

5 June 2015

Dear Councillor,

Council Assembly

A Meeting of the **Council Assembly** will be held on **Monday 15 June 2015** in the Council Chamber at Moorlands House, Leek at **6.30 p.m.**

The Agenda is set out below.

Yours sincerely,

S.W. BAKER

Chief Executive

AGENDA

1. Apologies for absence, if any.
2. Urgent items of business, if any.
3. Declarations of interest:
 - (a) Disclosable Pecuniary Interests
 - (b) Other Interests
4. To suspend Council Procedure Rules of Debate in accordance with Rules 30.3 and 26 of the Council Meeting Procedure Rules.
5. Local Plan Site Options Consultation

STAFFORDSHIRE MOORLANDS COUNCIL

Report to Council

15 June 2015

TITLE:	Local Plan Site Options Consultation
PORTFOLIO HOLDER:	Cllr Edwin Wain - Planning, Development and Property
CONTACT OFFICER:	Dai Larnar - Executive Director (Place)
WARDS INVOLVED:	All

Appendices Attached:

- **Appendix A:** Draft consultation booklet
- **Appendix B:** Amendments to SCI

1. **Reason for the Report:** To agree to undertake public consultation on the following:
 - a list of site options and development/infill boundaries for the towns and villages listed in the adopted Core Strategy;
 - draft town centre boundaries and primary and secondary shopping frontages (towns);
 - broad policy areas subject to review;
 - a 'call for sites' for all land uses;
 - the Strategic Housing Land Availability Assessment (SHLAA); and
 - a proposed amendment to the Statement of Community Involvement (SCI).

Councillors are reminded that this is merely a long list of alternative sites for the purposes of public consultation and the endorsement of this list by the Council at this stage does not imply any support for a particular site as an allocation nor in respect of any planning application.

2. **Recommendations**

- 2.1 That the Council notes the site options, draft development/infill boundaries, draft town centre and primary and secondary

frontages as well as a list of questions set out in the draft consultation booklet (Appendix A) as a basis for public consultation.

- 2.2 That the Council notes the main policy areas to be reviewed set out in the draft consultation booklet (Appendix A) as a basis for public consultation.
- 2.3 That the Council agrees that a 'call for sites' should be made to give individuals and organisations an opportunity to put sites forward for consideration at an early stage.
- 2.4 That the Council agrees to consult on an updated version of the Strategic Housing Land Availability Assessment (SHLAA) as a evidence base document supporting the site options consultation.
- 2.5 That the Council agrees to consult on minor amendments to the Statement of Community Involvement (SCI) as part of the overall consultation (Appendix B).

3. Executive Summary

- 3.1 This report sets out the background to the site options consultation and the importance of early engagement in the process. It sets out the scope of the consultation and methods which will be employed.
- 3.2 In March 2014 the Council adopted the Staffordshire Moorlands Core Strategy. The Core Strategy does not identify specific sites to meet future development requirements but identifies the settlements where development may take place and the scale and nature of that development. The Core Strategy states that sites will be allocated and boundaries will be identified in the Site Allocations Development Plan Document (DPD). Work is now underway to identify suitable sites for subsequent allocation within the Site Allocations document and this will be incorporated with the Core Strategy to form a new Local Plan for the period 2016 to 2031.
- 3.3 Early engagement was undertaken with local communities in 2011 and in 2014 a number of workshops were undertaken with Councillors and town and parish councils in order to inform the site options process. Due to positive feedback it was decided to extend the consultation with Town and Parish Councils to recognise the important role that they play within the local community. This early consultation has led to a significant amount of additional information which has informed the identification of site options and has led to additional sites being identified.
- 3.4 It is anticipated that the site options consultation will commence at the beginning of July and run for 8 weeks. It will meet the requirements set

out in the Council's adopted Statement of Community Involvement which will involve notifying all contacts on the Council's consultation database, leaflets to every household and business, site notices, drop-in sessions, posters and social media. All information and supporting documentation will be available on the Council's website and within the One-Stop Shops and copies of the consultation booklet will be available within the libraries.

- 3.5 The main source of information will be a consultation booklet which can be found at Appendix A. The consultation booklet will ask a series of questions inviting comments on site options and reasons for objecting to or supporting individual sites and invite comments on draft boundaries indicated on the plans.
- 3.6 Following the consultation the Council will undertake a full sustainability appraisal of the site options including additional site suggestions and consider all representations received and other relevant evidence base documents. The results will then be presented to members so that they can make an informed decision on the preferred option/s.

4. **How this report links to Corporate Priorities**

- 4.1 Given the broad nature of the Local Plan, it will have direct implications for all of the Council's corporate priorities.

5. **Options and Analysis**

- 5.1 The key decision for members is to agree the draft consultation summary document for public consultation. The options for members therefore are:
- 5.2 Agree the options as recommended in the report – this will enable the Local Plan to be taken forward for consultation on site options in accordance with the timetable agreed by the Council. Approval of the recommendations will also provide a range of alternative sites and questions to engage with the public. **Recommended.**
- 5.3 Do not agree the options – the Local Plan will not be able to be taken forward for consultation on site options in accordance with the timetable. This may undermine the plan preparation process or lead to delay until there has been further consideration to agree suitable options. The Council does not currently have a 5 year supply of deliverable housing sites and therefore is vulnerable to speculative planning applications. **Not recommended.**
- 5.4 Agree different options to that recommended in the report – this will also enable the Local Plan to be taken forward for consultation in accordance with the timetable agreed by the Council. However, there is a risk that a different set of options to that recommended, may not provide sufficient or clear enough alternatives for the public to make an

informed choice. This could increase the risk of the Local Plan being found unsound, or delayed as rounds of consultation may need to be repeated at a later stage. **Not recommended.**

6. Implications

6.1 Community Safety - (Crime and Disorder Act 1998)

None directly.

