recommended restricted building heights as a mitigation measure. The study concluded that the site's surroundings detract from its rural character; the site fits in well with the existing settlement form; and that its development could even screen views of the adjacent industrial development on the approach to Leek. The heritage assessment identifies one Grade II Listed building within 400m - however the topography and vegetation of LE102 suggests that development would be highly unlikely to adversely affect its setting. **Site is suitable for development in heritage terms**, subject to submission of heritage statement.
- note the site does **not** fall within 'important landscape setting' to Leek in the Council's Landscape and Settlement Character Assessment
- LE102 is not identified as a gateway site or opportunity site in the Churnet Valley Masterplan.
- Note that site LE102 is proposed as a housing allocation in the consultation Local Plan. Subsequent schemes would have to conform to the Council's (and NPPF) landscaping, heritage and design policies to ensure the character of the District is maintained.
- Applications upon adjacent parcels of land would be assessed against all applicable policies (including the Council's landscape and design policies).
- Amenity – issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application. Issues such as construction noise, dust, construction vehicles, hours of working etc (where not already covered by separate legislation) can be dealt with by conditions on the planning consent, where reasonable to do so.
- The public open spaces/Local Green Spaces proposed by the Council are those mapped in the consultation Local Plan. The Council's Local Plan policies seek to improve public access to open spaces/recreation generally where this is consistent with other policies. Development proposals affecting the routes of recognised public rights of way would need to make allowance for them. New housing schemes will need to incorporate areas of open space and landscaping, and also maintain existing pedestrian links as well as the consideration of new links.

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- The site is not identified as a Local Greenspace in the Council's Landscape, Local Greenspace, and Heritage Impact Study; nor as any other form of public open space in the Local Plan
- It may be feasible that alternative access to this site can be achieved. The NPPF requires that the Council demonstrate at examination that they have fully met their residual housing requirements; and that all proposed allocations proposed to do this are either 'deliverable' or 'developable' as per para 47 NPPF. SCC Highways did not indicate that Bridge End was unacceptable on traffic generation grounds.
- The Council would assess schemes having significant transport impacts against relevant NPPF and Local Plan policy (including requirement to submit transport statements, and provide highways improvements where deemed appropriate).
- Note that neither SMDC Conservation Officer, nor Historic England objected to LE102. Development proposals at LE102 (or at other sites irrespective of whether they fall within settlement boundaries) would be assessed against the Council's heritage policy DC2, and NPPF heritage policy.
- The GIS and Local Plan Policy C3 will be used by the Council in requiring developers to consider how site layout and planting can improve the provision of open space and recreational facilities across the District; link existing and potential sites of nature conservation value, create new sites etc. Note reference in C3(C) to enhancing the urban fringe.
- note that whilst (residential) planning permissions have conditions attached requiring development commence within a set period (usually 3 years); Councils have no powers to oblige a developer to commence a residential commitment
- Note that Big Mill already benefits from residential consent which is still 'alive' on the basis of commencements upon adjacent mills forming part of the same consent [SMD/2004/0254 or 04/00170/FUL_MJ]
- Need for additional housing stems from a number of factors, for example household formation, in-migration, linkages with future workforce, and other factors. The NPPF makes clear that household projections are the starting point for assessing housing needs; however these additional factors should also be taken in to account in Council SHMAs. The Council's own housing need assessments are set out in its evidence base on the website. Note that this already takes into consideration empty properties in the Moorlands, and the anticipated effects of Brexit. In 2017 the Government announced a public consultation over proposed changes to the way housing need is calculated by Local Authorities.
- all the proposed land allocations in the Local Plan are deemed to be broadly physically deliverable and viable: the Council must demonstrate this to the Inspector at Examination
- The options sites assessments following the '2015 Options' public consultation provided a broadbrush red/amber/green comparison between the various options sites; and was used to assist the Council in arriving at the 2016 'Preferred Options'. The site retains a 'B' deliverability rating in the SHLAA database. Following consideration of representations to the 2016 Preferred Options consultation, a number of sites previously considered (but not included in 2016 preferred Options) were reconsidered for inclusion in the consultation 2017 Preferred Options Local Plan. The proposed allocation sites, and written policies set out in the Local Plan are those agreed by the Council Assembly on 19/07/17: Appendix 5 to the committee report ("other suggested sites" table) provides some explanation where this has included new or re-considered sites, including LE102.
- The 2017 Sustainability Appraisal of the Preferred Options Local Plan concluded that: "*The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 3 ALC land could have a significant negative effect, as could the site's proximity to historic assets. Similarly, the site is relatively inaccessible to services, facilities and areas of existing employment, has some ecological value which is likely to have a negative effect.*" Note that the sustainability appraisal is one component of the Council's evidence to assist in its decisionmaking on which sites to proceed with in the emerging Local Plan.

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- Utilities providers have a legal obligation to ensure that new development is served by infrastructure. Based on the Council's consultation with utilities providers, there is no reason to conclude this could not be achieved in the case of LE102.
- Issues such as external lighting in schemes can be controlled by the Council's amenity policies. Streetlighting is a matter controlled by SCC Highways.
- The Leek Area Strategy Policy SS5 would apply to this site (which refers to "...Allocating a range of suitable, deliverable housing sites."), not the rural area strategy.
- According to the 2006 Natural Environment and Rural Communities Act, the Council must in its Planmaking, have regard to the purpose of conserving biodiversity. The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites, including ecological evidence. These studies set out ecological evaluations of the sites followed by recommended further surveys/actions in the event of future development. The Council would expect subsequent schemes to take account of this evidence; further Policy NE1 allows for the Council to require ecological mitigatory or compensatory measures where appropriate. In addition Local Plan Policy NE2 (Trees Woodlands and Hedgerows) expects schemes to at least replace, and possibly increase, canopy cover of a site; including in some cases, off-site provision. Note that ecology evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites.
- Note that the 2015 Lockwood Hall Phase I Survey concluded that "*The site..has mostly low biodiversity value overall in terms of area as it consists solely of species poor improved grassland with adjacent semi-natural broadleaved woodland.*". Ecus Ltd conducted Local Wildlife Site (LWS) Assessment, across the site in October 2017 in order to assess the ecological importance of the site, and establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site does not currently meet the criteria for SBI / BAS.
- The Council consults with utilities providers, the Environment Agency, and the SCC Lead Local Flood Risk Officer during Local Plan preparation. The Strategic Flood Risk Assessment (SFRA) provides an overview of flood risk from all sources across the District, and will be used alongside formal EA responses regarding proposed allocations. Note that subsequent development proposals would be required to manage surface water run off, and integrate sustainable drainage features ("SuDS") into layouts, as required by the Flood and Water Management Act, as set out in Local Plan Policy SD5. Note that neither the Environment Agency nor the SCC Lead Local Flood Risk Officer objected to this site on floodrisk grounds.
- Leek is already served by a number of frequent or less frequent bus routes, connecting to centres such as Hanley, Cheadle, Buxton and Macclesfield. A number of these use main arterial routes such as Buxton Road/Ashbourne/Springfield Road. In some circumstances, major residential developments may be required to contribute to improved bus routes/bus facilities in accordance with Local Plan Pol T1/Staffordshire Local Transport Plan.
- The Council will consider the appropriateness of proposed off-street parking in new development schemes, on a case by case basis, after (where appropriate) having consulted with SCC Highways Officer. The Council has also published recent guidance to accompany this Local Plan which suggests 'minimum' provision of spaces, depending on use class; these are set out in Appendix 8 of the Local Plan.
- The Council consults with SCC Education during Local Plan preparation, and SCC have indicated a need for additional first and middle- school land provision in Leek resulting from the town's development requirements. These are laid out in the Preferred Options Local Plan. Site ADD01 is identified for the necessary expansion of Churnet View Middle School (if this site were allocated for the new first school site instead, middle school expansion would need to occur elsewhere in the town). Note SCC Education support both the location of the proposed Middle School expansion at Horsecroft; and the location of the new First School on the Mount, in the Local Plan (as the proposed location of the First School adjacent to the high school site offers potential for sharing of facilities e.g. playing fields).
- SMDC Environmental Health acknowledge proximity to the factory as a potential noise source. If the Council considered that a development may adversely impact on local air quality then the applicant is required to undertake air quality assessments to identify these issues and develop

Leek

LE102 Land North of Macclesfield Road

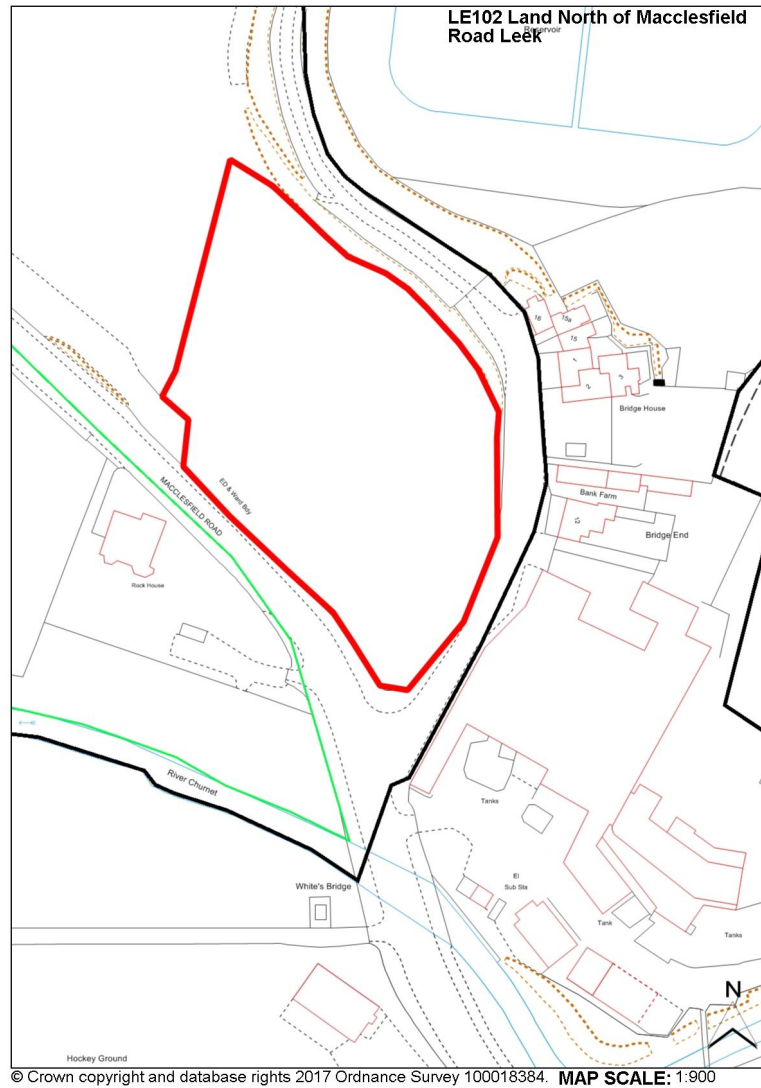
options to mitigate these impacts. In addition the Council continually monitors air quality across the District and regularly undertakes review and assessments of this data to identify areas where the traffic could have an unacceptable impact on local air quality. Potential noise levels from new development will be assessed at the time a planning application is being considered in accordance with the latest noise guidance available at that time which currently states that noise is a material consideration in the planning process and a key aspect of sustainable development. Policy SD4 covers controls of all forms of pollution arising from development.

Local Plan Publication (Submission Version February 2018)

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.

Leek

LE102 Land North of Macclesfield Road



Picture 9.6

Employment Sites

Site Proformas are included for the following employment sites:

ADD09

Leek

ADD09 – Land West of Basford Lane Leekbrook

Local Plan Process

- Site suggestion from the SHLAA for residential (C classification)
- Not Included in the options consultation July 2015
- New site included in the Preferred Options consultation April 2016 for employment uses
- Included in the Preferred Options Local Plan July 2017
- Included in the Submission Version Local Plan 2018

Current Position

Site taken forward into Submission Version Local Plan as:

- Has owner support for employment (or residential) use
- Abuts current village boundary. Adjacent to existing employment areas
- Not in Green Belt
- Part of a suite of employment allocations across different areas of Leek to provide choice
- Site-specific policy to reference topography and control of building heights. Also to specific that access off A520 not Basford Lane

Key Issues

- **Topography** – rising site. LLGSHIS therefore recommends development should be limited to the lower ground and building heights limited in the west. Consideration should be given to the adjacent woodland SBI/ TPO.
- **Ecology** – Most features of the site were deemed of local- or site-level importance only. However there is reasonable potential that the hedgerow habitat may qualify as an SBI or a BAS dependent on further survey. Note adjacent woodland forms part of an SBI and woodland TPO.
- **Protected habitats** - HRA states potential increase in traffic associated with this new employment site could potentially increase air pollution near to the SPA/SAC - require further investigation in the HRA.
- relatively inaccessible to services and facilities.

Site Information

Greenfield/ brownfield	Built up area boundary/ countryside	Est. housing capacity /density	Area (ha)	Ownership status	Site details
Greenfield	Countryside (abuts village boundary).	NIL (proposed general employment allocation)	Gross area 1.67ha. Net area 0.8ha (estimate) Floorspace estimate = 3200m ²	1 x owner: Has owner support for employment or residential	<ul style="list-style-type: none"> • Proposed extension site for existing adjacent haulage company • Site rises to west • SBI/TPO to west • Access should be via Dockseys onto A520 (not Basford Lane).

Local Plan and Site Allocations Viability Study (May 2018)

The results of the commercial viability testing (based on generic typologies of industrial uses across different site sizes and accounting for developer profit) indicate that at present, standalone industrial development is unviable across the District on this basis. In the case of employment sites identified in the Local Plan there is likely to be a range of different types of employment development including offices, industrial and warehousing. Development may be brought forward using a variety of different mechanisms or the landowners may simply service the sites and seek to sell plots for owner occupation or design and build. The study concludes that the Plan Policy obligations do not place such a burden on new employment development so as to prejudice its future delivery.

Studies

Extended Phase 1 Habitat Survey and Local Wildlife Assessment (ECUS, 2016)

Ecus Ltd conducted Phase 1 ecological survey of the site (incorporating Local Wildlife Assessment) in 2016. It concluded that the hedgerow habitat on site was considered of nature conservation value at the

Leek

ADD09 – Land West of Basford Lane Leekbrook

local level. Furthermore, there is reasonable potential that it may qualify as an SBI or a BAS dependent on further survey following the hedgerow evaluation and grading system outlined in the Staffordshire SBI guidelines. The improved grassland habitat on site was considered of nature conservation value at the site level only. This habitat is not listed as an important habitat in the Staffordshire SBI guidelines.

Species recorded on site were common and widespread both at a county and national level and it is considered unlikely that the site significantly supported any notable protected species. No species listed as important in the Staffordshire SBI guidelines were recorded and therefore no part of the site currently qualifies for consideration as an SBI or as a BAS under these criteria. However, badger may use the site and further survey for badger should be undertaken prior to any future development. Similarly, bats may also use the site and bat activity surveys should be undertaken prior to any future development. Mature trees should be further investigated to determine whether they host bat roosts. It would be necessary to conduct nesting bird checks before vegetation clearance or other disturbance during the bird breeding season. Riparian mammals and white-clawed crayfish should also be surveyed for if Leek brook, close to the north-eastern corner of the site, is likely to be disturbed.

Landscape & Settlement Character Assessment (2008)

Site does not form part of important landscape setting to Leek.

Landscape, Local Green Space & Heritage Impact Study (August 2016)

Landscape Results

The site comprises a field that slopes steeply up from Basford Lane to woodland, which encloses the site to the west and south. The site is bound by commercial development on the A520 to the north. The surrounding vegetation and development which encloses the site reduces visual prominence, and development of the site would fit in well with the existing pattern of surrounding industrial/commercial development. The site rises steeply increasing visual prominence to the west, therefore development should be limited to the lower ground and building heights limited in the west. Consideration should be given to the adjacent woodland, which is designated as a SBI and TPO. ***Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include restricted development and building heights on the higher ground.***

Heritage Results

There is one Grade II Listed Building within the 400m buffer. Due to the intervening industrial estate, development would not adversely affect the setting of the asset. The site is within the HLC type of small irregular fields. This type is post-medieval in date and not sensitive to change. ***Site suitable for development in heritage terms.***

Green Belt Review (November 2015)

Not applicable.

Sustainability Appraisal

Initial Sustainability Appraisal Report April 2016

The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. The site's accessibility to open space is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as being a negative effect, as could the site's proximity to historic assets.

Initial HRA Screening

Potential increase in traffic associated with this new employment site could potentially increase air pollution near to the SPA/SAC thereby increasing nitrogen and acid deposition. These potential effects require further investigation in the HRA.

Updated HRA Screening of Preferred Options Sites June 2017

The purpose of screening is to identify whether the elements of a plan (i.e. policies, site allocations) could result in Likely Significant Effects (LSE) on European sites.

Further investigation has been undertaken in relation to potential urban effects resulting from these allocation sites. Urban effects on European sites typically have an adverse effect on sites within 500m of

Leek

ADD09 – Land West of Basford Lane Leekbrook

residential areas (primarily due to cat predation and fire risk due to arson etc). Other urban effects (primarily dog walking from the site to the SPA/SAC) can have an adverse effect on European sites up to 1.6km from residential areas. All allocated sites identified as preferred options are further than 1.6km from the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC.

LSEs relating to urban effects are identified resulting from the following allocation sites:

- Allocated sites on the eastern edge of Leek (LE066, LE140, LE128a, LE142 a and b) located between 3.8km and 4.2km from the Peak District SPA and the South Pennine Moors SAC.

LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Minerals

In Mineral Safeguarding Area for 'bedrock sand'. Any application should be accompanied by a Mineral Safeguarding Statement.

Staffordshire Minerals Planning Authority: Developers should take account of the requirements of Policy SD1 (5) and investigate the potential for using in-situ minerals in construction works.

Options Consultation July 2015

Not applicable – site was not included in 2015 Site Options consultation.

Council response –

- Further investigations are required to establish any constraints on the site.
- The Council has a Landscape & Settlement Setting Study and this site is not identified as being important landscape setting to the settlement.

Preferred Options Consultation April 2016

Natural England - With regard to preferred site ADD 09 please refer to our generic representation on local wildlife Sites and related information. We advise that the Council checks on this site's status accordingly. Our 'priority habitat' records (Ref – Section 41 of the Natural Environment and Rural Communities Act 2006) show the adjoining land to the west and south of this site as a block of deciduous woodland and lowland grassland of good quality. Given the site's close proximity to lowland deciduous woodland the local plan process should seek to ensure that the provisions of policies NE1 Biodiversity and Geological Resources and C3 Green Infrastructure are implemented.

Council response -

Note this site was the subject of a Phase I survey as part of the Council's 2016 Ecological Study. The site report acknowledges the site's surroundings, the evaluation provides recommendations for further surveys/actions, based on the survey. The Council will weigh the ecological evidence against all other relevant evidence when it selects 'preferred sites'. Note that Local Plan policies will set out for any appropriate ecological protection measures across site allocations.

SCC Highways - In Leekbrook site ADD09 should be required to take access off the A520.

SCC Transportation - Access via Brooklands Way may not be achievable and access from A520 should be considered. A520/Basford Lane will require assessment as well as Basford Lane/Brooklands Way. Sustainable transport links may require improvement. Public Transport comments: Service 16 between Hanley, Cheddleton and Leek operates every 30 minutes along the A520 Cheddleton Road. Service 116 also provides 3 additional journeys per day between Leek and Cheddleton.