6.2 Workforce

None directly.

6.3 Equality and Diversity/Equality Impact Assessment

An Equality Impact Assessment has been completed.

6.4 Financial Considerations

The cost of producing, publishing and consulting on the Local Plan will be met from the existing budget.

6.5 Legal

The preparation of a Local Plan is a statutory requirement. The Town and Country Planning (Local Development) (England) Regulations 2012 require public participation in the preparation of the Local Plan and set out the scope of minimum requirements.

6.6 Sustainability

All options will be subject to sustainability appraisal as part of the site selection process.

6.7 Internal and External Consultation

The options have been subject to initial internal and external consultations with statutory consultees as part of the assessment process.

6.8 Risk Assessment

Risks are identified in the report.

7. Background and Detail

- 7.1 In March 2014, the Council adopted the Core Strategy (Development Plan Document) as the strategy for the future development of the District to 2026 excluding those parts of the District within the Peak District National Park. The Core Strategy does not identify specific sites to meet future development requirements but identifies the settlements where development may take place and the scale and nature of the development appropriate to those areas.
- 7.2 The Core Strategy states that sites and boundaries will be allocated and identified in the Site Allocations Development Plan Document (DPD). Work is now underway to identify suitable sites for subsequent allocation and the Site Allocations DPD will be rolled into a single Local Plan for the district incorporating the Core Strategy covering the period 2016 to 2031. As well as considering potential allocations for housing, employment, retail and other key land uses to meet the needs identified in the Core Strategy the new Local Plan will also need to define development boundaries for the towns and larger villages and infill boundaries for the smaller villages as required in the Core Strategy. Subsequent work on the new Local Plan will involve reviewing the Core Strategy to ensure that the requirements reflect the latest evidence on need and that the policies are still appropriate for the District.
- 7.3 At the meeting of the LDF Working Party on 25th November 2014 a revised work programme and timetable was agreed which allowed for further evidence base work to be undertaken to support the site allocations process and the selection of preferred sites.

Evidence Base

- 7.4 The Council should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. It is responsible for identifying the needs of the district in terms of housing, employment, retail, education and open space and setting out how these requirements will be met in the Local Plan.
- 7.5 The Council has been in the process of updating and commissioning additional evidence to support the Local Plan as follows:
- Strategic Housing Market Assessment (SHMA) (2014)
 - Employment Land Study (2014)
 - Updated Gypsy and Traveller Needs Assessment (underway)
 - Wind Turbine Landscape Sensitivity Study (2015)
 - Retail Study (2013)
 - Level 1 Strategic Flood Risk Assessment (SFRA) (underway)
 - Ecological Study (underway)

- Cheadle Transportation Study (underway)
- Green Belt Review (commenced)
- Strategic Housing Land Availability Assessment (SHLAA) (underway)

7.6 One of the most critical requirements for the Local Plan is identifying the housing requirement for the area through the SHMA and to provide adequate sites to accommodate this need. The Core Strategy currently identifies a need for 6000 dwellings between 2006 and 2026 – an average of 300 dwellings per annum. The Core Strategy commits to undertaking an early review to cover the period 2016 – 2031 to ensure that future provision will continue to meet objectively assessed needs.

7.7 The Council's 2014 SHMA calculated the objectively assessed need for housing based on the Office for National Statistics (ONS) population projections and the Communities and Local Government (CLG) household projections available at that time. The resultant SHMA projections indicate a need for housing between a range of 210 – 430 dwellings per annum. However, the CLG 2012 based household projections were published on 27 February 2015 and replaced the previous projections. As a result the Council has commissioned some additional work which will assess the impact of these projections on the objectively assessed needs for the district. This is not yet available but will be key to how many sites the Council will have to identify at the preferred options stage of the Local Plan.

Early Engagement

7.8 Engagement on the Site Allocations document commenced in 2011 when a number of local community events called 'community conversations' were held. The purpose of these events at an early stage in the development of site options was to engage with members of the community and understand what they value in their village and how the villages could change in the future. Feedback from these individual events are available on the Council's website.

7.9 Another important element of the Local Plan preparation process has been early engagement with Town and Parish Councils in order to inform the site options selection process. This commenced in May 2014 when a Parish Assembly workshop was held to discuss site options and boundary changes for all of the settlements. Following positive feedback this consultation was extended in order to recognise the important role that the Town and Parish Councils have in contributing to the future development of their towns and villages. This led to a significant amount of additional information which has informed the identification of site options and some additional site options have been identified.

7.10 Workshops were also held for Councillors during April / May 2014 which were supplemented by drop in sessions in early 2015.

Comments received have informed the selection of site options and development/infill boundaries.

- 7.11 Officers have also been contacting land owners of the site options, where known, to ascertain the availability of the sites for development. The National Planning Policy Framework (NPPF) is clear that only sites which can be delivered, in terms of their availability, suitability and viability, should be allocated.
- 7.12 This approach to early engagement before key decisions are made reflects the approach to community involvement set out in the Statement of Community Involvement (SCI) and the guidance in the NPPF which calls for 'early and meaningful engagement and collaboration' with the local community.