Council response – Comments noted. The above will be reflected in any site-specific policy, including any requirement to submit a TA.

Environmental Health: No significant Issues/ possible groundwater contamination but unlikely to be significant constraint; loss of greenfield land / adjacent to area of special biological importance (non sta consideration

Council response – Comments noted. Refer to Natural England response.

Leek

ADD09 – Land West of Basford Lane Leekbrook

SCC Lead Local Flood Risk Officer: Adjacent flow path, steep site, may need 3rd party land to discharge surface water. FRA required.

Council response – Comments noted. Site-specific policy to reference these issues and need for FRA.

Coal Authority: Welcome the fact that the site assessment documents covering the site options does identify ground instability arising from mining legacy and as such The Coal Authority supports the broad approach taken to site selection. We have no views on the actual sites chosen as this is a matter for local determination following consideration of all relevant factors.

Latest Coal Authority data 27/04/2016. Site does not fall within any coal risk area.

Council Response – Sites affected by mining legacy to have a policy criterion to clarify that developers should recognise mining legacy problems and demonstrate how they can be positively addressed by new development. Policy also to clarify that no development should take place over mine entries even when treated.

Public response – Objections:

- damaging to a beautiful part of the Staffordshire Moorlands countryside and the wildlife habitats contained therein
- given the elevated position of the site, the creation of a hardstanding area of development will greatly contribute to the risk of flash flooding via the brook below
- development would have an adverse impact on the natural wildlife habitats contained within the adjacent heathland
- would be a visual intrusion into the green open space currently observed on the rise towards Cheddleton Heath, which would be highly visible to travellers along the A520 from Leek
- access to the site would be highly impracticable due to the narrow road bridge crossing the brook, which sits just above the current industrial estate, on Basford Lane.

Council response -

- The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites. This includes landscape impact evidence, ecological evidence, and a Strategic Flood Risk Assessment for the District.
- The most recent 2016 landscape impact study concluded the site is of medium landscape sensitivity; it also provided recommendations regarding mitigatory measures including restricted development and building heights on the higher ground.
- All current Preferred Options sites were subject to Phase I ecological surveys between 2014 and 2016; a 2016 ecology study also considered the scope for 'local wildlife site' (ie.SBI) designation for all of these preferred options. These studies set out ecological evaluations of the sites followed by recommended further surveys/actions in the event of future development. The Council would expect subsequent schemes to take account of this evidence; further Core Strategy Policy NE1 allows for the Council to require ecological mitigatory or compensatory measures where appropriate. The 2016 survey concluded that most of the site (improved grassland) was of 'site level' nature conservation value only; however the perimeter hedgerow habitat was of higher nature conservation importance (and may qualify as a local-level nature designation, subject to further survey). A number of pre-development surveys/actions are also recommended in relation to badgers, bats and birds. Note that ecology evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites. According to the 2006 NERC Act, the Council must in its Planmaking, have regard to the purpose of conserving biodiversity.
- The SFRA provides an overview of flood risk from all sources across the District, and will be used alongside formal EA responses regarding proposed allocations. All major development proposals will also be required to integrate sustainable drainage measures (SuDS) into site layout, as a condition of Local Plan policy (to mitigate flood risk elsewhere).
- Note that all evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites.
- Vehicular access to the site is anticipated via the Dockseys haulage company to the west, onto the A520, not from Basford Lane. The SCC Highways comments to the consultation are based upon this.

Preferred Options Local Plan Consultation July 2017

Leek

ADD09 – Land West of Basford Lane Leekbrook

Natural England: welcome the ecological protection measured included in the policy wording.

Environment Agency: This policy should detail how a flood risk assessment will be required to cover surface water management and the potential effect of any additional runoff on properties downstream in the village. There is a flood warning area for the River Churnet at Leekbrook including Primrose Close, Tulip Way and Wardle Gardens. The Environment Agency (EA) are currently investigating options for improving the flood defences in the village. If a viable solution can be found it will be subject to the availability of funding. A local flood action group has been set up. It may be appropriate for the developer of the proposed site to contribute towards the cost of the flood alleviation scheme. The EA request that there is early engagement between the developers and the EA regarding this. This policy should therefore be amended to include the requirement for a flood risk assessment and engagement with the EA.

Council response: Agree to add new bullet to policy to state:

"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".

Also agree to amend the supporting text at para 9.111 to include the information provided in EA submission about the flood warning area and local flood alleviation schemes etc.

Severn Trent Water:

Known network constraints	Assumed connectivity	Surface water disposal	Potential impact on sewerage infrastructure
The proposed development is located west of Basford Lane, Leekbrook. There are no reported flooding incidents downstream of the development. There is a pumping station (JOSHUA WARDLE (SPS)) approximately 0.54KM downstream that pumps flows to LEEK (WRW) treatment works. This development should be considered with "LEEK EM2 - Land East of Brooklands Way" as foul flows from both developments would drain to JOSHUA WARDLE (SPS).	The foul flows from the new development could connect at node SJ98535901 (150mm) which is located at the north west edge of the site. Alternatively the foul flows could be connected at node SJ98537910 (150mm) which is located at the north east edge of the site. From looking at the topology of the area the development is likely to require a gravity sewer if connecting to node SJ98537910, where as a pumped connection may be required if connecting to node SJ98535901. Further modelling analysis would be required to assess the hydraulic impact of the extra flows to the existing network from the new development.	There is no existing surface water system that could be utilised that is south of Leek Brook. The north edge of the development is close to Leek Brook so new surface water pipes could outfall at this point. Alternatively the developer could also consider SUDs to help manage surface water flows from the site.	Low - (subject to hydraulic modelling)

Council response: comments noted.

Leek

ADD09 – Land West of Basford Lane Leekbrook

Public response: 4 objections: 1 general comment.

Public response – objections:

Main issues raised:

- Para 9.108 states that this site in Leekbrook contributes to future employment land requirements for Leek. This is in contrast to policies DSR2 and DSR3 that indicate the two Preferred Employment Allocations at Leekbrook fall within the rural area and is unsound. This is contradictory to Leekbrook's status as a 'smaller village' in the settlement hierarchy. If Leek seeks to benefit from the employment allocations within the rural area of Leekbrook the housing policy for Leekbrook will need to be revised and the settlement status as small village reviewed.
- Reference to Leekbrook within Policy E2 is inconsistent with the Settlement Hierarchy (Policy SS2), the Future Provision and Distribution of Development (Policy SS3), Strategic Housing and Employment Land Supply (Policy SS4), the Smaller Villages Area Strategy (Policy SS9) and New Housing Development (Policy H1).
- Development here will block remaining views of the countryside.

Council Response:

- Settlement hierarchy established in adopted Core Strategy. Leekbrook has not become more sustainable for housing development since the Core Strategy was adopted. Removal of boundary reflects desire for all Smaller Villages to be treated on the same basis. Infill approach allows for development, subject to criteria being met.
- paras 9.102- 9.103 illustrate the relationship between Leekbrook and Leek, including employment 'broad areas' in the Core Strategy that serve Leek.
- Leek Area Strategy Pol SS5 Part (2) explains how improving/intensifying existing employment areas at Leekbrook will be supported. It also supports the employment allocations for Leek, as illustrated on the maps. However agree to amend supporting text to Leek SS5 Policy at para 7.40 to clarify this relationship (as per para 9.103) and explain how Leek employment allocations are shown on both the Leek and Leekbrook proposals maps.
- Site-specific policies DSR2 and DSR3 set out development expectations for the two Leekbrook employment allocations.
- The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites. This includes landscape impact evidence. The most recent 2016 landscape impact study concluded that the surrounding commercial development encloses this site reducing visual prominence. The site is assessed of medium landscape sensitivity. Owing to the sloping nature of the site, mitigation measures are recommended including restricted development and building heights on the higher ground. This is reflected in the site Policy DSR3. Note that landscape evidence must be weighed against all other relevant evidence when the Council prepares its Local Plan.
- Issues such as overlooking, screening and other impacts on existing residents will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.
- Note there is no 'right to a view' in planning law.
- The Council is required to demonstrate how it will provide for its residual employment land requirements for Leek to 2031; and the Council considers it appropriate to identify additional employment land for Leek across a range of locations across Leek and Leekbrook, with good access to main roads such as the A520, to provide choice in locations to at least meet this requirement.
- The Council consults with its internal Environmental Health Team, and the Environment Agency when considering which development sites to proceed with in its Local Plan. Neither objected to the inclusion of this site (although EA suggested a policy requirement for

Leek

ADD09 – Land West of Basford Lane Leekbrook

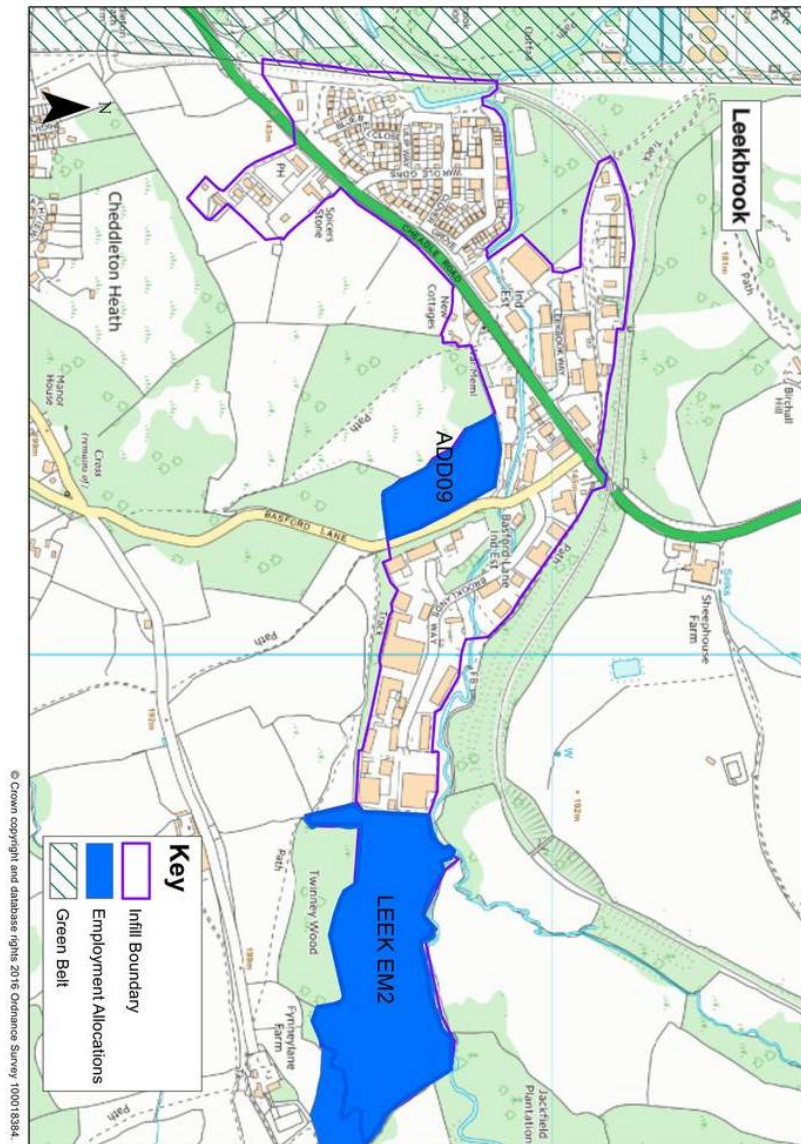
submission of a flood risk assessment). Any subsequent schemes arising on the site would have to conform with the Council's (and NPPF) design, landscape, and amenity policies.

Local Plan Publication (Submission Version February 2018)

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.

Leek

ADD09 – Land West of Basford Lane Leekbrook



Picture 9.7

EM2

Leek

Leek EM2 – Land east of Brooklands Way Leekbrook

Local Plan Process

- Site included in Council's SELAA employment database on basis of a 2006 outline industrial consent; and its identification in the Council's 2008 District Employment Land Study as employment opportunity land
- Included in the site options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Included in the Preferred Options Local Plan July 2017
- Included in the Submission Version Local Plan 2018

Current Position

Site taken forward into Submission Version Local Plan as:

- Resolution to approve outline planning application SMD/2014/0678 in August 2016 (awaiting legal agreement) for the erection of B2 and B8 units
- Abuts long established industrial area
- Part of a suite of employment allocations across different areas of Leek to provide choice
- Existing perimeter screening

Key Issues

- **Heritage** – listed building within 60m to south
- **Ecology**- Vast majority of site currently part of wider SBI designation however both ecological surveys concluded site had low biodiversity value. Development of site would need to include ecological mitigation measures. Site has resolution to approve above planning application following demonstration of appropriate mitigation measures.
- Large undulating greenfield site in open countryside
- site relatively inaccessible to services and facilities
- **Flood Risk** - northern strip of site along brook is Floodzone 2/ FZ3
- **Protected habitats** - HRA states potential increase in traffic associated with this new employment site could potentially increase air pollution near to the SPA/SAC - require further investigation in the HRA.

Site Information

Greenfield /brownfield	Built up area boundary/ countryside	Est. housing capacity	Area (ha)	Ownership status	Site details
Greenfield	Countryside (abuts Leekbrook boundary)	NIL (employment consent/ proposed allocation)	5.42 gross (Consent illustrates 9x units at 5000-1000m ² each)	Vast majority of site owned by applicant apart from western access (3 x owners listed on planning application)	<ul style="list-style-type: none"> • Vast majority of site is a designated SBI (Twinney Wood and Grassland) • Includes woodland and group TPOs • Undulating topography • Proximity to listed Fynney lane Farm • Public rights of way along perimeters • northern strip of site along brook is Floodzone 2/FZ3

Local Plan and Site Allocations Viability Study (May 2018)

The results of the commercial viability testing (based on generic typologies of industrial uses across different site sizes and accounting for developer profit) indicate that at present, standalone industrial development is unviable across the District on this basis. In the case of employment sites identified in the Local Plan there is likely to be a range of different types of employment development including offices, industrial and warehousing. Development may be brought forward using a variety of different mechanisms or the landowners may simply service the sites and seek to sell plots for owner occupation or design and build. The study concludes that the Plan Policy obligations do not place such a burden on new employment development so as to prejudice its future delivery.

Leek

Leek EM2 – Land east of Brooklands Way Leekbrook

Studies

Extended Phase 1 Habitat Survey 2015 (FID 208)

Conclusion

The site at the time of survey appeared to have mostly low biodiversity value overall in terms of the marshy grassland area, however given the precautionary principle to ecological protection, and given the sub-optimal time of year the survey was carried out, it is recommended that another full floral survey is conducted at an appropriate time of year. The site also has some broadleaved woodland, scrub and riparian vegetation within its boundary, and is adjacent to an important mosaic of semi-natural broadleaved woodland, scrub, a stream and grasslands.

Given that the SBI covers the majority of the site, and owing to the ecological importance of a third tier site designated for its ecological assemblage, it is recommended that any future development of this site is considered in line with paras 7, 9, 17, 109, 114 and 117 NPPF; and also in relation to the Council's own Core Strategy Policy NE1.

The following surveys/actions are therefore recommended if development works are to be carried out.

- Floral survey at an appropriate time of year, preferably between mid-June to July
- Badger survey
- Reptile survey
- Vegetation removal at the appropriate time of year.

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance.

The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status:

- Further survey of the 2 trees identified as potential bat roosts
- Further badger surveys
- Reptile survey.

Landscape & Settlement Character Assessment (2008)

Forms part of important landscape setting to Leek.

Landscape, Local Green Space & Heritage Impact Study (August 2016)

Landscape Results

The site comprises grassland, adjacent to a stream on the northern boundary, which gradually slopes up to woodland on the southern boundary. The site is large and open however it is enclosed by woodland and located at the bottom of a valley, and so has low visual prominence. The character of the site is affected by the adjacent industrial development, which is visually prominent from within the site. The site forms part of an SBI (which also includes the woodland to the south) and this must be considered; ecology surveys will be required to determine the value of the site for biodiversity. However, in landscape terms, the site is a logical extension to the existing industrial development, and the woodland which encloses the site will limit development and thus prevent encroachment on the surrounding countryside. ***Site is of low landscape sensitivity. However, the value of the site for biodiversity should be determined prior to allocation.***

Heritage Results

There is one Grade II* Listed Building within the 400m buffer. The site lies in a valley with an existing industrial estate adjacent to the west. Due to the topography of the surrounding landscape and the dense screening of vegetation, there was no intervisibility between the site and the asset. Despite this, the site is part of the setting of the asset. The setting contributes to the significance of the heritage asset and it would be likely that development of the site would adversely affect its setting. Affects may be reduced if development was kept in the western half of the site only so as to not infringe on the setting of the asset. The site is within the HLC type of small irregular fields. This type is post-medieval in date and not sensitive to change. ***Site suitable for development in heritage terms, subject to suitable***

Leek

Leek EM2 – Land east of Brooklands Way Leekbrook

masterplanning; if development is limited to the western half of the site and an appropriate mitigation strategy is put in place.

Green Belt Review (November 2015)

Not applicable.

Sustainability Appraisal

Initial Sustainability Appraisal Report April 2016

The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. The site's accessibility to open space is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and the site is located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as being a negative effect, as could the site's proximity to historic assets and a partial SBI designation.

Initial HRA Screening

Potential increase in traffic associated with this new employment site could potentially increase air pollution near to the SPA/SAC thereby increasing nitrogen and acid deposition. These potential effects require further investigation in the HRA.

Updated HRA Screening of Preferred Options Sites June 2017

The purpose of screening is to identify whether the elements of a plan (i.e. policies, site allocations) could result in Likely Significant Effects (LSE) on European sites.

Further investigation has been undertaken in relation to potential urban effects resulting from these allocation sites. Urban effects on European sites typically have an adverse effect on sites within 500m of residential areas (primarily due to cat predation and fire risk due to arson etc). Other urban effects (primarily dog walking from the site to the SPA/SAC) can have an adverse effect on European sites up to 1.6km from residential areas. All allocated sites identified as preferred options are further than 1.6km from the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC.

LSEs relating to urban effects are identified resulting from the following allocation sites:

- Allocated sites on the eastern edge of Leek (LE066, LE140, LE128a, LE142 a and b) located between 3.8km and 4.2km from the Peak District SPA and the South Pennine Moors SAC.

LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Minerals

Western part of site falls within Mineral Safeguarding Area for 'bedrock sand'. Any application should be accompanied by a Mineral Safeguarding Statement.

Staffordshire Minerals Planning Authority: No comment.

Options Consultation July 2015

Environment Agency – Site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA.

Natural England – Proposed allocation Leek EM2 (Employment) coincides entirely with the local wildlife site Twinney Wood and Grassland. Recommend Council address local plan and NPPF policies to see if the site goes forward to the next stage. DC1, 110, 113, 117 and 118 NPPF.

SCC Highways: Subject to satisfactory design.

Public response

2 comments - 2 objections

Issues raised:

Leek

Leek EM2 – Land east of Brooklands Way Leekbrook

- Infrastructure - Traffic / Transport
- Landscape
- Nature Conservation- DEFRA environmentally sensitive area
- Amenity (e.g. noise, privacy, loss of light)
- Scale of development- destabilise existing property
- Listed Building / Conservation Area- impact on grade II* listed Fynneylane Farm
- Other- as evidence shows a reduction in demand for B2 units and as permission was granted over 10 years ago the situation should be reassessed.

Council response –

- Any planning application would have to satisfactorily address any access issues raised by SCC Highways Officer and SMDC Environmental Health Officer regarding amenity/noise.
- The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. The impact on the National Park requires consideration and also Habitat Regulations Assessment of this site would be required if it is taken forward to test impact on European protected habitats.
- The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. The Study recommends that any future development of this site is considered in line with relevant NPPF and Core Strategy Policies. A number of precautionary surveys/actions are also recommended in the case of development.
- The Council holds recent evidence which demonstrates that there is need for additional employment land across the District (including B2 uses). The Spatial Strategy of the Core Strategy breaks down this requirement into sub-requirements, including a requirement for the Leek Wards. Leek EM2 is proposed under the Core Strategy Spatial Policy for Leek as a 'Broad Location for Employment' to contribute to meeting this need. Consequently this has been taken forward into the Site Allocations process.
- Due to the proximity to the Grade II* listed building a Heritage Impact Assessment will be undertaken during the plan production process if the site is taken forward.

Preferred Options Consultation April 2016

SCC Transportation - Access via Brooklands Way may not be achievable and access from A520 should be considered. A520/Basford Lane will require assessment as well as Basford Lane/Brooklands Way. Sustainable transport links may require improvement. **Public Transport comments:** Service 16 between Hanley, Cheddleton and Leek operates every 30 minutes along the A520 Cheddleton Road. Service 116 also provides 3 additional journeys per day between Leek and Cheddleton.

Council response – Comments noted. The above will be reflected in any site-specific policy, including any requirement to submit a TA.

Heritage England - It is not clear how the impact of the proposed LEEK EM2 site on the Grade II* Listed Building Fynneylane Farm and its setting has been assessed. Further information on this is required.

Council response – The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites. This includes a 2016 landscape and heritage impact study. This concluded that development of this site would not affect the setting of the listed building, and development of the site would be suitable in heritage terms. Note that heritage evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites.

Natural England - Our previous advice letter dated 14.9.15 refers regarding preferred site allocation EM2. However please refer to our generic representation on local wildlife Sites and related information. We also note that the allocation would overlay a public footpath and refer the Council to our previous advice regarding NPPF para 75 dealing with public rights of way and access. Given the site's close proximity to lowland deciduous woodland the local plan process should seek to ensure that the provisions of policies NE1 Biodiversity and Geological Resources and C3 Green Infrastructure are implemented.

Leek

Leek EM2 – Land east of Brooklands Way Leekbrook

Council response – The site was subject to a Phase I ecological survey in 2014. The site report acknowledges the site's SBI status (and surrounding features etc); and factors this status into subsequent evaluation/conclusions, recommending the site be considered regionally important, and recommending a number of further surveys/actions would be appropriate prior to development. The Council would ensure development proposals respect the routes of public rights of way; stating this in site allocations policies, where relevant. Note that Policies NE1 and C3 already seek to enhance public access to the countryside (subject to landowner agreement, where relevant).

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, a number of further surveys are recommended to establish SBI/BAS status.

Note site Leek EM2 was granted outline industrial consent in 2016.

Environment Agency - Contrary to our previous advice, a Level 2 SFRA will not be required for Leekbrook EM2. This is due to the size of the site and the fact that any floodplain is unlikely to impact on its deliverability. The watercourse running along the majority of the northern edge will still need to be modelled in detail at the application stage and the site is still subject to the Sequential Test.

Council response – Comments noted. Note site Leek EM2 was granted outline industrial consent in 2016.

Staffordshire County Council - Leek EM2 is mainly within a Site of Biological Importance. This SBI supports several habitats of principal importance. The site has added value due to the diversity of habitats. In regard of NPPF biodiversity policy this site should not be included as a preferred option. If this site is taken forward the Local Plan should include policy requirement for off-site mitigation meeting Defra biodiversity offsetting requirements with replacement habitats demonstrating similar ecological connectivity.

Council response – The site was subject to a Phase I ecological survey in 2014. The site report acknowledges the site's SBI status (and surrounding features etc); and factors this status into subsequent evaluation/conclusions, recommending the site be considered regionally important, and recommending a number of further surveys/actions would be appropriate prior to development.

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, a number of further surveys are recommended to establish SBI/BAS status.

Note that ecological evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites.

Note site Leek EM2 was granted outline industrial consent in 2016. Full proposals would be assessed against the findings of this study, and relevant Local Plan and NPPF policy.

Environmental health: No significant Issues; loss of greenfield land ; possible noise impacts on Fynneylane Farm

Council response – Comments noted.

SCC Lead local Flood Risk Officer: Employment. Main river floodplain. Consult EA. Surface water floodplain. Consult SCC as early as possible. Known problems downstream. FRA required.

Council response – Comments noted. Note that application SMD/2014/0678 included an NPPF-compliant site-specific FRA. Any site-specific policy for this site will reference the above, including the requirement to submit an FRA.

Coal Authority: Welcome the fact that the site assessment documents covering the site options does identify ground instability arising from mining legacy and as such The Coal Authority supports the broad approach taken to site selection. We have no views on the actual sites chosen as this is a matter for local determination following consideration of all relevant factors.

Leek

Leek EM2 – Land east of Brooklands Way Leekbrook

Latest Coal Authority data 27/04/2016. Site does not fall within any coal risk area.

Council response – Sites affected by mining legacy to have a policy criterion to clarify that developers should recognise mining legacy problems and demonstrate how they can be positively addressed by new development. Policy also to clarify that no development should take place over mine entries even when treated.

Preferred Options Local Plan Consultation July 2017

Staffordshire County Council: object on the basis that further work is required to demonstrate appropriateness of LEEK EM2 as an allocation, especially because it lies within a Site of Biological Importance.

Council Response:

Note that the vast majority of Leek EM2 (but not all) falls within the Twinney Wood SBI. Note that under SMD/2014/0678 the site already has a resolution to approve in outline, subject to appropriate off-site ecological compensatory measures which are currently being negotiated.

The site formed part of a 'broad location for employment' for Leek in the 2014 Core Strategy: the site was referenced in the Strategic Development Areas Plan to the Core Strategy (with ecological requirements identified as an infrastructure requirement) and the Policy assessed in the Implementation and Monitoring Plan to the Core Strategy (with delivery of Brooklands Way deemed to be of low risk). The Core Strategy was found sound following examination.

The site is also assessed in the Council's 2017 Sustainability Appraisal - this acknowledges ecological impacts upon the SBI, recommending further ecological impact work is required.

An extended Phase I ecological survey of the site was conducted in 2014. This concluded that the site was mostly comprised of (mostly low biodiversity value)marshy grassland, with some broadleaved woodland and scattered scrub. The site was ascribed as being regionally important ecologically, owing to the SBI designation. The site was the subject of separate Local Wildlife Site (LWS) assessment in May 2017: this considered that whilst a large proportion of the site has already been designated as part of the Twinney Wood and Grassland SBI, the remaining part of the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance. The assessment also considered the site regionally important owing to the SBI status.

In line with Local Plan Policies NE1 and SS1, the 2nd bullet DSR2 therefore requires development to demonstrate appropriate ecological impact mitigatory/compensatory measures.

Environment Agency: make general comments that:

- The northern boundary of the proposed site is the Leek Brook (part main river, part ordinary watercourse). The Leekbrook area is at risk of flooding from the River Churnet and Leek Brook which responds very quickly to heavy or excessive rainfall, often without warning (a rapid response catchment). There are properties at risk of flooding in the village, downstream of the proposed site. There is a flood warning area for the River Churnet at Leekbrook including Primrose Close, Tulip Way and Wardel Gardens. The policy should detail how a flood risk assessment will be required to determine the level of flood risk across the site as well as the potential risk of flooding elsewhere.
- The Environment Agency (EA) are currently investigating options for improving the flood defences in the village. If a viable solution can be found it will be subject to the availability of funding.
- A local flood action group has been set up. It may be appropriate for the developer of the proposed site to contribute towards the cost of the flood alleviation scheme. The EA request that there is early engagement between the developers and the EA regarding this.
- This policy should therefore be amended to include engagement with the EA.

Leek

Leek EM2 – Land east of Brooklands Way Leekbrook

Council Response:

The Council agrees:

- to amend the first bullet point Policy DSR2 about FRA requirement, to include wording (or similar) about how a flood risk assessment will be required to determine the level of flood risk across the site as well as the potential risk of flooding elsewhere. This will also be amended to refer to early discussions with both the EA and LLFA.
- to amend the supporting text at para 9.105 to include the information provided in Environment Agency submission about the two watercourses, rapid response catchment; local flood alleviation schemes etc.

Historic England: do not support the [3rd bullet] in Policy DSR 2 as the assessment should take place before the principle of development is accepted. HE however support the reference to limiting building heights where appropriate and consider that it may be relevant to have a specific building heights policy.

Council Response:

Note outline application SMD/2014/0678 for industrial development on this site, is currently being determined. The Council granted outline consent for industrial development on this site in 2007 (2006/0548/OUT-MJ) which expired unimplemented.

The site is assessed in the Council's 2016 Landscape, Local Greenspace and Heritage Impact Study, which already forms part of the Council's evidence base which has been used to assist in the selection of 'preferred' allocation sites over other sites, pursuant to para 169 NPPF. The site is also assessed in the Council's 2017 Sustainability Appraisal - this acknowledges heritage impacts upon the nearby listed building, recommending further heritage impact work is required. Note that heritage evidence must be weighed against wider evidence when the Council selects sites for development. Consequently the third bullet of the Policy requires subsequent schemes to demonstrate heritage impact mitigation.

The site formed part of a 'broad location for employment' for Leek in the 2014 Core Strategy: the site was referenced in the Strategic Development Areas Plan to the Core Strategy and the Policy assessed in the Implementation and Monitoring Plan to the Core Strategy (with delivery of Brooklands Way deemed to be of low risk). The Core Strategy was found sound following examination.

Severn Trent Water:

Known network constraints	Assumed connectivity	Surface water disposal	Potential impact on sewerage infrastructure
The proposed development is located east of Brooklands Way, Basford Lane Industrial Estate in Leekbrook. There are no reported flooding incidents downstream of the development. There is a pumping station (JOSHUA WARDLE (SPS)) approximately 1.2KM downstream that pumps flows to LEEK (WRW) treatment works.	The proposed development would connect at the head of the system so there would be no upstream impact due to the development. The foul flows could connect at node SJ99531701 (150mm). From looking at the topology in the area the development is likely to require a gravity sewer to connect to the existing network. Further modelling analysis would be required to assess the hydraulic impact of the extra flows to the existing network from the new development.	There is an existing surface water syatem that outfalls to Leek Brook approximately 200m downstream of the proposed development. Surface water flows from the site could connect to node SJ99531702 (300mm). Alternatively flows from the site could drain directly to Leek Brook which runs along the edge of the new development.	Low - (subject to hydraulic modelling)

Leek

Leek EM2 – Land east of Brooklands Way Leekbrook

Council response: comments noted.

Public response:

Main issues raised:

Public response: 1 objection.

- Paragraph 9.102 states that this site in Leekbrook contributes towards the future employment land requirements for Leek, but it suggests that Leekbrook is within a 'smaller village' and therefore the 'rural area' for housing policy purposes. This approach is inconsistent with other policies within the Preferred Options document and unsound. If Leek seeks to benefit from the employment allocations within the rural area of Leekbrook, then housing policy for Leekbrook will need to be revised and the settlement status as a 'smaller village' reviewed.

Council Response:

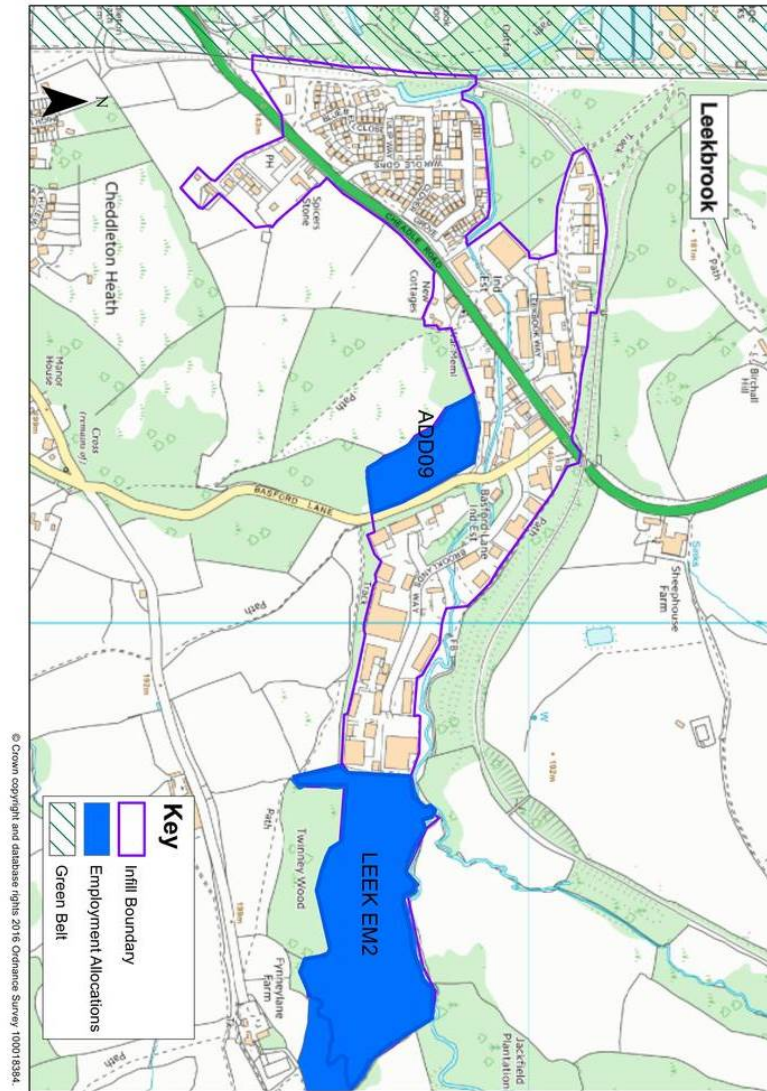
- Settlement hierarchy established in adopted Core Strategy. Leekbrook has not become more sustainable for housing development since the Core Strategy was adopted. Removal of boundary reflects desire for all Smaller Villages to be treated on the same basis. Infill approach allows for development, subject to criteria being met.
- paras 9.102- 9.103 illustrate the relationship between Leekbrook and Leek, including employment 'broad areas' in the Core Strategy that serve Leek.
- Leek Area Strategy Pol SS5 Part (2) explains how improving/intensifying existing employment areas at Leekbrook will be supported. it also supports the employment allocations for Leek, as illustrated on the maps. However agree to amend supporting text to Leek SS5 Policy at para 7.40 to clarify this relationship (as per para 9.103) and explain how Leek employment allocations are shown on both the Leek and Leekbrook proposals maps.
- Site-specific policies DSR2 and DSR3 set out development expectations for the two Leekbrook employment allocations.

Local Plan Publication (Submission Version February 2018)

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.

Leek

Leek EM2 – Land east of Brooklands Way Leekbrook



Picture 9.8

Mixed-Use Sites

Site Proformas are included for the following mixed-use sites:

LE150

Leek

LE150 Land adjacent Newton House Cheddleton Road

Local Plan Process

- Site suggestion from the SHLAA
- Site included in the SELAA on basis of its identification in the Council's 2008 District Employment Land Study as an existing employment site.
- Included in the site options consultation July 2015
- Included in the Preferred Options consultation April 2016 for mixed uses (enlarged site area following 2015 site representations from owner's agent).
- Included in the Preferred Options Local Plan July 2017
- Included in the Submission Version Local Plan 2018

Current Position

Site taken forward into Submission Version Local Plan as:

- Within town boundary with good vehicular access
- Owner support for mixed use allocation
- Large brownfield site which can accommodate much residential and business development
- Part of a suite of employment allocations across different areas of Leek to provide choice

Key Issues

- **Ecology** – Further survey work recommended in order to establish SBI/BAS status. Given proximity to ancient woodland and SBIs (Ballington Wood/Ladydale) to the east, Council to give consideration to requiring 'buffer' along east of site
- **Topography** – site raises to NE. LLGSHIS recommends development be concentrated to north of site
- **Protected habitats** - HRA states potential increase in traffic associated with this new employment site could potentially increase air pollution near to the SPA/SAC - require further investigation in the HRA. LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Site Information

Greenfield / brownfield	Built up area boundary/ countryside	Est. housing capacity / density	Area (ha)	Ownership status	Site details
Brownfield	Built up area	179 (34.1 dwellings per hectare gross based on agent's assumption that 5.25ha is actual developable area for residential).	9.27 gross (including 1.5ha for employment use. Estimated capacity 600m ²).	Owner are supportive of mixed residential / employment allocation	<ul style="list-style-type: none"> • Topography - LLGSHIS recommends development be concentrated to north of site • Council to consider case for eastern 'buffer' strip to protect ecology.

Local Plan and Site Allocations Viability Study (May 2018)

The results of the viability testing indicate that at the base position development on this site is likely to be viable. The impact of education contributions and the Optional Technical Standards M4(2) reduces the surplus and means that the scheme would not be sufficiently viable to support 33% affordable housing. At 20% affordable provision the scheme is likely to be able to support the education contribution plus M4(2) and remain viable.

Site DSL3 is a mixed use allocation with an element of employment land. The requirement to provide employment land leads to a reduction in the viability of the site.

Local Plan Housing Trajectory (June 2018)

This site is in the housing trajectory to begin within five years and complete by the end of the plan period (2021/22 – 2027/28).

Leek

LE150 Land adjacent Newton House Cheddleton Road

Studies

Extended Phase 1 Habitat Surveys 2015/2017 and Local Wildlife Assessment, 2017

The eastern part of the premises (about 4.15ha) underwent extended Phase I Habitat survey in 2015 by Lockwood Hall (FID207). The western remainder of the premises (about 5.29ha) underwent extended Phase I Habitat survey in 2017 by Ecus.

Ecus Ltd also conducted Local Wildlife Site (LWS) Assessment of both the eastern site (FID207), and of the western remainder of the site, in 2017.

These studies concluded:

	East of site (FID207)	Western remainder
Extended Phase I Habitat Survey Conclusions (Lockwood Hall & Ecus)	<p>The site has mostly low biodiversity value overall in terms of area but has had badger field signs recorded in one area, and is adjacent to a large area of semi-natural broadleaved woodland, Ladydale SBI and rough grassland to the south. Therefore the site is given district ecological value as the site abuts Ladydale SBI/ Ballington Wood. The following surveys/ actions are therefore recommended prior to any potential development works being carried out:</p> <ul style="list-style-type: none"> • Badger survey • Reptile survey • Creation of a buffer zone between the development and Ladydale SBI/ Ballington Wood • Vegetation removal at the appropriate time of year 	<p>The site has medium ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at district level only. However, more information is required regarding the potential to support a population of reptiles and badgers.</p> <p>The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Badger surveys <input type="checkbox"/> Reptile surveys.
LWS Assessment Conclusions (Ecus)	<p>The site has medium ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at district level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance, and the potential to support a population of reptiles and badgers.</p> <p>The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Badger surveys <input type="checkbox"/> Reptile surveys. 	<p>The site does not currently meet the criteria for SBI / BAS status. The site has potential to support protected species. The site habitats are considered to be of nature conservation value at up to district level. However, more information is required regarding the status reptiles and badgers.</p> <p>The following surveys/ actions are therefore recommended in order to assess the ecological importance of the site:</p> <ul style="list-style-type: none"> • Badger surveys • Breeding bird surveys of woodland • Gradual replacement of non-native trees with native trees in Ballington Wood • Survey of woodland flora in spring (March-May) for BAS / SBI potential • Reptile surveys • Further inspection of building B1 for bat roost potential • Bat activity survey of Ballington Wood • White-clawed crayfish of pond and brook for BAS / SBI potential.