Site Options Consultation

- 7.13 Consulting the public on site options is a key stage in the preparation of the new Local Plan. This should involve inviting comments on a range of alternative sites which could potentially be developed for housing, employment and other uses such as open space over the plan period, in order to inform the Council's future choice of site allocations. This requires putting forward sufficient sites for comment which are capable of delivering all of the housing target options, and gives the public alternative choices. Inevitably, therefore, the list of sites will include those which may be controversial or considered undesirable by some. The key consideration at this stage is that all of the sites should be available and capable of being delivered and not have significant constraints which could not be viably overcome.
- 7.14 Members are reminded that this is merely a long list of alternative sites for the purposes of public consultation and the endorsement of this list by the Council at this stage does not imply any support for a particular site as an allocation nor in respect of any planning application.
- 7.15 The consultation will meet the requirements set out in the adopted Statement of Community Involvement (SCI). It is proposed to hold this consultation for 8 weeks which is longer than the usual 6 week statutory consultation period because of the summer holiday period. Consultation at this stage will involve the following:
- Notifying all contacts on consultation database including statutory consultees and other organisations;
 - Leaflet to all households and businesses in the District;
 - Notices at all site options;
 - Newspaper advert;
 - Media release;
 - Publication of the Draft Consultation booklet on the Council's online portal;

- All supporting documents available on the Council's website;
- Consultation booklets and supporting documents available to view at the libraries and one-stop shops;
- Drop-in sessions at a number of venues;
- Outreach work with 'hard to reach groups';
- Posters to send to Parish and Town Councils; and
- Social media posts on Twitter / Facebook.

7.16 In order to provide information to support the consultation, officers have prepared a consultation booklet (Appendix A). This includes background information on the Local Plan, details regarding the consultation and how comments can be made, settlement maps identifying each of the site options, the draft development/infill boundaries, and the draft town centre boundaries and primary and secondary frontages. Also included is information on other issues which form part of this consultation stage. It should be noted that at this stage changes to the consultation booklet may be required before public consultation begins.

7.17 In summary the consultation booklet will identify and invite comments on the following:

- housing options
- employment options
- mixed use options
- retail options
- town centres and primary and secondary shopping frontages
- open space
- development boundaries
- infill boundaries

7.18 It will also invite comments on the following areas:

- policy areas to be reviewed;
- the Strategic Housing Land Availability Assessment (SHLAA);
- minor amendments to the Statement of Community Involvement (SCI); and
- include a 'call for sites' for all land uses.

7.19 Consultation at this site options stage will not cover the following:

- Gypsy and traveller sites – the consultation will invite potential suggestions as part of the 'call for sites'
- Churnet Valley Masterplan sites – specific sites will be included at preferred options stage
- Major developed areas in the countryside - specific sites will be included at preferred options stage
- Blythe Bridge Regional Investment Site – site will be included at preferred options stage
- Sites for new schools – specific sites will be included at the preferred options stage
- New sports, recreation provision and open space – specific sites

will be included at the preferred options stage.

Policy Area Review

- 7.20 The new Local Plan will cover all matters currently included in the adopted Core Strategy and it is envisaged that the vision and strategy and most policies will remain because it has been tested through examination. However, there will be a need to revise some policies in the light of new evidence base documents and new guidance. At this stage the consultation booklet will list a number of key areas which the Council anticipates including in the review and will invite comments on these areas and any others which should be included. Detailed policy changes will be proposed and consulted on at the preferred options stage.

Strategic Housing Land Availability Assessment (SHLAA)

- 7.21 The SHLAA is a key evidence base document for the Council and its purpose is to identify a supply of deliverable sites across the district. It is a database of over 2000 sites and allows the Council to monitor housing sites that are under construction, sites that have planning permission and all other potential sites. All sites are mapped and an initial assessment has been made of each site in terms of:
- Availability – is the site available for development?
 - Suitability – is the site well related to the settlement, subject to flood risk etc ?
 - Deliverable – are there issues associated with the site that means that it could be difficult to develop such as contamination?
- 7.22 The SHLAA is the basis for the housing site options consultation and all sites that are considered at this stage to be potentially deliverable, assessed as a 'B' have been included in the long list of sites. Those sites assessed as a 'C' are regarded to be undeliverable and will have issues that are unlikely to be overcome. Those sites assessed as an 'A' already have planning permission.
- 7.23 The latest published version of the SHLAA (October 2012) is available on the Council's website however an updated version of the SHLAA will be published and comments will be invited on this supporting document as part of this consultation.

Call for Sites

- 7.24 The 'Call for Sites' is an early opportunity for individuals and organisations to suggest sites within the district for development. Any new sites suggested will be assessed by the Council and considered

alongside other sites in the SHLAA. The call for sites exercise will not in itself determine whether a site should be allocated for development.

Statement of Community Involvement (SCI)

- 7.25 The Council's Statement of Community Involvement was adopted in December 2014 and contains a section relating to community involvement and planning applications. It has been necessary to amend the Statement of Community Involvement following changes to planning procedures contained in The Town and Country Planning (Development Management Procedures)(England) Order 2015, effective from 15 April. Changes relate to new legal requirements upon developers to conduct their own pre-application consultation and when the Council may undertake wider consultation for major proposals. With this in mind, the wording of this chapter has been updated and can be found in Appendix B of this report.
- 7.26 Consultation is required before the Council can adopt this revised wording and it is suggested that this is undertaken alongside the sites consultation. Comments received will be presented to Council for consideration prior to the adoption of this revised wording. Please note that it is only Chapter 5 of the SCI where revisions are proposed so it would only be the wording in this chapter that would be the subject of consultation and not the content of the rest of the document.