Leek

LE150 Land adjacent Newton House Cheddleton Road

Landscape & Settlement Character Assessment (2008)

Does not form part of important landscape setting to Leek.

Landscape, Local Green Space & Heritage Impact Study (August 2016)

Landscape Results

Site comprises existing offices, parking and surrounding land on the southern edge of Leek, east of Cheddleton Road. The land slopes up to woodland to the east of the site, with a high point in the south-east corner of the site. The existing landscaping within the site is attractive and should be retained as far as possible if the site were to be developed, including existing trees, in order to prevent adverse effects on local landscape character. The existing frontage of tree planting and landscaping on Cheddleton Road should be maintained. The high point at the south-east corner of the site is currently undeveloped and should remain so as it would be visually prominent. Development should be concentrated in the north of the site where visual prominence is lowest. **Site is of low landscape sensitivity.**

Heritage Results

There are nine Grade II Listed Buildings within the 400m buffer. There was no intervisibility with the assets to the north of the site due to intervening vegetation and buildings. Therefore, development would be highly unlikely to adversely affect the settings of those assets. The settings of the three assets to the south of the site are not considered to contribute greatly to their significance. However, adverse effects could be reduced by stepping development back and using vegetation screening along the south-western edge of the site. Development would be highly unlikely to adversely affect HUCA 13 (Leek Extensive Urban Survey report 2011). **Site suitable for development in heritage terms subject to appropriate masterplanning.**

Green Belt Review (November 2015)

Not applicable.

Sustainability Appraisal

Initial Sustainability Appraisal Report April 2016

The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the proposed delivery of circa 120 is likely to have a significant positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The site's proximity to historic assets and district ecological importance is likely to have a significant negative effect.

Initial HRA Screening

New housing development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this requires further investigation in the HRA. The screening has also identified that new employment sites could also increase traffic and air pollution near to the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this also requires further investigation in the HRA. The closest part of the SAC/SPA (Leek Moss SSSI) is approx. 4km from the western edge of Leek.

Potential increase in traffic associated with this new employment site could potentially increase air pollution near to the SPA/SAC thereby increasing nitrogen and acid deposition. These potential effects require further investigation in the HRA.

Updated HRA Screening of Preferred Options Sites June 2017

The purpose of screening is to identify whether the elements of a plan (i.e. policies, site allocations) could result in Likely Significant Effects (LSE) on European sites.

Further investigation has been undertaken in relation to potential urban effects resulting from these allocation sites. Urban effects on European sites typically have an adverse effect on sites within 500m of residential areas (primarily due to cat predation and fire risk due to arson etc). Other urban effects (primarily dog walking from the site to the SPA/SAC) can have an adverse effect on European sites up to 1.6km from residential areas. All allocated sites identified as preferred options are further than 1.6km from the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC.

LSEs relating to urban effects are identified resulting from the following allocation sites:

Leek

LE150 Land adjacent Newton House Cheddleton Road

- Allocated sites on the eastern edge of Leek (LE066, LE140, LE128a, LE142 a and b) located between 3.8km and 4.2km from the Peak District SPA and the South Pennine Moors SAC.

LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Minerals

In Mineral Safeguarding Area for 'bedrock sand'. Any application should be accompanied by a Mineral Safeguarding Statement.

Staffordshire Minerals Planning Authority: Developers should take account of the requirements of Policy SD1 (5) and investigate the potential for using in-situ minerals in construction works.

Options Consultation July 2015

Statutory bodies/stakeholders

SCC Highways: Plot outline does not directly connect to the highway. Access road could be upgraded to adoptable standard depending on final proposal. Good access from existing roundabout. Transport Assessment will be required which should look at capacity and operation of existing roundabout and effect on Leek town centre.

Woodlands Trust – site adjacent to ancient woodland and unsound and should not be taken forward.

Natural England - Allocation adjoins Birchall Wood Ancient Given the proposed allocation's proximity the following policy material will need to be addressed: Policy DC1 Design considerations and Policy NE1.

Developer/Agent/Owner – Land available.

Public response No comments.

Council response –

- The Highway Authority does not raise any issues which would deem the site undevelopable.
- The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Study recommends if the site is put forward for development that a buffer is created between the site and Ballington Wood/ Ladydale SBI, possibly as an area of fenced off vegetation or newly planted broadleaved trees. It also recommends that badger and reptile surveys be conducted in advance of development.

Preferred Options Consultation April 2016

Statutory bodies/stakeholders

Staffordshire County Council Transportation - Access to site via existing roundabout junction which will require assessment. Links into town centre for pedestrians and cyclists will require consideration. **Public transport comments:** Service 16 between Hanley, Cheddleton and Leek operates every 30 minutes along the A520 Cheddleton Road. Service 116 also provides 3 additional journeys per day between Leek and Cheddleton.

Council response – Comments noted. The above will be reflected in a site-specific policy, including any requirement to submit a TA.

Woodland Trust - Ballington Wood is adjacent. Are concerned that proposed development adjacent or in proximity to the wood will have negative impacts on it, causing damage and potential loss. Ancient woodland is defined as an irreplaceable natural resource that has remained constantly wooded since at least AD1600. The length at which ancient woodland takes to develop and evolve (centuries, even millennia), coupled with the vital links it creates between plants, animals and soils accentuate its irreplaceable status. The varied and unique habitats ancient woodland sites provide for many of the

Leek

LE150 Land adjacent Newton House Cheddleton Road

UK's most important and threatened fauna and flora species cannot be re-created and cannot afford to be lost. With Staffordshire Moorlands District Council showing a valuable above average ancient woodland resource at 3.09% of land area compared to a UK average of 2.5%, it is critical that this irreplaceable natural resource is absolutely protected in this Document and highlighted appropriately. Development impacts on ancient woodland in a number of ways: Chemically through acidification, eutrophication and toxic pollution, Disturbance by noise, light, trampling and other human activity, Fragmentation as a result of the destruction of adjacent semi-natural habitats. Development provides a source of non-native plants and aids their colonisation. Any effect of development can impact cumulatively on ancient woodland - this is much more damaging than individual effects. We would recommend a buffer zone of at least 50 metres of semi-natural vegetation would be required to protect the woodland from the change in land use on the site for each allocation. This 50m should be included as part of the policy for each site.

Staffordshire County Council - LE150 is immediately adjacent to a Site of Biological Importance which is also Ancient Woodland and supports a habitat of principal importance. Appropriate layout and design will be required to avoid impacts on this woodland.

Council response - The site was subject to a Phase I ecological survey in 2015. The site report acknowledges the site's proximity to this ancient woodland (and Ladydale SBI etc); and factors this into subsequent evaluation/conclusions, recommending a number of further surveys/actions would be appropriate prior to development, including the creation of a buffer zone with the woodland given its AWI status. Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site has medium ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at district level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance, and the potential to support a population of reptiles and badgers.

The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status:

- Badger surveys
- Reptile surveys.

The Council would expect subsequent schemes to take account of this evidence; further Policy NE1 allows for the Council to require ecological mitigatory or compensatory measures where appropriate. The Council would assess all schemes against both this Policy and relevant NPPF policy (para 118): both provide protection to ancient woodland, requiring that the need for, and benefits of, harmful development be demonstrated to outweigh loss. According to the 2006 NERC Act, the Council must in its Planmaking, have regard to the purpose of conserving biodiversity. Note that ecology evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites, including for example, landscape impact evidence .

The Council will consider the scope for including requirement for an eastern buffer within the emerging site-specific policy for the site.

Leek Town Council - It's not an industrial location and the area would be spoilt if used for industrial purposes - it should be used for housing only.

Council response - Leek has residual general employment land requirement (of around 8ha to 2031) and the Council must demonstrate that it will fully meet this to have a sound Local Plan in place. General employment purposes encompasses light industry/officing through to general industry and warehousing. Government Policy promotes mixed land uses and sustainable development patterns, subject to proper consideration of amenity impacts (such as noise). The site will attract a dedicated Local Plan policy, and subsequent proposals will be assessed this and the NPPF.

Sport England - This mixed use allocation will involve the loss of tennis courts. This needs to be justified in terms of NPPF Par 74 or the tennis courts replaced by the developer and required by supporting text in the allocations document.

Council response – The Council is undertaking a review of open space, sport and recreation facilities which includes an updated playing pitch strategy.

Environmental Health: No significant constraints on residential development - minor contamination expected from light industrial buildings but easily dealt with

Council response – Comments noted.

Leek

LE150 Land adjacent Newton House Cheddleton Road

SCC Lead Local Flood Risk Officer: Mixed Alternative Uses. Not sure where surface water will go. FRA required.

Coal Authority: Welcome the fact that the site assessment documents covering the site options does identify ground instability arising from mining legacy and as such The Coal Authority supports the broad approach taken to site selection. We have no views on the actual sites chosen as this is a matter for local determination following consideration of all relevant factors.

Latest Coal Authority data 27/04/2016. Site does not fall within any coal risk area.

Council response – Sites affected by mining legacy to have a policy criterion to clarify that developers should recognise mining legacy problems and demonstrate how they can be positively addressed by new development. Policy also to clarify that no development should take place over mine entries even when treated.

Public response-

Objections:

- The construction of the 179 houses would cause us considerable congestion on the main Cheadle Road and the a520 together with traffic from the coop (Britannia) buildings at peak times. This could be a safety issue for the schools opening and closing times.
- Newton House has a preservation order on it as a 1960's construction and the Sir Hubbert Newton placed restrictions/regulations on it the building this needs to be addressed. Surely the land by the canal / scrapyard would be a more suitable 1 to be built Cornhill Site LE235 what happened to the affordable housing which is supposed to be built on the Sainsbury's site? Happened as parting the Sainsbury's deal then there would be no need for this development.
- Consider the development here should be limited to Housing to fit in with surroundings and be in place of housing on several site Leek East thus retaining the Green Belt area on the mount. This would also give a lesser impact on the road infra structure.
- The build of these houses is going to put a great strain on the resources, esp Compton School resources and the a520 at the moment the volume of the traffic is horrendous, queuing back to the railway bridge very often at 8 am onwards and between 3.30- 4pm and 5- 6.30.
- Leek has many areas which could be regenerated to bring standards up in the community. We should want visitors to look at town and say how wonderful this it is. When so much can be improved within the town why spend the money destroying the already pleasant and ambient areas outside the town? However due there my house is and its current environment I find I do not feel safe. There is good and bad everywhere but building affordable houses will bring more people, more problems, more anti-social behaviour. Not bothered if offices, a cinema, a hotel, a super markets even a mc Donald's is put on this site. If the same or similar foot print to newton house was kept it would retain some wildlife to continue to enjoy. I am however completely against any houses being built. I agree people should have a right to affordable housing but people have the right affordable housing but people should also have the right to live in a more select area should they wish to work hard enough to achieve it.
- This is indicated as being a mixed- use or employment site yet has a housing allocation of 180 dwellings. The congestion of traffic on this road with the Co-op head office and All Saints school is very heavy. Even crossing the road at a non peak time is difficult, impossible in the rush hours. Add to that another 180 houses. What are the proposals to address this and why is it down as mixed use when the plan says 179 dwellings.

Support:

- This area appears suitable for this purpose.
- Agent **HOW Planning** - submission seeks to promote the exceptional opportunity at Newton House, a highly sustainable brownfield site that is suitable for a residential-led mix of uses; and to provide detailed information to the Council which can be accurately reflected in the emerging Local Plan. [The following 4 attachments are submitted: A completed Preferred Options Sites and Development Boundaries Consultation Response Form A summary letter which outlines the basis for these representations A Development Statement (prepared by HOW Planning and Masterplanners 3DReid) that fully demonstrates the development capacity of land at Newton House and the exceptional opportunity it presents to utilise a site that is suitable, available and deliverable for a mix of uses An executive summary of an Employment Market Demand Review (undertaken by Cushman and Wakefield) which assesses the redevelopment potential of the

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site in terms of suitable land uses (bearing in mind its historic use for employment purposes), taking into account market considerations and supply and demand factors.

General Comments:

- **WYG** - This is a prominent existing employment site located within a viable employment location and the site is considered to be more appropriate for employment expansion than for housing. Additionally, the development of the agricultural land to the south of Newton House would result in the merging of Leek with Birchall to the south. [Report questions the stated housing yield/density on this site; and the %age split between housing and employment uses]. The over-optimistic density is likely to result in further under delivery of housing in Leek and across the district as a whole, further increasing the shortfall.

Council response –

- The Council consults with SCC Highways and SCC Transportation during Local Plan preparation. SCC Highways did not raise any objections to this site, however advise that the existing access road into the site could be upgraded to adoptable standard depending on the final proposal; and advise there is good access from the existing roundabout. A Transport Assessment will be required with any proposed scheme, which should look at capacity and operation of existing roundabout and effect on Leek town centre. SCC Transportation also advise that links into the town centre for pedestrians and cyclists would also require consideration. Note that the Council would assess schemes having significant transport impacts against relevant NPPF and Local Plan policy (including requirement for the developer to provide highways improvements where deemed appropriate).
- The Council is not aware that the site is presently affected by legal restrictions for the uses proposed.
- A 6.59 hectare industrial site off Barnfield Road, Leek near the Caldon canal was granted outline consent in August 2015 for redevelopment for residential, employment, tourism and leisure uses, retail units and pub, including railway station and marina. However existing industrial areas in use would not generally be allocated to other uses unless re-provision of equivalent or improved floorspace was involved.
- Site LE235 is also proposed for mixed employment and residential uses in the Council's Preferred Options.
- The Sainsburys site as part of its mixed use consent SMD/2013/1098 still enjoys residential consent on part of the site. Note Environmental Health Officer did not object to that scheme. The Council would assess residential schemes on sites affected by contamination in line with its adopted Policy SD4 and NPPF paras 120-121 NPPF. The responsibility of funding remediation rests with the developer.
- Page 25 of the Preferred Options consultation document sets out the residual housing requirement for Leek to 2031 (pursuant to Policy SS3 of the adopted Core Strategy). The Council must demonstrate that it will fully meet residual housing requirements for Leek to have a sound Local Plan in place. This requirement does not have to be met 100% from land allocations – unanticipated development of other urban brownfield/greenfield sites counts too – Table 4.1 factors in assumptions about future windfall housing (resulting in a lower residual requirement). This windfall would include urban sites not formally identified on the map. Applications for residential uses arising on such sites would be assessed on their merits against NPPF and Council Policies. As there is insufficient capacity to meet this residual need entirely from sites within the Leek town boundary, the remaining requirement is to be met from a combination of urban (brownfield and greenfield) sites, and peripheral "urban extensions" around Leek as set out in Tables 4.2 and 4.3.
- Any new developments would need to adhere to design policies to ensure character of the District is maintained.
- The broad justification for the Council's selection of 'preferred' sites over other sites, is site out in the 'Options Site Assessments' on the website. This includes consideration of heritage impacts, following consultation with the Council's Conservation Officer, and the heritage impact recommendations of the most recent 2016 landscape impact study. All proposed sites must also be the subject of sustainability appraisal (the Council's S.A. will be published as part of its evidence base).
- Note that none of the Mount sites falls within the Green Belt, whereas the western edge of Leek has Green Belt status. Whilst Councils can allocate within the Green Belt National Planning policy is clear that this requires exceptional circumstances to justify (as compared to non-Green Belt). The Council recently completed a Green Belt Review which assessed the suitability for retention of all areas of Green Belt in the District, against the five Green Belt 'purposes' set out in the NPPF. This will be used by the Council alongside other evidence

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inprogressing its Local Plan. The NPPF also allows for consideration of development proposals that would represent 'limited infilling', or in some cases redevelopment of 'brownfield' sites in the Green Belt.

- The Council consults with SCC Education during Local Plan preparation, and SCC have indicated a need for additional first- and middle- school land provision in Leek resulting from the town's development requirements. These are laid out in the Preferred Options consultation document.
- An element of affordable housing will be required for all major housing schemes in the District, as set out in Local Plan Policies. The Council may also require an element of starter homes, and self-build plots on such sites. The Council's housing/design policies and the NPPF expect that housing schemes provide for variation in design; and a mix of house types to meet differing socio-economic needs, including affordable housing.
- Table 4.4 of the consultation booklet explains that 35% of the site is anticipated for employment use; the remaining site area could accommodate approximately 179 dwellings, based on realistic housing density assumptions.
- The Council consults SCC Highways during every stage of Local Plan preparation; you can view their responses over proposed allocations on the Council's Site Allocations portal, including the 'Site Options Assessment' tables. In the event of development proposals upon this site, the Council would need to be satisfied that adequate and safe access to the public highway could be achieved and schemes having significant transport impacts would be assessed against relevant NPPF policy (including scope for contributions for highway improvements, where appropriate).
- Leek has both residual housing- and general employment- land requirements and the Council must demonstrate that it will fully meet these to have a sound Local Plan in place. Government Policy promotes mixed land uses, subject to proper consideration of amenity impacts. The site only encompasses curtilage to Newton House, so is not agricultural land, and already falls within the town development boundary (as does Birchall). The housing yield is based on a 29.8/ha density – a standard approach. However the yield in the consultation document is intended as a guide and future proposals must have regard to landscape (and other) evidence – the Council's 2016 landscape impact study concluded that the site is of low landscape sensitivity however the high point in the SE of the site should not be developed.

Preferred Options Local Plan Consultation July 2017

Landowner: Agent of landowner advise: They have previously submitted representations to the Local Plan Preferred Options Sites and Boundaries consultation (2016) and these should be read alongside this representation.

As previously set out, the proposed site represents an exceptional opportunity to better utilise a sustainable brownfield site that is suitable, available, deliverable and has no environmental or technical constraints to its redevelopment. It will result in a number of significant benefits including:

- regeneration of a brownfield site that is occupied by an ageing office building that is no longer fit for purpose. The ageing office building will be vacant by 2017 and there is no current demand for it;
- site that is accessible and sustainable, with excellent transport links. Also has strong links to Leek Town Centre; -critical new market and affordable homes in Leek and Staffordshire Moorlands during the forthcoming plan period;
- an element of flexible employment floor space that could complement (but not compromise) the Council's existing strategic priorities ;
- significant social and economic benefits to Leek and Staffordshire Moorlands;
- a policy compliant development that will safeguard release of more sensitive greenfield or Green Belt sites.

The agent makes further comments/observations on the policy:

- In respect to the quantum of development it is highlighted that the previously submitted Employment Land Market Demand report concluded that the site had the potential to accommodate between 0.5 hectares and 1.6 hectares of employment land. The landowner have instructed further work in order to assess the viability of a mixed-use development and this will be shared with the Council as soon as possible.
- In the context of the previous report and additional work to be provided, the landowner would suggest that the wording of the policy is amended as follows to allow for flexibility in terms of the final quantum of employment land: "*proposals should support approximately 179 dwellings*

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and **up to** 1.5ha of the site area for B-Class employment purposes". Comment also applies to any related policies, namely Policy E2 and Policy H4.

- it is noted that the requirement for contributions [in the first bullet] will be assessed at the detailed application stage and as such it is proposed that the wording is amended as follows: "make appropriate contributions towards infrastructure, **as necessary**".
- Owner welcomes the opportunity to work collaboratively with SMDC and key stakeholders moving forward, to ensure that the maximum benefits are derived from Newton House for Leek and for the District.