Next Stages

- 7.27 It is important to recognise, that this stage of the plan preparation is very much about exploring alternatives in order to ensure that the final plan is the most appropriate strategy and the Council will have further opportunities to review targets and allocations in the light of new evidence and consultation responses.
- 7.28 Following the consultation the Council will undertake a full sustainability appraisal of the site options and consider all representations received and other relevant evidence base documents. The results will then be presented to members so that they can make an informed decision on the preferred option/s.
- 7.29 The key plan preparation stages are as follows:
- Stage 1 (Options) – identify and consult on wide range of site options (e.g. housing, employment, retail) and on development / infill boundaries. 'Call for sites' including traveller sites. Areas subject to review. Consult on SHLAA. **(STAGE WE ARE NOW AT)**
 - Stage 2 (Preferred Options) – revise policies where appropriate, prepare and consult on draft of Local Plan. Consult on preferred sites, housing, employment, retail, education, traveller sites etc

- Stage 3 (Submission) – publish and invite representations on final submission version of Local Plan
- Stage 4 (Examination) – submit and undertake examination
- Stage 5 (Adoption)

Dai Lerner
Executive Director (Place)

**Web Links and
 Background Papers**

www.staffsmoorlands.gov.uk/corestrategy

www.staffsmoorlands.gov.uk/siteallocations

www.staffsmoorlands.gov.uk/evidencebase

Location

Regeneration Services,
 Moorlands House, Leek

Contact details

Pranali Parikh
 Regeneration Manager
 Tel: 07583 055366

Ruth Wooddisse
 Senior Planning Officer
 Tel: 01538 395400 ext
 4139

SITE OPTIONS CONSULTATION
SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (DPD)
DRAFT CONSULTATION BOOKLET
JUNE 2015

CONTENTS

Part A. Consultation details and how to make comments

Part B.

1. Introduction and background

2. Towns Tables and Maps

Leek, Biddulph and Cheadle

3. Town Centre Maps (Town Centre, Primary Frontage & Secondary Frontage for each Town)

Leek, Biddulph and Cheadle

4. Larger Villages Tables & Maps

Alton, Biddulph Moor, Blythe Bridge & Forsbrook, Brown Edge, Cheddleton, Endon, Ipstones, Kingsley, Upper Tean, Waterhouses, Werrington & Cellarhead, Wetley Rocks

5. Smaller Villages Tables & Maps

Bagnall, Blackshaw Moor, Boundary, Bradnop, Caverswall, Checkley, Consall, Cookshill, Cotton, Dilhorne, Draycott, Foxt, Froghall, Heaton, Hollington, Hulme, Kingsley Holt, Leekbrook, Longsdon, Lower Tean, Meerbrook, Oakamoor, Rudyard, Rushton Spencer, Stanley, Stockton Brook, Swinscoe, Whiston, Winkhill

6. Policy Areas Review

7. Call for sites

8. Strategic Housing Land Availability Assessment (SHLAA)

9. Statement of Community Involvement (SCI)

For further information relating to this document, or for a large copy print, audio cassette, Braille or other language version, please contact:

Forward Plans,
Staffordshire Moorlands District Council
Regeneration Services, Moorlands House
Stockwell Street, Leek
ST13 6HQ

Tel: 01538 395570

Email: forward.plans@staffsmoorlands.gov.uk

Part A. Consultation details and how to make comments

Staffordshire Moorlands District Council is consulting on site options for future development; development/infill boundaries for the towns and villages listed in the adopted 2014 Core Strategy; and town centre boundaries, primary and secondary shopping frontages for the towns of Leek, Cheadle and Biddulph. Sites and boundaries identified in the Site Allocations Development Plan Document (DPD) will be combined with the Core Strategy and rolled into a single Local Plan which will cover the period 2016 to 2031.

In addition to the consultation on site options and boundaries the Council would like to seek your views on a number of other areas at this stage. Further details can be found in this document as follows:

- Policy areas for review (see Part B – Section 6)
- Call for sites (see Part B – Section 7)
- The Strategic Housing Land Availability Assessment (SHLAA) (see Part B – Section 8)
- Minor amendments to the Statement of Community Involvement (SCI) (see Part B – Section 9)

The period in which representations can be made to the Site Options consultation will run between **Monday 6th July 2015 and Tuesday 1st September 2015.**

Please note that in order to save time and resources the Council's preference is for comments to be made electronically using its online portal:

(link to be inserted)

However, comments made by email and by letter will also be accepted.

Comments should be sent to:

Freepost RRLJ-XCTC-JBZK,
Head of Regeneration Services,
Staffordshire Moorlands District Council,
Moorlands House,
Stockwell Street,
Leek,
ST13 6HQ (no stamp needed).
or
forward.plans@staffsmoorlands.gov.uk.

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

Full details are available on the website or from one of the offices listed below throughout the consultation period. **Comments must be received by 5:00 pm on Tuesday 1st September 2015.**

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

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

Alternatively, the proposals, a response form and all supporting documents are also available on the District Council's website: www.staffsmoorlands.gov.uk/siteallocations

Drop-in Sessions

The Council has also arranged a number of drop-in sessions for the public to attend about these proposals, throughout the District. These are:

.....**TO BE CONFIRMED**.....

Next Stages

The Council will consider all the responses received at this consultation stage. The Council will also undertake a full sustainability appraisal and use other evidence base documents to formulate 'Preferred Options'. As well as consulting on preferred sites, the Preferred Options stage will also include revised policies. Following this consultation stage the Local Plan will then be submitted to the Government for an independent examination with adoption currently anticipated in early 2017.

Part B

1. Introduction and background

- 1.1 In March 2014, the Council adopted the Core Strategy (Development Plan Document) as the strategy for the future development of the district to 2026 excluding those parts of the district within the Peak District National Park. The Core Strategy does not identify specific sites to meet future development requirements but identifies the settlements where development may take place and the scale and nature of the development appropriate to those areas.
- 1.2 Work is now underway to identify suitable sites for subsequent allocation within a Site Allocation Development Plan Document (DPD). This will form part of a new Local Plan for the district incorporating the Core Strategy and cover a plan period of 2016 to 2031. As well as considering potential allocations for housing, employment, retail and other key land uses to meet the needs identified in the Core Strategy the new Local Plan will also need to define development boundaries for the towns and larger villages and infill boundaries for the smaller villages as required in the Core Strategy. Subsequent work on the new Local Plan will involve reviewing the Core Strategy to ensure that the requirements reflect the latest evidence on need and that the policies are still appropriate for the district.

Evidence Base

- 1.3 The Council needs to ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. The Council has been in the process of updating and commissioning additional evidence to support the Local Plan as follows:
- Strategic Housing Market Assessment (SHMA) (2014)
 - Employment Land Study (2014)
 - Updated Gypsy and Traveller Needs Assessment (underway)
 - Wind Turbine Landscape Sensitivity Study (2015)
 - Retail Study (2013)
 - Level 1 Strategic Flood Risk Assessment Update (SFRA) (underway)
 - Ecological Study (underway)
 - Cheadle Transportation Study (underway)
 - Green Belt Review (underway)
 - Strategic Housing Land Availability Assessment (SHLAA) (underway)
- 1.4 Completed evidence base documents can be viewed on the Council's website using the following link: www.staffsmoorlands.gov.uk/evidencebase

- 1.5 One of the most critical requirements for the Local Plan is identifying the housing requirement for the area through the Strategic Housing Market Assessment (SHMA) and to provide adequate sites to accommodate this need. The adopted Core Strategy identifies a need for 6000 dwellings between 2006 and 2026, an average of 300 dwellings per annum. The Core Strategy commits to undertaking an early review to cover the period 2016 – 2031 to ensure that future provision will continue to meet objectively assessed needs.
- 1.6 The Council's 2014 SHMA calculated the objectively assessed need for housing based on the Office for National Statistics (ONS) population projections and the Communities and Local Government (CLG) household projections available at that time. The resultant SHMA projections indicate a need for housing between the range of 210 – 430 dwellings per annum. However, the CLG 2012 - based household projections were published on 27 February 2015 and replaced the previous projections. As a result the Council has commissioned some additional work which will assess the impact of these projections on the objectively assessed needs for the district. This is not yet available but will have critical role on how many sites the Council will have to identify at the next 'Preferred Options' stage of the Local Plan.

Site Options Consultation

- 1.7 Consulting the public on site options is a key stage in the preparation of the new Local Plan. This should involve inviting comments on a range of alternative sites which could potentially be developed for housing, employment and other uses such as open space over the plan period, in order to inform the Council's future choice of site allocations. This requires putting forward sufficient sites for comment which are capable of delivering all of the housing and employment needs of settlements and gives the public alternative choices. Inevitably therefore the list of sites will include those which may be controversial or considered undesirable by some. The key consideration at this stage is that all of the sites should be available and capable of being delivered and not have significant constraints which could not be viably overcome.
- 1.8 It should be noted that this list of sites potentially suitable for development forms the basis of public consultation and the inclusion of a site on this list at this stage does not imply the Council's support for a particular site as an allocation nor in respect of any planning application.

2. Towns Tables and Maps

- 2.1 The Council's adopted Core Strategy identifies the three towns of Leek, Biddulph and Cheadle as the focus of the District's development needs.
- 2.2 The Council and its partners is looking to consolidate the role of Leek as the principal service and retail centre, a visitor destination, a market town and an employment location. In order to achieve this Core Strategy policy aims to increase the range of affordable housing especially for first time buyers and older people; allocate a range of deliverable housing sites; protect and improve open space; increase and improve facilities and services; create employment growth and create a major regeneration opportunity at Cornhill.
- 2.3 The Council and its partners is looking to enhance the role of Biddulph as a significant service centre as well as continuing to support its regeneration. In order to achieve this, Core Strategy policy aims to improve the local housing market by increasing the range of available and affordable housing types especially for first time buyers, families and older people including extra care housing; allocate a range of deliverable housing sites; protect and improve open space; increase and improve facilities and services; create employment growth and improve the identity of Biddulph as well as strengthening its role as a visitor destination.
- 2.4 The Council and its partners is looking to expand the role of Cheadle as a significant service centre and a market town. In order to achieve this, Core Strategy policy aims to expand the local housing market by increasing the range of available and affordable housing types especially for first time buyers and families; allocate a range of deliverable housing sites; protect and improve open space; increase and improve facilities and services; create employment growth; improve the town centre; improve environmental quality and accessibility and promote the role and historic character of the town and its links with the Churnet Valley as a visitor destination.
- 2.5 An indicative housing requirement has been included for each settlement alongside the table listing the sites. The estimated requirement covers the period 2011 - 2031 and has been calculated using the percentage apportionment of district housing requirement for Leek, Cheadle, Biddulph set out in Policy SS3 of the adopted Core Strategy.
- 2.6 Note that the indicative housing requirement given for each settlement is a guide based on information we have at this stage in the process and may change once the results of the 2012-based household projections are known.
- 2.7 In order to define areas where appropriate development will be allowed, a development boundary will be included around each town. Development outside of the development boundary, i.e. within the open countryside will be strictly controlled.
- 2.8 Land has been identified as a housing allocation where it is considered to be potentially suitable and exceeds the threshold of 10+ houses. It is not considered