Council Response: Continued support for site noted. The Council awaits the further viability work to which you refer. With regard to proposed text amendments to the Policy, so as to maintain consistency across site-specific set out in the Local Plan it is not considered necessary, to add "as necessary" after infrastructure reference. The Council does not agree with the proposed addition text "up to" in the first paragraph regarding the quantum employment land expected: the Council has a residual OAN for employment land for Leek to which, along with other sites in the consultation Local Plan, the Newton House site makes a valuable contribution. The addition of the words "up to" would provide no guarantee that the site (and therefore town) would deliver sufficient employment land.

Natural England: This site is adjacent to Ballington Wood which is an ancient and semi-natural woodland. Natural England welcome the incorporation of a wildlife buffer along the eastern edge to protect the woodland.

Council Response: Support for reference of wildlife buffer in Policy noted.

Severn Trent Water:

Known network constraints	Assumed connectivity	Surface water disposal	Potential impact on sewerage infrastructure
<p>The development is located in the south east of the Leek catchment approximately 1km from the LEEK (Sewage Treatment Works). Hydraulic flood register shows that an existing item is linked to the BIRCHALL PLAYING FIELD (Sewage Pumping Station), which is located around 300m away and an incident on CHEDDLETON ROAD. The development could potentially connect to network north of the development, this would impact Pumping Stations ASHENHURTS WAY (Sewage Pumping Station) and LADY DALE (Sewage Pumping Station) which are directly downstream of the development. There is a reported flooding incident downstream at 128 Junction Road.</p>	<p>There is no existing drainage system, on site. An assumed connection point can be made either in the south or north of the development. However the site is lower than the assumed connection to the north and will require a pump. Network on the north of the site has a pipe diameter of 150mm. If the flows are diverted to the North of the site then there is potential for ASHENHURTS (Sewage Pumping Station) to be over capacity. Pipe diameter for assumed connection point in the south of the site is 150mm, increasing to 225mm on the main road. Site topography shows that this connection can be made by a gravity pipe.</p>	<p>There is a watercourse that passes through the site, as well as a pond located on site. The developer could potentially manage water on site using SUD's.</p>	<p>Medium - Potential capacity issues</p>

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Council Response: comments noted.

Sport England: notes that there [are] some tennis courts on the site and in accordance with NPPF Par 74 any site redevelopment would need to ensure they were either demonstrated as being surplus or replaced/re-provided elsewhere. The new PPS should provide information to support the assessment of whether they can be lost or should be mitigated.

Council Response: First bullet of Policy to be amended to the "standard" contributions bullet to also reference sports facilities:

"make appropriate contributions towards infrastructure, public open space, education, services and other community needs including sports facilities, as required."

Public comments: 2 supports; 6 objections; 5 general comments.

Main issues raised:

Public objections:

- Housing development here would result in the merging of Leek with Birchall to the south.
- the policy as drafted is too rigid. This can be improved by tweaking the policy *"This site amounting to around 9.27ha is allocated for mixed residential and/or employment use... The provision of a retirement village or specialist older persons housing would be especially welcome along with any linked or associated care provision."*
- To reduce traffic within the Town Centre and improve air quality, a continuation of the Leek Southern Bypass from the bottom of Ladderedge to Cheddleton Road (A520), should be continued through the Newton House site, to follow the valley up below Ballington Wood to connect with Ashbourne Road. At least provision for such a relief road should be planned into the better future of the Town.

Council Response:

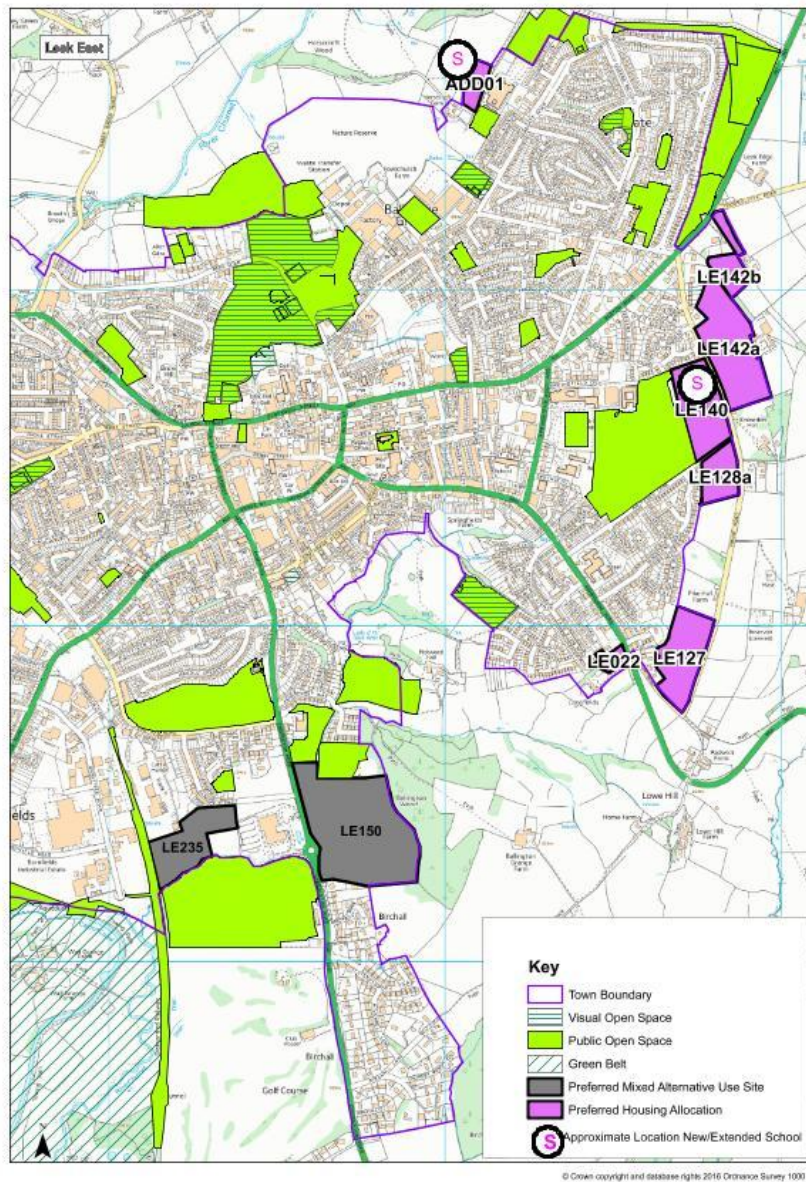
- The Birchall estate is a part of Leek, falling within the current town boundary. LE150 also falls entirely within the town boundary. The town boundary within this area is not proposed to be changed in the emerging Local Plan.
- The Council does not agree with the amendments proposed as providing an 'and/or' option would not ensure that the site provided any employment land.
- The Council considers it appropriate to identify additional employment land for Leek across a range of locations, with good access to main roads such as the A520, to provide choice in locations around the town. Site-specific Policy DSL3 specifies that the site should support housing in addition to 1.5ha employment land; however does not specify the type of housing. It is feasible that extra-care housing schemes may be in accord with this policy.
- The Council's transport evidence does not support the need for further new road schemes beyond those identified in the Local Plan, to accommodate the levels of development proposed. Note that both Ballington Wood and Ladydale, which lie between A520 and A523 at this point, are Regionally-important Sites of Biological Importance (SBI's). Proposals to remove/damage elements would conflict with Local Plan Policies NE1 and NE2, and NPPF Policy
- the predicted housing yield is based on a reasonable residential density for this location (around 34/ha) after allowing for an element (1.5ha) of employment provision on site (and assuming not all the site would be developed); the owner's agent has submitted particulars demonstrating this is possible.

Local Plan Publication (Submission Version February 2018)

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.

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Picture 9.9

LE235

Leek

LE235 Cornhill

Local Plan Process

- Site suggestion from the SHLAA
- Site included in Council's SELAA employment database on basis of its current employment allocation in 1998 Local Plan, and identification in the Council's 2008 District Employment Land Study as employment opportunity land
- Site was identified within the adopted Churnet Valley Masterplan SPD (2014) as a mixed use site within an opportunity area
- Included in the options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Site-specific Cornhill East Masterplan (across most of site) and public consultation on draft development (July 2016).
- Included in the Preferred Options Local Plan July 2017
- Included in the Submission Version Local Plan 2018

Current Position

Site taken forward into Submission Version Local Plan as:

- SMDC is a majority landowner of this site
- Part of a suite of employment allocations across different areas of Leek to provide choice
- Roughly corresponds to existing employment allocation from 1998 Local Plan
- The Cornhill East Masterplan report refers to how the proposed road will unlock access to the Council site and provide a new access to Leek Auctions from the roundabout on the A520, Cheddleton Road. It will form the first phase of the planned link road between Cheddleton Road and Leek Road.
- Within town development boundary
- accessible to services, facilities and open space.

Key Issues

- **Ecology** – 1.12ha of site at SW (Birchall Meadow) is a Biodiversity Alert Site. ECUS assessments 2016 concluded that Birchall Meadow continues to support diverse grassland that is likely to be of sufficient value to qualify as an SBI. It is suggested that connecting habitat should be maintained as much as possible along the southern and western boundaries of the site. A number of other actions and surveys are recommended in the case of development upon this site. Therefore Council would need to consider compensation measures against Local and National Policy were this site allocated.
- **Protected habitats** - HRA states potential increase in traffic associated with this new employment site could potentially increase air pollution near to the SPA/SAC thereby increasing nitrogen and acid deposition. These potential effects require further investigation in the HRA. LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Site Information

Greenfield/ brownfield	Built up area boundary/ countryside	Est. housing capacity/ density	Area (ha)	Ownership status	Site details
May be a mixture of brownfield (curtilage to Britannia House) and greenfield	Built up area	50 (based on 37.14 dwellings per ha gross assuming 1.346 ha Masterplan residential area).	3.13ha gross – Cornhill East Masterplan covers 2.176ha of this (comprised 0.83ha employment) Masterplan illustrates 3825m ² employment.	2xowners: SMDC (majority of site) and 1x other private owner. Both are supportive of Masterplan proposals.	<ul style="list-style-type: none"> • Proposed development of small business units and business hub. • the proposed road would unlock access to the Council site and provide a new access to Leek. • 1.12ha BAS to SW of site. Ecus conclude this could qualify as an SBI. Therefore Council would need to consider compensation measures against Local and National Policy were this site allocated.

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Local Plan and Site Allocations Viability Study (May 2018)

The results of the viability testing indicate that at the base position development on this site is likely to be viable. The impact of education contributions and the Optional Technical Standards M4(2) reduces the surplus and means that the scheme would not be sufficiently viable to support 33% affordable housing. At 10% affordable provision the scheme is likely to be able to support the education contribution plus M4(2) and remain viable.

Site DSL3 is a mixed use allocation with an element of employment land. The site also has a requirement for a significant new access road to be provided to open up the site. The requirement to provide employment land leads to a reduction in the viability of the site.

Local Plan Housing Trajectory (June 2018)

This site is in the housing trajectory to begin within five years and complete by the end of the plan period (2021/22 – 2023/24).

Studies

Extended Phase 1 Habitat Survey and Local Wildlife Assessment (ECUS, 2016)

Ecus Ltd conducted Phase 1 ecological survey of the site (incorporating Local Wildlife Assessment) in 2016. It concluded that Britannia House and landscaped habitat to the east of the site is not rich in native species and is habitat widespread throughout the country. It is therefore considered of importance for nature conservation at the site level only. The parcel of land in between Britannia House and Sandon Street is habitat which is not rich in native species and is widespread throughout the country. It is therefore considered of importance for nature conservation at the site level only. The small parcel of land adjacent to the south-east corner of the cattle market is habitat not rich in native species and is widespread throughout the country. It is therefore considered of importance for nature conservation at the site level only. All other habitats remain as described in the Ecological Appraisal report produced by Amey, October 2015. Birchall Meadow continues to support diverse grassland that is likely to be of sufficient value to qualify as an SBI.

The main areas of ecological interest are Birchall meadow and the immediately adjoining scrub / rank grassland, the railway corridor and the watercourse running along the southern boundary of the site. These areas provide the best habitat for bats, birds, badgers and, potentially, reptiles, as well as other flora and fauna. As much site habitat will be lost under the current development proposals, it is suggested that connecting habitat should be maintained as much as possible along the southern and western boundaries of the site. A number of other actions and surveys are recommended in the case of development upon this site.

Landscape & Settlement Character Assessment (2008)

Site does not form part of important landscape setting to Leek.

Landscape, Local Green Space & Heritage Impact Study (August 2016)

Landscape Results

Site comprises land to the west of existing offices south of Leek on Cheddleton Road, which includes paddocks, some tree planting and a small farmstead adjacent to the northern boundary. The site is bound by a dismantled railway to the west, beyond which Barnfields Industrial Estate is located. The site rises up to Sandon Street to the north, and is bound by Birchall Playing Fields to the south. The site is partially screened by surrounding vegetation, development, and changes in topography. The site fits well within the existing settlement pattern as it does not extend south of the existing adjacent development. Existing development to the north of the site does not contribute to a welldefined settlement edge, and development of the site could strengthen the settlement edge. Planting on the southern boundary could create a vegetated edge and reduce visual prominence. **Site is of low landscape sensitivity.**

Heritage Results

There are six Grade II Listed Buildings and one Conservation Area within the 400m buffer. Development would be highly unlikely to adversely affect the settings of the heritage assets due to intervening buildings and vegetation. The site is within HUCA 14 which, with appropriate development, would be highly unlikely to be adversely affected by development (Leek Extensive Urban Survey report 2011). **Site suitable for development in heritage terms.**

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Green Belt Review (November 2015)

Not applicable.

Sustainability Appraisal

Initial Sustainability Appraisal Report April 2016

The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the proposed delivery of circa 244 dwellings is considered to have a significant positive effect. The site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site is located within a flood zone which is likely to have a significant negative effect, as could its proximity to designated and historic assets.

Initial HRA Screening

New housing development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this requires further investigation in the HRA. The screening has also identified that new employment sites could also increase traffic and air pollution near to the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this also requires further investigation in the HRA. The closest part of the SAC/SPA (Leek Moss SSSI) is approx. 4km from the western edge of Leek.

Potential increase in traffic associated with this new employment site could potentially increase air pollution near to the SPA/SAC thereby increasing nitrogen and acid deposition. These potential effects require further investigation in the HRA.

Updated HRA Screening of Preferred Options Sites June 2017

The purpose of screening is to identify whether the elements of a plan (i.e. policies, site allocations) could result in Likely Significant Effects (LSE) on European sites.

Further investigation has been undertaken in relation to potential urban effects resulting from these allocation sites. Urban effects on European sites typically have an adverse effect on sites within 500m of residential areas (primarily due to cat predation and fire risk due to arson etc). Other urban effects (primarily dog walking from the site to the SPA/SAC) can have an adverse effect on European sites up to 1.6km from residential areas. All allocated sites identified as preferred options are further than 1.6km from the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC.

LSEs relating to urban effects are identified resulting from the following allocation sites:

- Allocated sites on the eastern edge of Leek (LE066, LE140, LE128a, LE142 a and b) located between 3.8km and 4.2km from the Peak District SPA and the South Pennine Moors SAC.

LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Minerals

In Mineral Safeguarding Area for 'bedrock sand'. Any application should be accompanied by a Mineral Safeguarding Statement.

Staffordshire Minerals Planning Authority: Developers should take account of the requirements of Policy SD1 (5) and investigate the potential for using in-situ minerals in construction works.

Options Consultation July 2015

Not consulted on as an option in 2015, because identified as an opportunity site in the adopted Churnet Valley Masterplan .

Council response –

- County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be

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required within Leek. The District Council will work with the County Council to identify an appropriate solution.

- This is a new suggested site. The site is well related to the settlement. Considered site could be suitable for mixed housing and employment use.
- SCC highway comments awaited.

Preferred Options Consultation April 2016

Natural England - Natural England notes the proposed preferred site for allocation in Leek. We note that it is located close to and/or adjoining existing areas of open space and green infrastructure. Suitable enhancements of existing open spaces may be required together with appropriate management (and funding thereof) in order to allow these open spaces to function effectively during the local plan period. Similarly the development of these preferred sites (if progressed) will need to include suitable multi-functional green infrastructure. Adopted local plan spatial objectives SO8 & 9 refer together with policies such as DC1 Design Considerations, DC3 landscape and settlement setting, and C3 Green Infrastructure.

Council response: The Council is currently progressing a Green Infrastructure Strategy for the District (as per Green Infrastructure Policy C3) which seeks to provide strategic linkages for such areas, and enhance public access to them. Further, the Council's open space policy sets out protection for existing public open spaces, as per NPPF policy. The Council liaises with Sport England and SCC when it considers what open space contributions development proposals should be required to make.

SCC Highways - Site LE235 has no obvious access route that can be determined from the plan. This should not be through the existing residential streets.

SCC Transportation - Access arrangements yet to be finalised, and should not ideally be considered via residential area, consideration of link road between A520 and A53 although this may not be found essential. Connectivity for pedestrians and cyclists into the town centre should be considered. Consideration of access from A520 via existing roundabout. **Public Transport comments:** Service 16 between Hanley, Cheddleton and Leek operates every 30 minutes along the A520 Cheddleton Road. Service 116 also provides 3 additional journeys per day between Leek and Cheddleton. Otherwise, service 18 operates along the A53 Newcastle Road every 20 minutes between Leek and Hanley, along with other less frequent services such as 109, 165/166, 93 and X15.

Council response: Comments noted. The above will be reflected in a site-specific policy, including any requirement to submit a TA.

SCC - LE235 includes a Biodiversity Alert Site supporting a habitat of principal importance. Off-site mitigation of loss of this habitat would be required to meet NPPF biodiversity policy guidance.

Council response:

The Council's NE1 Policy (Biodiversity and Geological Resources) sets out the circumstances when mitigatory or compensatory measures would be required for development proposals affecting regional/local designated sites. The Council commissioned ecological consultants in 2016 to carry out a detailed phase I ecological survey for the Cornhill site, including the western BAS. It also considers the scope for LWS designation across the site. It concluded that connecting habitat should be maintained as much as possible along the southern and western boundaries of the site; and made recommendations for further actions/survey work in the event of future development.

Subsequent development proposals on this site will therefore have to conform to the site-specific policy, policy NE1.Cornhill masterplan, and ecological report for the site.

Environmental Health: Some constraints on residential development: Possible industrial noise sources from the adjacent barnfields / cattle market / playing fields. Possible contamination from adjacent barnfields/ landfill site, would require investigation but unlikely to be a significant constraint.

Council response: Comments noted. Any site-specific policy will address these issues.

SCC Lead Local Flood Risk Officer: Watercourse at south of site, would need assessment & hydraulic modelling to ensure site is safe. FRA required.

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Council response: Comments noted. Any site-specific policy will address these issues including requirement to submit a FRA.

Coal Authority: Welcome the fact that the site assessment documents covering the site options does identify ground instability arising from mining legacy and as such The Coal Authority supports the broad approach taken to site selection. We have no views on the actual sites chosen as this is a matter for local determination following consideration of all relevant factors.

Latest Coal Authority data 27/04/2016. Site does not fall within any coal risk area.

Council response: Sites affected by mining legacy to have a policy criterion to clarify that developers should recognise mining legacy problems and demonstrate how they can be positively addressed by new development. Policy also to clarify that no development should take place over mine entries even when treated.

Public response-

Issues raised:

- Better all employment natural extension to Leek Brook and Barnfield areas.

Council response:

- Leek has a residual general employment land requirement (of around 8ha to 2031) and the Council must demonstrate that it will fully meet this to have a sound Local Plan in place. Whilst the Council is proposing an allocation at Leekbrook (Leek EM2) it is considered more appropriate to 'spread' provision for the town across the Leek wards (along good road links) to better serve the market. Also LE150 would benefit from proximity to the proposed southern link road at Cornhill.

Preferred Options Local Plan Consultation July 2017

Severn Trent Water:

Known network constraints	Assumed connectivity	Surface water disposal	Potential impact on sewerage infrastructure
The site is located to south of Leek. There is no hydraulic flooding reported in the area. The development is at the downstream end of the catchment and is located approximately 1km upstream of LEEK (Sewage Treatment Works). There are no known capacity issues.	An existing foul network runs along the West boundary of the site, where a connection can be made. The pipe diameter is 525mm.	There is a watercourse running along the North boundary of the site. Developer could manage surface water on site with a controlled connection to watercourse.	Low (subject to hydraulic modelling)

Council response: comments noted.

SCC: With regard to potential access to this site:

- Must be accessed off A523, not Sandon Street.
- The setting out of specific parking standards are welcomed. It is suggested though for garages to be counted towards parking provision they must have minimum internal dimensions of 3m x 6m.

Council Response: Council agrees to:

Leek

LE235 Cornhill

- amend para 9.27 as follows: "...access to the site ~~should~~ must (whether...)"
- amend first bullet to Policy DSL4 as follows:

"...provide for any transport infrastructure improvements having regard to the Churnet Valley Masterplan; and demonstrate acceptable access arrangement to the site which must not be directly served off Sandon Street"

- add sentence at end of first paragraph to Appendix 8 Parking Standards:

"...on a case by case basis. Note in the case of garage parking, minimum internal dimensions of the garage must be 3m x 6m:"

Public comments: 2 supports; 2 objections; 3 general comments.

Main issues raised:

Public objections:

- There is a water course to the eastern boundary. Numerous amphibian creatures inhabit this area.
- Some periodic groundwater leakage on site.
- Development will have an adverse visual impact on the area.

Council Response:

- Note an EIA has already taken place for this site. A range of ecological studies including overall phase I habitat surveys and detailed studies covering trees and vegetation, reptiles and bats have already been completed for this and all proposals and any subsequent planning application will need to comply with the recommendations identified.
- The Council consults with utilities providers, the Environment Agency, and the SCC Lead Local Flood Risk Officer during Local Plan preparation. These bodies did not object to this site. The SFRA provides an overview of flood risk from all sources across the District, and will be used alongside formal EA responses regarding proposed allocations. Note that subsequent development proposals would be required to integrate sustainable drainage features into layouts, as required by the Flood and Water Management Act, as set out in Local Plan Policy SD5.
- SCC Highways/Transportation advise that access to the site should (whether or not via link road) be onto the existing roundabout junction onto A520, not via Sandon Street. The Council would assess the acceptability of access arrangements of proposed schemes on a case by case basis after having consulted with SCC Highways.
- The Council uses evidence to justify its selection of 'Preferred' allocation sites from wider sites. This includes landscape impact evidence. The most recent 2016 landscape impact study concluded that site is of low landscape sensitivity, recommending that planting on the southern boundary could create a vegetated edge and reduce visual prominence. The Council would also apply its own design/landscape policies (and NPPF Policies) to subsequent schemes arising on the site. Note that landscape evidence must be weighed against all other relevant evidence when the Council selects 'Preferred' sites.
- Issues such as external lighting in schemes can be controlled by the Council's amenity policies. Streetlighting is a matter controlled by SCC Highways.
- Note that the approved railway terminus SMD/2014/0750 to Leekbrook lies further south so would not be compromised by a potential link across the railway line. Refer also to Policy T2 regarding protection of railway lines in the District. Note new bridge structures or engineering operations (where not already permitted under separate railway legislation) would require planning approval in the normal way, including assessment against Council design/landscape policies.

Leek

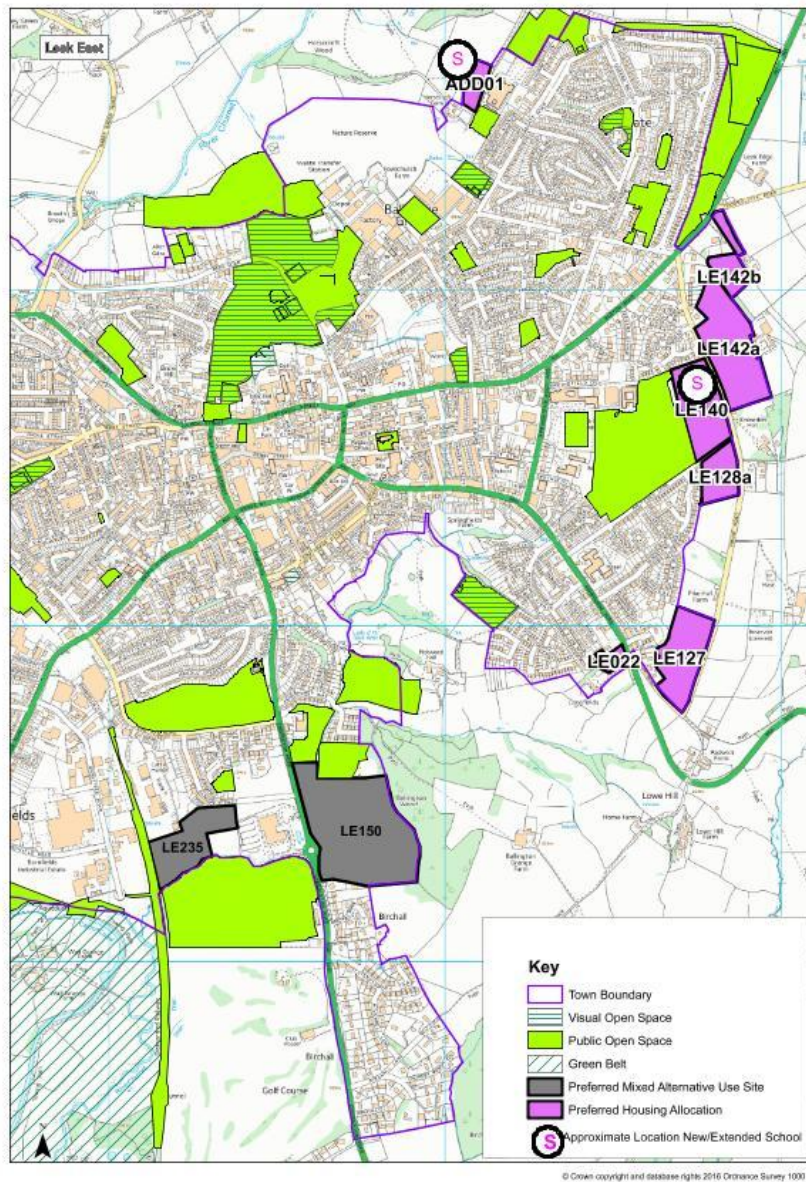
LE235 Cornhill

Local Plan Publication (Submission Version February 2018)

Refer to Staffordshire Moorlands Local Plan (Submission Version) Consultation Analysis Report May 2018.

Leek

LE235 Cornhill



Picture 9.10

The Omission Sites



10 The Omission Sites

The Omission Sites

Local Plan Omission Sites

10.1 Site Proformas are included for the following residential sites **not** to be taken forward into the Submission Version Local Plan:

10.2 **Former Fowlchurch Tip**

Leek

LE045/076/091 Former Fowlchurch Tip, off Ball Haye Green

Local Plan Process

- Included in the site options consultation July 2015
- Not included in the Preferred Options consultation April 2016
- Not included in the Preferred Options Local Plan July 2017
- Not included in the Submission Version Local Plan 2018

Current Position

Site taken not forward into Preferred Options Local Plan:

- The entire Fowlchurch site is a 'Site of Biological Importance', a County-level nature conservation designation.
- Potential contamination of the site which may affect its developability.
- Unclear how this land could be satisfactorily accessed.

Key Issues

- Greenfield site on edge of Leek development boundary.
- **Contamination** – Environment Agency state: previous land use may have caused contamination. If affected by historic landfill. The site may be more expensive to develop..In extreme circumstances may not be developable.
- **Access** – SCC Highways state site not connected to highway. Access..likely to be difficult..Significant improvements would be required unless a new access could be provided.
- **Ecology** - The site has potential for numerous protected species to be present due to the intricate habitat mosaic present on site. The site is part of Ball Haye Green Disused Tip SBI and therefore is attributed regional ecological importance.
- **Protected habitats** - HRA states new housing/employment development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on SPAs and SACs and this has been investigated in the HRA.

Site Information

Greenfield/ brownfield	Built up area boundary/ countryside	Est. housing capacity	Area (ha)	Density per hectare	Ownership status	Site details
Greenfield	Built up area	250	10.68	23.41	1 landowner (SCC).	<ul style="list-style-type: none"> • Greenfield site in development boundary. • Potential contamination issues • Access arrangement likely to be difficult • Site part of County-level SBI

Leek

LE045/076/091 Former Fowlchurch Tip, off Ball Haye Green

						<ul style="list-style-type: none"> • Within important landscape setting to the settlement.
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Local Plan and Site Allocations Viability Study (May 2018)

The results of the viability testing (based on generic typologies) indicate that at the base position development on this site is likely to be viable and with the 33% affordable housing target the scheme would also be viable. The impact of education contributions and the Optional Technical Standards M4(2) reduces the surplus and means that the scheme may not be sufficiently viable to support 33% affordable housing. At 20% affordable provision the scheme is likely to be able to support the education contribution plus M4(2) and remain viable.

Extended Phase 1 Habitat Survey (Lockwood Hall 2015)

Conclusion: The site has potential for numerous protected species to be present due to the intricate habitat mosaic present on site. The site is also well connected to more biodiverse habitats and the wider countryside. Moreover the site is part of Ball Haye Green Disused Tip SBI and therefore is attributed regional ecological importance.

Given the current SBI status of most of the site, and owing to the ecological importance of the site as set out within this site record, it is recommended that any future development of this site is considered in line with paras 7, 9, 17, 109, 114 and 117 NPPF; and also in relation to the Council's own Core Strategy Policy NE1.

However, if the site is considered for development the following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- Great crested newt survey
- Reptile survey
- Vegetation removal at the appropriate time of year

Landscape & Settlement Character Assessment 2008

Within important landscape setting to the settlement.

Green Belt Review (November 2015)

Not applicable.

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

LE045: The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment and services and facilities within the town. However, the site's proximity to a designated asset is likely to have a significant negative effect. The development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's proximity to historic assets.

LE076: The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment.

Leek

LE045/076/091 Former Fowlchurch Tip, off Ball Haye Green

However, the site's proximity to a designated asset is likely to have a significant negative effect. The development of greenfield land, grade 4 ALC is assessed as being a negative effect, as could the site's proximity to a Local Nature Reserve and the ecological importance of the site.

LE091: The proposed delivery of circa 150 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to designated and historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as being a negative effect.

Site Options Consultation July 2015

Statutory bodies/stakeholders:

LE045	LE076	LE91
<p>Natural England - Natural England consider this may represent a strategic site – Has a Landscape & Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site.</p> <p>Biodiversity – Collectively these allocations occupy the rest of Ballhay Green disused tip local Wildlife Site.</p>	<p>SCC Highways: Not connected to highway. Access through LE259/LE243 likely to be difficult – Ball Haye Green and surrounding streets have little off street parking and vary in standard. Significant improvements would be required unless a new access could be provided.</p>	<p>SCC Highways: Not connected to highway. Access through LE259/LE243 likely to be difficult – Ball Haye Green and surrounding streets have little off street parking and vary in standard. Significant improvements would be required unless a new access could be provided.</p>
<p>Environment Agency – Site may be brownfield and previous land use may have caused contamination of the ground, or through redevelopment may cause risk to water environment. Such sites will require Preliminary Risk Assessment in support of planning application.</p> <p>If affected by historic landfill. The site may be more expensive to develop due to remediation and mitigation measures to protect water environment and human</p>	<p>Natural England - Natural England consider this may represent a strategic site – Has a Landscape & Visual Impact Assessment been carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site.</p> <p>Biodiversity – Collectively these allocations occupy the rest of Ballhay Green disused tip local Wildlife Site.</p>	<p>Natural England - This allocation overlays most of Ballhay Green disused tip local Wildlife Site and adjoins the east end of Brough Pk Hall Local Nature Reserve (LNR). We advise that the Council addresses the relevant local plan and NPPF material in order to decide whether this site goes forward to the next stage of consideration.</p> <p>Natural England consider this may represent a strategic site – Has a Landscape & Visual Impact Assessment been</p>

Leek

LE045/076/091 Former Fowlchurch Tip, off Ball Haye Green

<p>health. In extreme circumstances may not be developable.</p>		<p>carried out? Those sites taken forward to the next stage of the process may require LVIA in order to inform the development specification for the site.</p>
<p>SCC Highways: Not connected to highway. Access through LE091/LE076/LE259/LE243 likely to be difficult – Ball Haye Green and surrounding streets have little off street parking and vary in standard. Significant improvements would be required unless a new access could be provided.</p>	<p>Environment Agency – Site may be brownfield and previous land use may have caused contamination of the ground, or through redevelopment may cause risk to water environment. Such sites will require Preliminary Risk Assessment in support of planning application.</p> <p>If affected by historic landfill. The site may be more expensive to develop due to remediation and mitigation measures to protect water environment and human health. In extreme circumstances may not be developable.</p>	<p>Environment Agency – Site may be brownfield and previous land use may have caused contamination of the ground, or through redevelopment may cause risk to water environment. Such sites will require Preliminary Risk Assessment in support of planning application.</p> <p>If affected by historic landfill. The site may be more expensive to develop due to remediation and mitigation measures to protect water environment and human health. In extreme circumstances may not be developable.</p>
	<p>SMDC Conservation - This needs a detailed assessment.</p>	
<p>Leek and Moorlands Historic Buildings Trust - LE045 is part of the former town-tip now tree-planted. Needs to be checked for its visual impact on Abbey farm (Listed Grade II) and the site of Dieulacres Abbey (Scheduled ancient Monument). The effects (if any) could probably be ameliorated by good perimeter landscaping (see also LE091).</p>	<p>Leek and Moorlands Historic Buildings Trust - LE076 consists of rough ground and woodland adjacent to Fowlchurch, a former grange of Dieulacres Abbey (Listed Grade II) so affects the setting of Listed Building. Only suitable if any proposed development takes sufficient account of this building and its curtilage</p>	<p>Leek and Moorlands Historic Buildings Trust - LE091 is part of the former town-tip now tree-planted. See LE076 for comments on its proximity to Fowlchurch (listed Grade II). Needs to be checked for its visual impact on Abbey farm (listed Grade II) and the site of Dieulacres Abbey (Scheduled ancient Monument). Effects (if any) could probably be ameliorated by good perimeter landscaping.</p>

Leek

LE045/076/091 Former Fowlchurch Tip, off Ball Haye Green

Developer/Agent/Owner : Land available.

Public response:

LE045	LE076	LE91
<p>1 objection</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure – Schools full already • Infrastructure - Traffic / Transport roads narrow and congested • Infrastructure – Other cannot cope with extra development • Landscape • Nature Conservation – recently designated SBI • Amenity (e.g. noise, privacy, loss of light) • Scale of development cumulatively too many homes 	<p>1 objection</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure – Schools full already • Infrastructure - Traffic / Transport roads narrow and congested • Infrastructure – Other cannot cope with extra development • Landscape • Nature Conservation- SBI • Amenity (e.g. noise, privacy, loss of light) • Scale of development cumulatively too many • Listed Building / Conservation Area risk to setting of Dieu-la-Cres Abbey 	<p>4 objections</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure – Schools full already • Infrastructure - Traffic / Transport • Infrastructure – Other cannot cope with extra development • Landscape • Nature Conservation SBI • Amenity (e.g. noise, privacy, loss of light) old landfill site risk to new residents, effect privacy of existing residents • Scale of development not in settlement boundary cumulatively too many homes

Council Response

- County Highways has raised access difficulties.
- County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution.
- The Council has a Landscape & Settlement Setting Study and this site has been identified as being important to the landscape setting of the settlement.
- **LE045:** The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Although this site was not surveyed by the ecologist, the neighbouring site, LE076 was and this suggests that LE045/LE091 is likely to be problematic on SBI / Regional importance grounds.

Leek

LE045/076/091 Former Fowlchurch Tip, off Ball Haye Green

- **LE076/LE091:** The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process. Any other sites which come forward and are potentially suitable for development will also need to be assessed. The Study recommends given the current SBI status of the site, and owing to its ecological importance, that any future development of this site is considered in line with relevant NPPF and Core Strategy Policies. A number of precautionary surveys/actions are also recommended in the case of development.
- Careful consideration of heritage issues would be required if this site is taken forward.
- Amenity – issues such as overlooking, particular house types and off-road parking will be assessed in detail once a site layout has been determined at the time a planning application is received and residents will have the opportunity to comment on the content of that application.

Preferred Options Consultation April 2016

This site was not included as a Preferred Option by the Council in April 2016.

Statutory bodies/stakeholders:

Natural England: welcomes the deletion of those site options described in our advice letter dated 14.9.15 where selection would involve the loss of part or all of local Wildlife Sites (known as Sites of Biological Interest SBI and Biodiversity Alert Sites BAS in Staffordshire). Those sites are...LE091 (affecting Ballhay Green disused tip Local wildlife Site and adjoining Brough Park Hall Local Nature Reserve), LE045, 076...(collectively occupying the remainder of the Ballhay Green disused tip Local wildlife Site This deletion of these site options is consistent with NPPF paras 110, 113, 117 and 118.

Council response: Comments noted. The broad justification for the Council's selection of 'preferred' sites over other sites, is site out in the 'Options Site Assessments' on the website.

Environment Agency: According to information held by the Environment Agency [LE045, LE076, LE091] is located above historic landfill sites. The local council, as lead regulator for these sites, should be contacted for further information.

Council response: Comments noted. Note that this site which was included in the 2015 'Site Options' consultation was not taken forward into the 2016 Preferred Options sites.

The broad justification for the Council's selection of 'preferred' sites over other sites, is site out in the 'Options Site Assessments' on the website. This includes consideration of environmental issues etc following consultation with the Environment Agency and other organisations, and consideration of relevant evidence base. All proposed sites must also be the subject of sustainability appraisal (the Council's S.A. will be published as part of its evidence base).

Public Response: No public comments received.

Leek

LE045/076/091 Former Fowlchurch Tip, off Ball Hays Green

Preferred Options Local Plan July 2017

This site was not included as a Preferred Option by the Council in July 2017.

Public Response: Whilst Leek brownfield sites have been considered, the old Fowlchurch landfill site has not been even though the necessary time has passed. This site should be included in Plan.

Council Response: The entire Fowlchurch site is a 'Site of Biological Importance', a County-level nature conservation designation. The Council consults with the Environment Agency during local Plan preparation. The EA raise concerns regarding the potential contamination of the site and advise that in extreme circumstances site may not be developable. County Highways also raise concerns about how this land could be satisfactorily accessed.