necessary to allocate land for smaller developments within the development boundaries as policies will allow them to come forward in any case.

- 2.9 A draft development boundary has been included on the settlement maps and comments are invited on this.

QUESTIONS

- 2a In terms of **Site Options** please clearly state:
- the site reference number;
 - and your reasons for supporting or objecting to this site?
- 2b In terms of the proposed **development boundary** please clearly state if you consider an amendment is required and if possible attach a scale plan to indicate this.?
- 2c In terms of **Open Space**, are there any areas that you consider should be included as open space that are not identified on the plan? Please clearly state the location of this area and the reasons for including it. Please specify any other comments regarding open space identified on the plans.

LEEK

Estimated housing need 2011 – 2031 = 1200 dwellings

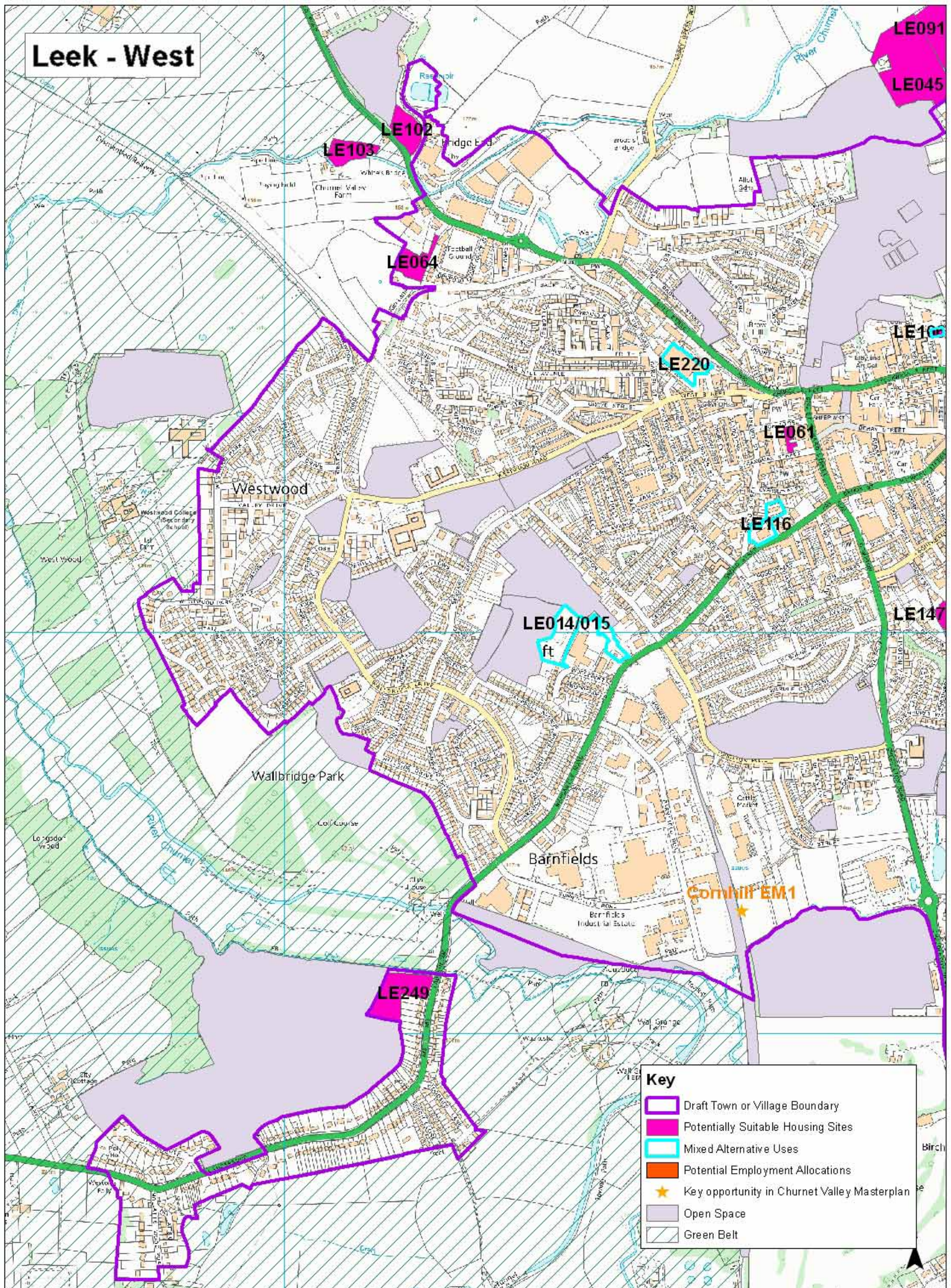
Estimated employment need 2011 – 2031 = 8 hectares

SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

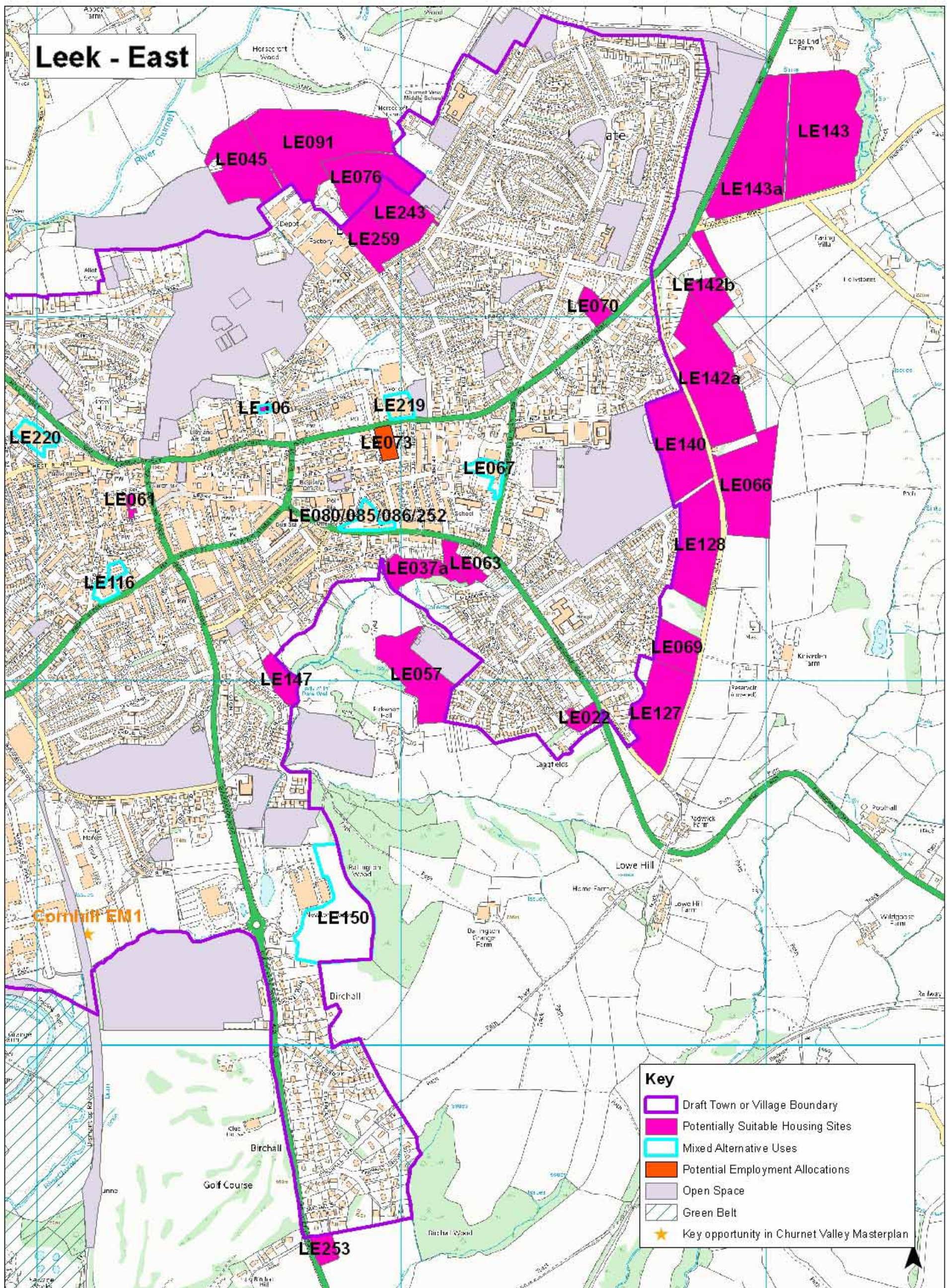
Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (10+ dwellings) - within the Development Boundary			
LE022	Housing	16	0.45
LE037a	Housing	28	0.9
LE045	Housing	50	2.08
LE057	Housing	105	2.6
LE061	Housing	16	0.11
LE063	Housing	30	0.68
LE064	Housing	14	0.4
LE070	Housing	22	0.55
LE076	Housing	50	2.7
LE091	Housing	150	5.9
LE106	Housing	10	0.06
LE147	Housing	25	0.7
LE243	Housing	70	1.94
LE249	Housing	35	1.09
LE259	Housing	50	1.48
Other Uses			
LE073	Employment (0.46 hectares)		
LE014 and LE015	Mixed Use-employment and housing	30	0.86
LE067	Mixed use-employment and housing	30	0.5
LE080, LE085, LE086 and LE252	Mixed use-employment and housing	25	
LE116	Mixed use-employment, housing and retail	21	
LE150	Employment (3 hectares) or housing	120	
LE219	Mixed use - employment and housing	10	
LE220	Mixed use - employment and housing	20	
Cornhill is a key opportunity in the Churnet Valley Masterplan			
Potentially Suitable Sites -			

outside the Development Boundary			
LE066	Housing	50	1.6
LE069	Housing	42	1.3
LE102	Housing	20	0.59
LE103	Housing	20	0.56
LE127	Housing	100	3.1
LE128	Housing	95	3.1
LE140	Housing	95	3.2
LE142a	Housing	140	4.8
LE142b	Housing	40	1.4
LE143	Housing	190	6.16
LE143a	Housing	135	4.5
LE253	Housing	15	0.48
Core Strategy Broad Area EM2 Leekbrook	Employment (7.66 hectares)		

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



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BIDDULPH

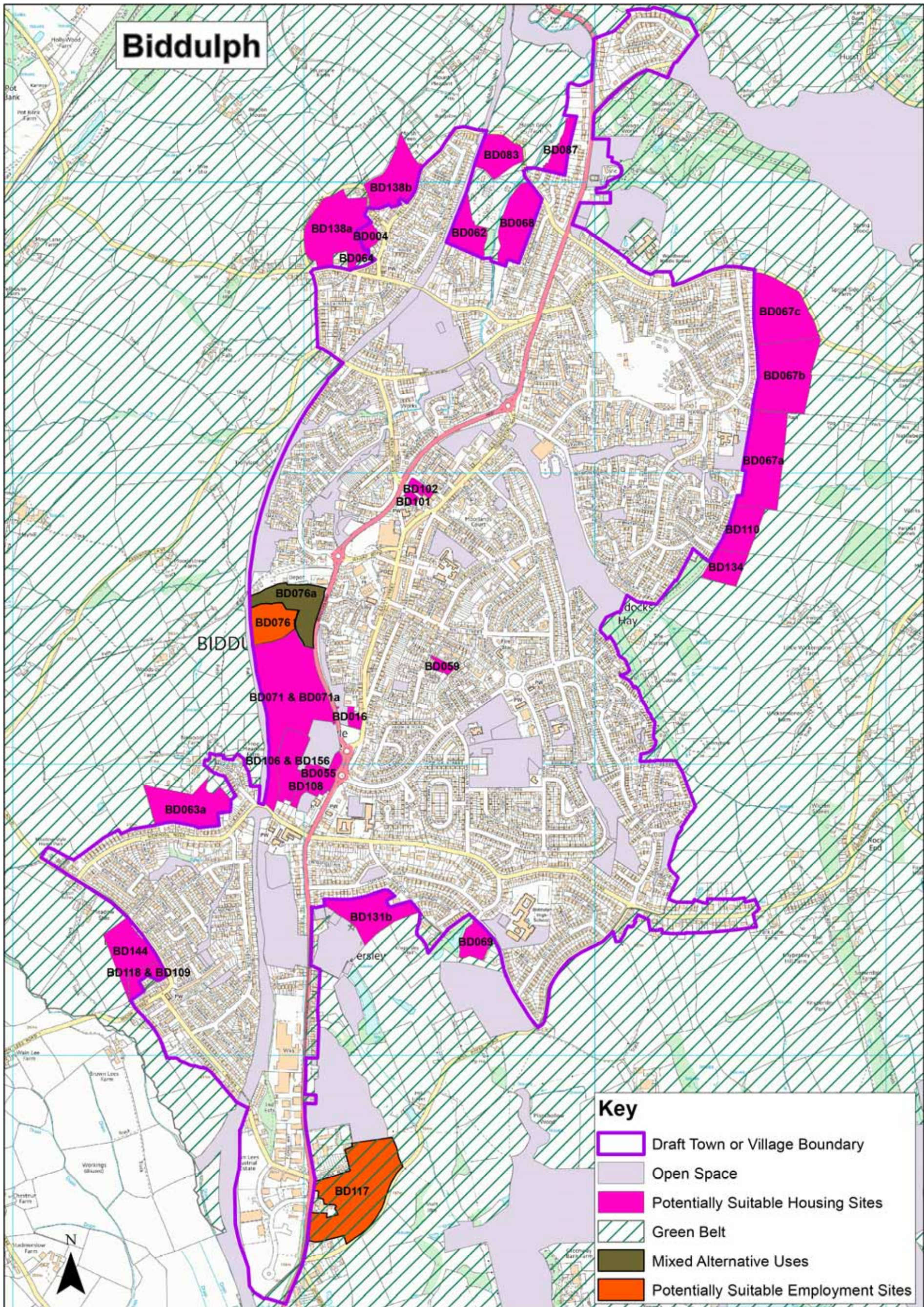
Estimated housing need 2011 – 2031 = 1100 dwellings

Estimated employment need 2011 – 2031 = 2 hectares

BIDDULPH SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (10+ dwellings) - within the Development Boundary			
BD004	Housing	15	0.36
BD016	Housing	20	0.5
BD055	Housing	20	0.66
BD059	Housing	12	0.29
BD101	Housing	24	0.16
BD102	Housing	42	0.28
BD108	Housing	12	0.44
BD071 + BD071a + BD106 + BD156	Housing	265	9.42
Potentially Suitable Sites - within the Green Belt			
BD062	Housing	40	1.45
BD063a	Housing	120	3.5
BD064	Housing	12	0.3
BD067a	Housing	120	4.25
BD067b	Housing	150	4.6
BD067c	Housing	120	3.9
BD068	Housing	70	2.61
BD069	Housing	30	1.02
BD083	Housing	40	1.71
BD087	Housing	25	0.94
BD109 + BD118	Housing	32	0.77
BD110	Housing	50	1.7
BD131b	Housing	80	2.72
BD134	