Submission Version February 2018

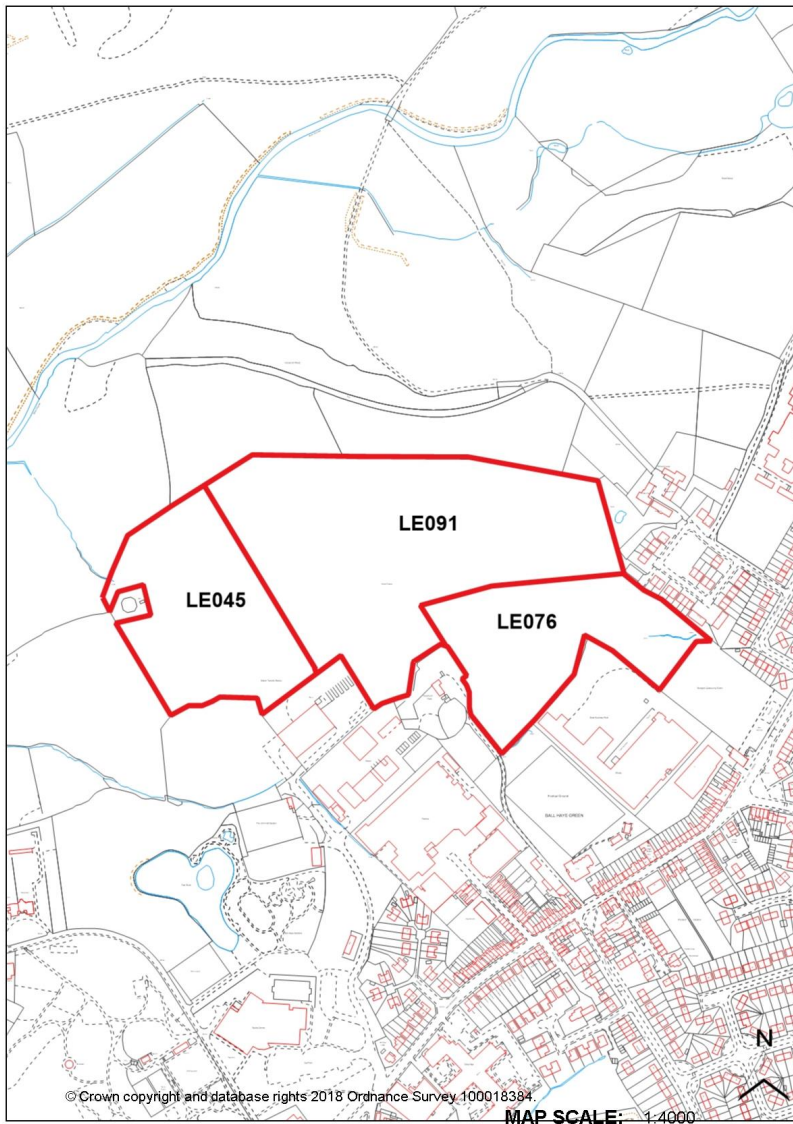
This site was not included by the Council in the Submission Version Local Plan.

Public Response: several brownfield sites within Leek have been considered or are subject to a planning approval. However, there has been no mention of the old Fowlchurch landfill site which was completed at least 15 years ago. This land could be included in the Plan for housing development once methane gas generation has stopped. The old Fowlchurch landfill site should be included in the Plan.

Council Response: The entire Fowlchurch site is a 'Site of Biological Importance', a County-level nature conservation designation. Refer to Policy NE1 Biodiversity and Geological Resources. The Council consults with the Environment Agency during local Plan preparation. The EA raise concerns regarding the potential contamination of the site and advise that in extreme circumstances site may not be developable. County Highways also raise concerns about how this land could be satisfactorily accessed.

Leek

LE045/076/091 Former Fowlchurch Tip, off Ball Haye Green



Picture 10.1

10.3 LE143 / LE143a

Leek

LE143/LE143A Land off Buxton Road

Local Plan Process

- Included in the site options consultation July 2015
- Not included in the Preferred Options consultation April 2016
- Not included in the Preferred Options Local Plan July 2017
- Not included in the Submission Version Local Plan 2018

Current Position

Site taken not forward into Preferred Options Local Plan:

- site too separated from existing town boundary;
- large area likely to have landscape impact (including Peak Park);
- may also be heritage impacts.

Key Issues

- Greenfield site in open countryside. Does not abut boundary.
- **Conservation** - Site adjacent to a listed farm, and an historic farmstead
- SA refers to distance from services and facilities in Leek.
- **Protected habitats** - HRA states new housing/employment development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on SPAs and SACs and this has been investigated in the HRA.

Site Information

Greenfield/ brownfield	Built up area boundary/ countryside	Est. housing capacity	Area (ha)	Density per hectare	Ownership status	Site details
Greenfield	Countryside [does not abut boundary].	LE143=190 LE143A=135	11.36 gross [LE143= 6.16 + LE143A 5.2 gross]	Overall gross density = 28.61 [LE143= 30.84 / LE143A=3 0]	1 owner (supportive of residential redevelopment)	<ul style="list-style-type: none"> • Greenfield site in open countryside • Site adjacent to a listed farm, and an historic farmstead

Local Plan and Site Allocations Viability Study (May 2018)

The results of the viability testing (based on generic typologies) indicate that at the base position development on this site is likely to be viable and with the 33% affordable housing target the scheme would also be viable. The impact of education contributions and the Optional Technical Standards M4(2) reduces the surplus and means that the scheme may not be sufficiently viable to support 33% affordable housing. At 20% affordable provision the scheme is likely to be able to support the education contribution plus M4(2) and remain viable.

Extended Phase 1 Habitat Survey (Lockwood Hall 2015)

Conclusion (LE143A): The site has fairly low biodiversity value overall but some connectivity to the wider countryside through hedgerows. Overall the site is attributed district importance as

Leek

LE143/LE143A Land off Buxton Road

there are 2 trees with potential to support roosting bats and a species rich hedgerow. The following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- A bat survey regime to ascertain whether bats roost in the buildings and trees
- Hedgerow survey
- Vegetation removal at the appropriate time of year.

Landscape & Settlement Character Assessment 2008

Small western strip of LE143A falls within important landscape setting to settlement.

Green Belt Review (November 2015)

Not applicable.

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

LE143: The proposed delivery of circa 190 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 4 ALC land, the proximity to historic assets is likely to have a negative effect as could the relative inaccessibility to services, facilities and areas of existing employment.

LE143A: The proposed delivery of circa 135 dwellings is considered to have a significant positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land, the proximity to historic assets is likely to have a negative effect as could the relative inaccessibility to services, facilities and areas of existing employment.

Site Options Consultation July 2015

Statutory bodies/stakeholders:

LE143	LE143A
Leek Town Council: Adverse impact on the Buxton Road Gateway	Leek Town Council: Adverse impact on the Buxton Road Gateway
SCC Highways - Both Buxton Road A53 and Thorncliffe Road C16 are subject to 60mph speed limits. Visibility splays of 2.4mx215m (or to the junction for access off Thorncliffe Rd) will be required. These seem achievable for accesses onto either road, though accesses will need to be carefully positioned.	SCC Highways: Both Buxton Road A53 and Thorncliffe Road C16 are subject to 60mph speed limits. Visibility splays of 2.4mx215m (or to the junction for access off Thorncliffe Rd) will be required. These seem achievable for accesses onto either road, though accesses will need to be carefully positioned.
It would be preferable for access to be split, with part of the development being served from Thorncliffe Road and part from Buxton Road.	It would be preferable for access to be split, with part of the development being served from Thorncliffe Road and part from Buxton Road.
Transport Assessment would be required which should include assessment of the accesses and of A53/Thorncliffe Road junctions (and effect on Leek town centre).	Transport Assessment would be required which should include assessment of the accesses and of A53/Thorncliffe Road junctions (and effect on Leek town centre).

Leek

LE143/LE143A Land off Buxton Road

<p>Ghost right turn may be required off A53.</p> <p>Visibility should be improved at Thorncliffe Road to the north, which can be achieved by cutting back of vegetation which may form the boundary of this plot.</p> <p>Pedestrian links and facilities should also be considered.</p> <p>Leek and Moorlands Historic Buildings Trust - Fine open countryside well clear of the existing settlement of Leek which nestles in a hollow surrounded by hills (see comment on boundaries). Would wreck the setting of the 16th century Edge End farm (Listed II) whose essential character is that of an isolated farmhouse in pasture land. The least appropriate of all the proposals.</p>	<p>Ghost right turn may be required off A53.</p> <p>Visibility should be improved at Thorncliffe Road to the north, which can be achieved by cutting back of vegetation which may form the boundary of this plot.</p> <p>Pedestrian links and facilities should also be considered.</p> <p>Leek and Moorlands Historic Buildings Trust - Only the area immediately adjacent to existing buildings to the SW of the site could carry more buildings without serious impact on the surrounding countryside. Best omitted.</p>
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Developer/Agent/Owner :

LE143: Owner intentions unknown.

LE143A: Land available.

Public response:

LE143	LE143A
<p>6 objections</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure - Schools • Infrastructure - Traffic / Transport • Infrastructure - Other • Landscape- effect on National park • Nature Conservation • Scale of development • Other- merge Leek with Thorncliffe, edge of town, not sustainable development, more appropriate brownfield sites 	<p>6 objections</p> <p>Issues raised:</p> <p>Objections</p> <ul style="list-style-type: none"> • Infrastructure - Schools • Infrastructure - Traffic / Transport • Infrastructure - Other • Landscape- effect on National park • Nature Conservation • Scale of development <p>Other- merge Leek with Thorncliffe and Blackshaw Moor, brownfield first edge of town, not sustainable development</p>

Council Response

- County Highways consider that if careful design of the access is undertaken then the site could be developable.

Leek

LE143/LE143A Land off Buxton Road

- County Education advise that there are capacity issues affecting Leek First-, Middle- and High Schools; and given the scale of housing proposed across this catchment, new capacity will be required within Leek. The District Council will work with the County Council to identify an appropriate solution.
- The Council has a Landscape & Settlement Setting Study and this site is identified as being important landscape setting to the settlement. The impact on the National Park requires consideration and also Habitat Regulations Assessment of this site would be required if it is taken forward to test impact on European protected habitats.
- The Council has recently completed a Phase 1 Ecological Study for the District. This assessed sites included in the Site Options consultation. The site survey results will be used as part of the site selection process.
- The Council is required to meet its housing needs to 2031 and there are not enough brown field sites in Leek to achieve this so the Council needs to consider both brownfield and green field sites.

Preferred Options Consultation April 2016

This site was not included as a Preferred Option by the Council in April 2016.

Landowner: Agent submitted representation on behalf of landowner supporting residential allocation of LE143/LE143A.

Council response: Comments and confirmation of owner position, noted. The emerging Local Plan sets out how the residual housing requirement for Leek will be achieved by a combination of allocations within the urban area, and along the Mount (making allowance for windfall/small sites allowances). Additional housing sites around Leek are not required.

The broad justification for the Council's selection of 'preferred' sites over other sites, is site out in the 'Options Site Assessments' on the website. A sustainability appraisal report is being published for consultation alongside the Preferred Options Local Plan July 2017. The SA Report considers the economic, social and environmental effects of proposed development site allocations including access to services and facilities.

Public response:

- Some general objections to Mount sites LE127/ LE128A/ LE140/ LE142A/ LE142B also reference LE143A

Council response:

- Note that the Preferred Options do not currently include site LE143A.

Preferred Options Local Plan July 2017

This site was not included as a Preferred Option by the Council in July 2017.

Landowner: Agent resubmitted 2016 comments in support of residential allocation.

Leek

LE143/LE143A Land off Buxton Road

Council Response: The draft Local Plan identifies a number of allocations for Leek, Biddulph and Cheadle and includes an allowance for windfall sites within the town boundaries. There is no need to allow further scope for development on the edge of the towns to meet their housing requirement.

Submission Version February 2018

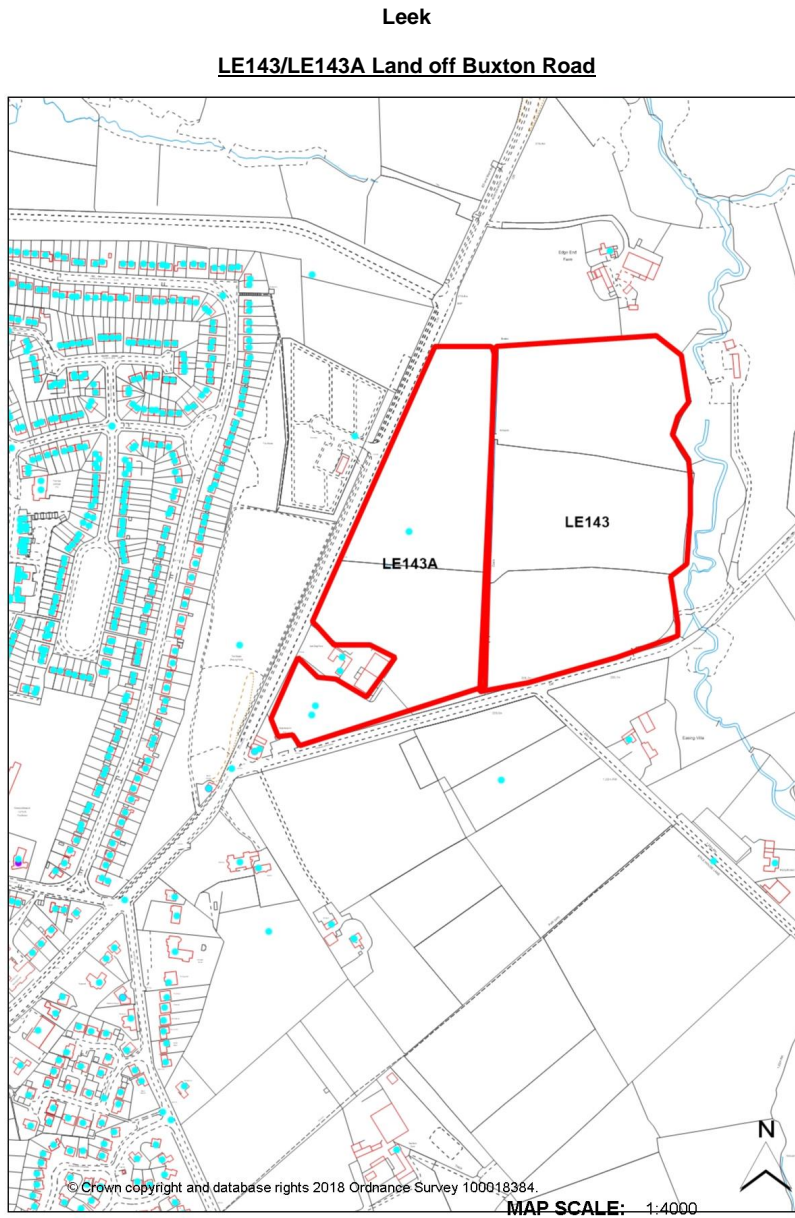
This site was not included by the Council in the Submission Version Local Plan.

Landowner: Agent resubmitted 2016 comments in support of residential allocation.

Council Response

The Local Plan sets out how the residual housing requirement for the District as a whole will be achieved by a combination of allocations within and around the towns; and within/around rural villages (making allowance for windfall/small sites allowances). Additional housing sites are therefore not required.

The site is too separated from existing town boundary; large area likely to have landscape impact (including Peak Park). May also be heritage impacts. HRA states proximity to European sites would need to be considered. SA refers to negative heritage effects and site inaccessibility to services/ facilities/ employment.



Picture 10.2

10.4 **Land at Eaton House**

Leek

LE219 Eaton House Buxton Road

Local Plan Process

- Included in the site options consultation July 2015
- Not included in the Preferred Options consultation April 2016
- Not included in the Preferred Options Local Plan July 2017
- Not included in the Submission Version Local Plan 2018

Current Position

Site taken not forward into Preferred Options Local Plan:

- Site currently in employment use, so considered not appropriate to allocate for other uses.
- Site lies beyond town centre so proposed retail uses would need to be justified against sequential retail policy.
- It is not considered necessary to allocate this site as it is within the current Leek Town Development Boundary so could come forward at any time.

Key Issues

- Brownfield site in Leek development boundary. Does not lie within town centre shopping streets as defined in 1998 Local Plan; nor the town centre boundary/ primary frontage in Submission Version Local Plan 2018.
- Site currently occupied by office building. Employment uses are protected against loss to other uses in Core Strategy and Submission Version Local Plan Policies.
- **Leek Town Centre Masterplan** identifies this site as part of wider 'Eaton House and surrounding areas' for mixed residential and employment redevelopment.
- Amenity - Industrial premises to immediate north (LE154)
- **Contamination** – SM EH state: some constraints on residential development: Contamination from former silk mill.
- **Protected habitats** - HRA states new housing/employment development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on SPAs and SACs and this has been investigated in the HRA.

Site Information

Greenfield/ brownfield	Built up area boundary/ countryside	Est. housing capacity	Area (ha)	Density per hectare	Ownership status	Site details
Brownfield	Built up area	10 (estimate based on mixed use scheme)	0.45	22.22	1 owner (supportive of residential/ mixed use redevelopment)	<ul style="list-style-type: none"> • Brownfield site within Leek town boundary • site in relative proximity to a wide range of key services and facilities. • Potential contamination issues

Leek

LE219 Eaton House Buxton Road

Local Plan and Site Allocations Viability Study (May 2018)

The results of the viability testing (based on generic typologies) indicate that at the base position development on this site is likely to be viable and with the 33% affordable housing target the scheme would also be viable. The impact of education contributions and the Optional Technical Standards M4(2) reduces the surplus and means that the scheme may not be sufficiently viable to support 33% affordable housing. At 20% affordable provision the scheme is likely to be able to support the education contribution plus M4(2) and remain viable.

Extended Phase 1 Habitat Survey (Lockwood Hall 2015)

Conclusion: The site has very low biodiversity value overall with extremely poor connectivity to the wider countryside, is set within an urban environment and only has one tree and species poor amenity grassland with no connectivity to the wider countryside. However, the tree and building have some potential to support roosting bats therefore the site is attributed district ecological importance.

The following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- A bat survey regime to ascertain whether bats roost in the tree and building
- Vegetation removal at the appropriate time of year.

Landscape & Settlement Character Assessment 2008

Not within important landscape setting to the settlement.

Green Belt Review (November 2015)

Not applicable.

Sustainability Appraisal

Sustainability Appraisal Submission Version June 2018

The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the development of brownfield, urban ALC land is likely to have a significant positive effect. However, the site's proximity to historic assets and some ecological value is likely to have a negative effect.

Site Options Consultation July 2015

Statutory bodies/stakeholders:

SCC Highways: Acceptable subject to access design.

Developer/Agent/Owner :

Land available.

Public response:

No comments

Council Response

Leek

LE219 Eaton House Buxton Road

Site currently in employment use, so considered not appropriate to allocate. Any applications arising on this site would be assessed against relevant Core Strategy/NPPF employment protection policies.

Preferred Options Consultation April 2016

This site was not included as a Preferred Option by the Council in April 2016.

Public response:

- Instead of building along Mount Road, the brownfield sites and other sites within the town boundary should be developed first [including LE219]

Council Response:

- LE219 [etc] would already be covered by assumed windfall allowance

Preferred Options Local Plan July 2017

This site was not included as a Preferred Option by the Council in July 2017.

No public comments received as site did not form part of preferred options.

Landowner: Site suggested by agent representing landowner for possible mixed use redevelopment allocation including 'top up' retail, with housing and/or retained office accommodation. Note this included adjacent 'Zipadee' children's day nursery to the west as part of site.

Council Response:

The site is currently in employment use. Proposed policies already enable the consideration of a change of use from employment to housing and a windfall allowance is made for Leek to take account of such potential sites.

The emerging Local Plan sets out how the residual housing requirement for the District as a whole will be achieved by a combination of allocations within and around the towns; and within/around rural villages (making allowance for windfall/small sites allowances). Additional housing sites are therefore not required.

Subsequent schemes upon this site for the uses suggested (housing /officing /retail) would be assessed on their merits and applying all other relevant Local Plan Policies and NPPF Policy.

Submission Version February 2018

This site was not included by the Council in the Submission Version Local Plan.

No public comments received as site did not form part of Submission Version Local Plan.

Landowner: Representation repeated from Preferred Options Local Plan consultation July 2017.

Council Response

Leek

LE219 Eaton House Buxton Road

The submission version Local Plan sets out how the residual housing requirement for the District as a whole will be achieved by a combination of allocations within and around the towns; and within/around rural villages (making allowance for windfall/small sites allowances). Additional housing sites are therefore not required.

Subsequent schemes upon this site for the uses suggested (housing /officing /retail) would be assessed on their merits and applying all other relevant Local Plan Policies (including Pol E3) and NPPF Policy.

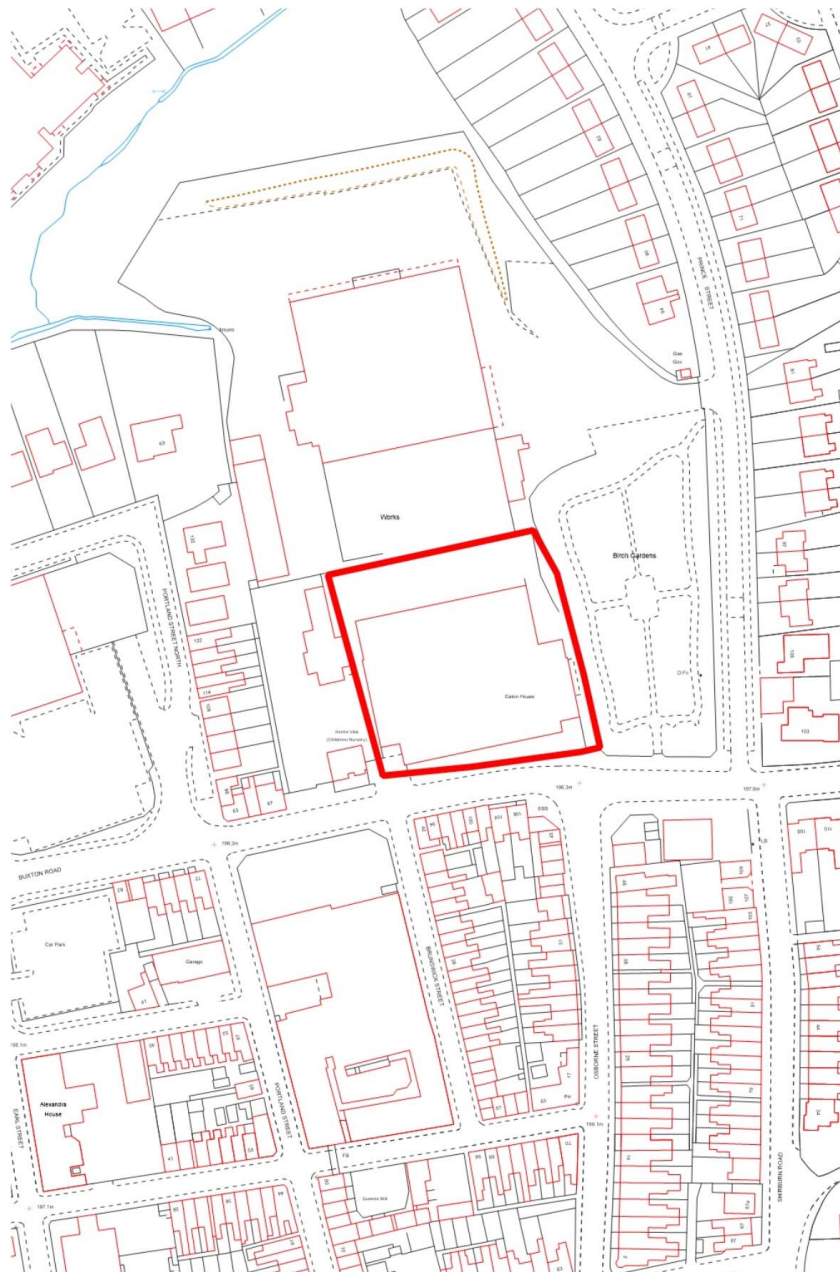
Policies in the plan should be read in conjunction with each other. Not all sites will be suitable as housing windfall as Policy E3 safeguards suitable employment sites.

Note that some of the uses referred to in the representation (eg retail, leisure) are additionally affected by town centre protection policies, and may therefore require a sequential demonstration for their creation when not located in a town centre. Note that the site falls *outside* of the Leek town centre boundary as defined in map A1.3 of the submission version Local Plan.

Proposals to develop the children's day nursery would need to be justified against all applicable Local Plan policies including C1 (loss of community facilities).

Leek

LE219 Eaton House Buxton Road



Picture 10.3

10.5 LE249

Leek

LE249 Staffordshire County Council Depot

Local Plan Process

- Site suggestion from the SHLAA
- Included in the options consultation July 2015
- Included in the Preferred Options consultation April 2016
- Not taken forward to Preferred Options Local Plan July 2017
- Not included in the Submission Version Local Plan 2018

Current Position

Site **not** taken forward into Submission Version Local Plan as:

- Flood risk concerns (see below)
- Contamination concerns (see below)
- Site lies in town development boundary so any schemes arising would be assessed against Development Plan policies

Key Issues

- **Flood risk** – site immediately south of functional floodplain (and E.A. 'Flood Alert Area' in SFRA); contains a subterranean culverted watercourse (see E.A. comments below); and is identified as a location which has experienced historical 'overtopping'/surface water flooding according to SFRA.
- **Contamination**: SMDC EH advise may be some constraints on residential development: Contamination from industrial use (haulage depot)
- **Ecology** – Adjacent to Ladderedge Country Park Local Nature Reserve. Further survey work recommended in order to establish SBI/BAS status.
- Parts of site form important landscape setting to Leek.
- **Protected habitats** - HRA states new housing/employment development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on SPAs and SACs and this requires further investigation in the HRA. LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.
- Currently used as SCC haulage depot
- Inaccessible to services and facilities

Site Information

Greenfield/ brownfield	Built up area boundary /countryside	Est. housing capacity /density	Area (ha)	Ownership status	Site details
Brownfield	Built up area	35 (based on 32.11 dwellings/ha gross)	1.09 gross	Understood SCC are still promoting this site for residential use	<ul style="list-style-type: none"> • Public right of way runs along perimeter • Currently used as SCC haulage depot • Understood SCC are still promoting this site for residential use

Local Plan and Site Allocations Viability Study (May 2018)

The results of the viability testing (based on generic typologies) indicate that at the base position development on this site is likely to be viable. The impact of education contributions and the Optional Technical Standards M4(2) reduces the surplus and means that the scheme may not be sufficiently viable to support 33% affordable housing. At 10% affordable provision the scheme is likely to be able to support the education contribution plus M4(2) and remain viable.

Studies

Extended Phase 1 Habitat Survey 2015 (FID 43)

Conclusion

The site has very low biodiversity value overall, however as the site is adjacent to Ladderedge Country Park the site's edge habitats and hence the site as a whole are considered to have district ecological importance. The following surveys/ actions are therefore recommended prior to any potential development works being carried out:

- Reptile survey and removal of potential refugia under a watching brief.

Leek

LE249 Staffordshire County Council Depot

- Vegetation removal at an appropriate time of year

Local Wildlife Assessment (ECUS, 2017)

Ecus Ltd conducted Local Wildlife Site (LWS) Assessment of the site in 2017 in order to establish potential SBI/BAS status against Staffordshire Wildlife Trust criteria. It concluded that the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at local level only. However, more information is required regarding the presence/absence of reptiles.

The following surveys/ actions are therefore recommended in order to establish SBI/ BAS status:

- Reptile survey required.

Landscape & Settlement Character Assessment (2008)

Southern and western parts of site form important landscape setting to Leek.

Landscape, Local Green Space & Heritage Impact Study (August 2016)

Landscape Results

Site comprises the council depot on the south-western edge of Leek, west of the A53 (Ladderedge). The site is previously developed with low visual prominence due to the hedgerows and tree belts which enclose the site. Redevelopment of the site could improve local landscape character. Consideration should be given to planting and landscaping on the eastern boundaries in order to limit effects on views from Ladderedge Country Park. **Site is of low landscape sensitivity.**

Heritage Results

There is one Grade II Listed Building within the 400m buffer. Setting is not considered to extensively contribute to the significance of the asset. Development would be highly unlikely to adversely affect the setting of the asset. Development would be highly unlikely to adversely affect the HLC zone LLHECZ 4 (Historic Environment Character Assessment 2010). **Site suitable for development in heritage terms.**

Green Belt Review (November 2015)

Not applicable.

Sustainability Appraisal

Initial Sustainability Appraisal Report April 2016

The proposed delivery of circa 35 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. However, the site is within flood zone 3 which is likely to have a significant negative effect, as could its proximity to historic assets. Similarly, the proximity to a Local Nature Reserve is assessed as being negative effects, as could the inaccessibility of services and facilities.

Initial HRA Screening

New housing development in Leek could potentially increase recreational pressure and air pollution from increased road traffic which could have an effect on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this requires further investigation in the HRA. The screening has also identified that new employment sites could also increase traffic and air pollution near to the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and this also requires further investigation in the HRA. The closest part of the SAC/SPA (Leek Moss SSSI) is approx. 4km from the western edge of Leek.

Updated HRA Screening of Preferred Options Sites June 2017

The purpose of screening is to identify whether the elements of a plan (i.e. policies, site allocations) could result in Likely Significant Effects (LSE) on European sites.

Further investigation has been undertaken in relation to potential urban effects resulting from these allocation sites. Urban effects on European sites typically have an adverse effect on sites within 500m of residential areas (primarily due to cat predation and fire risk due to arson etc). Other urban effects (primarily dog walking from the site to the SPA/SAC) can have an adverse effect on European sites up to 1.6km from residential areas. All allocated sites identified as preferred options are further than 1.6km from the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC.

Leek

LE249 Staffordshire County Council Depot

LSEs relating to urban effects are identified resulting from the following allocation sites:

- Allocated sites on the eastern edge of Leek (LE066, LE140, LE128a, LE142 a and b) located between 3.8km and 4.2km from the Peak District SPA and the South Pennine Moors SAC.

LSEs relating to air quality are identified in relation to all of the allocation sites in Leek because they may increase traffic. Potential in combination effect with employment allocations in Leek and development in neighbouring areas.

Minerals

In Mineral Safeguarding Area for 'bedrock sand'. Any application should be accompanied by a Mineral Safeguarding Statement.

Staffordshire Minerals Planning Authority: Developers should take account of the requirements of Policy SD1 (5) and investigate the potential for using in-situ minerals in construction works.

Options Consultation July 2015

Statutory bodies/stakeholders

SCC Highways: Acceptable subject to access design.

Environment Agency – The site has a culverted watercourse flowing beneath it which should be renaturalised through redevelopment to contribute towards WFD objectives. This may take up space within the site, however it may be possible to divert the channel round the edge to create more developable space.

Public response No comments

Council response – Comments noted

Preferred Options Consultation April 2016

Environmental Health: Some constraints on residential development: Contamination from industrial use (haulage depot)

Council response – Comments noted. Site not taken forward to Preferred Options Local Plan. In general if the Council has reason to believe contamination could be an issue, developers will be required to provide proportionate but sufficient site investigation/ information (a risk assessment) with a planning application, to determine the existence or otherwise of contamination, its nature and extent, and the risks it may pose and to whom/what (the 'receptors') so that these risks can be assessed and satisfactorily reduced to an acceptable level. The Council would assess schemes on sites affected by contamination in line with its adopted Policy SD4 and NPPF paras 120-121 NPPF. The responsibility of funding remediation rests with the developer.

Natural England - Natural England notes the proposed preferred site for allocation in Leek. We note that it is located close to and/or adjoining existing areas of open space and green infrastructure. Suitable enhancements of existing open spaces may be required together with appropriate management (and funding thereof) in order to allow these open spaces to function effectively during the local plan period. Similarly the development of these preferred sites (if progressed) will need to include suitable multi-functional green infrastructure. Adopted local plan spatial objectives SO8 & 9 refer together with policies such as DC1 Design Considerations, DC3 landscape and settlement setting, and C3 Green Infrastructure.

Council response - The Council is undertaking a review of open space, sport and recreation facilities which includes an updated playing pitch strategy. Site not taken forward to Preferred Options Local Plan.

SCC Lead Local Flood Risk Officer: Culverted ordinary watercourse and floodplain through site. May need modelling, certainly survey of culvert. Please get developer to contact us as soon as possible. FRA required.

Council response - Site not taken forward to Preferred Options Local Plan. In the event of an application the Council would apply advice in paras 99-104 NPPF and consult with both SCC LLFA and EA, as appropriate.

Leek

LE249 Staffordshire County Council Depot

Coal Authority: Welcome the fact that the site assessment documents covering the site options does identify ground instability arising from mining legacy and as such The Coal Authority supports the broad approach taken to site selection. We have no views on the actual sites chosen as this is a matter for local determination following consideration of all relevant factors.

Latest Coal Authority data 27/04/2016. Site does not fall within any coal risk area.

Council response – Sites affected by mining legacy to have a policy criterion to clarify that developers should recognise mining legacy problems and demonstrate how they can be positively addressed by new development. Policy also to clarify that no development should take place over mine entries even when treated.

No public comments received.

Preferred Options Local Plan Consultation July 2017

Site was not taken forward into Preferred Options July 2017 Local Plan. No comments received directly relating to this site; however:

- One respondent objecting to the Mount, argued that various other Leek sites should be utilised for housing instead, including LE249.

Council Response:

- LE249 whilst not allocated, remains in the town development boundary: future applications for housing upon this site would be assessed against all applicable Local and National planning policies.

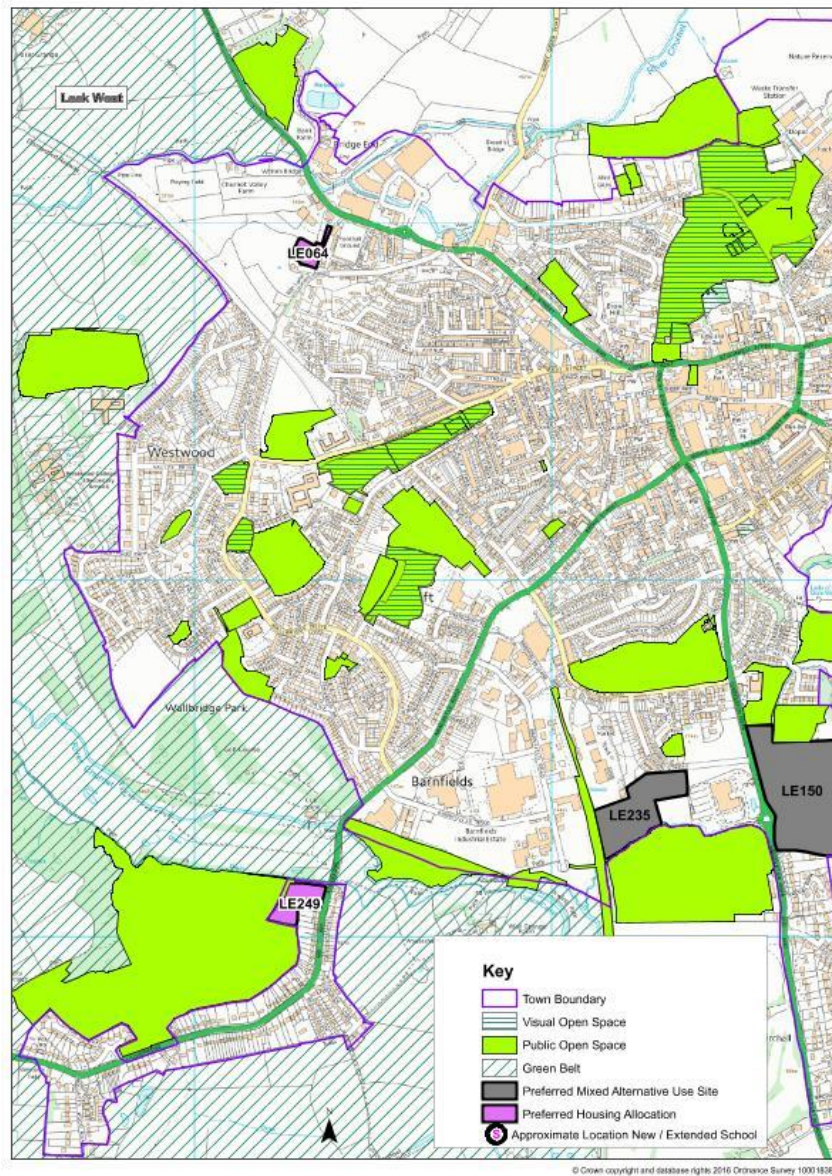
Local Plan Publication (Submission Version February 2018)

This site was not included by the Council in the Submission Version Local Plan.

No comments received.

Leek

LE249 Staffordshire County Council Depot



Picture 10.4

Gypsy and Travellers Assessments



11 Gypsy and Travellers Assessments

Staffordshire Moorlands Local Plan Topic Paper - Site Allocations Leek

Site ID	Site Name	Site Area (ha)	Site Location	Site Description	Site Suitability	Site Viability	Site Accessibility	Site Sustainability	Site Classification	Notes
17020	Land at Leek, Leek, ST13 6JH	0.15	Leek, Staffordshire Moorlands	<p>The site is a small, rectangular plot of land located in the Leek area. It is currently used for agricultural purposes and is surrounded by residential properties. The site is well-served by public transport and is close to the Leek town centre.</p> <p>The site is suitable for residential development and is well-served by public transport. It is close to the Leek town centre and is well-served by local amenities. The site is also well-served by the Leek railway station and is close to the Leek town centre.</p>	High	High	High	High	High	<p>The site is suitable for residential development and is well-served by public transport. It is close to the Leek town centre and is well-served by local amenities. The site is also well-served by the Leek railway station and is close to the Leek town centre.</p>
17021	Land at Leek, Leek, ST13 6JH	0.15	Leek, Staffordshire Moorlands	<p>The site is a small, rectangular plot of land located in the Leek area. It is currently used for agricultural purposes and is surrounded by residential properties. The site is well-served by public transport and is close to the Leek town centre.</p> <p>The site is suitable for residential development and is well-served by public transport. It is close to the Leek town centre and is well-served by local amenities. The site is also well-served by the Leek railway station and is close to the Leek town centre.</p>	High	High	High	High	High	<p>The site is suitable for residential development and is well-served by public transport. It is close to the Leek town centre and is well-served by local amenities. The site is also well-served by the Leek railway station and is close to the Leek town centre.</p>
17022	Land at Leek, Leek, ST13 6JH	0.15	Leek, Staffordshire Moorlands	<p>The site is a small, rectangular plot of land located in the Leek area. It is currently used for agricultural purposes and is surrounded by residential properties. The site is well-served by public transport and is close to the Leek town centre.</p> <p>The site is suitable for residential development and is well-served by public transport. It is close to the Leek town centre and is well-served by local amenities. The site is also well-served by the Leek railway station and is close to the Leek town centre.</p>	High	High	High	High	High	<p>The site is suitable for residential development and is well-served by public transport. It is close to the Leek town centre and is well-served by local amenities. The site is also well-served by the Leek railway station and is close to the Leek town centre.</p>

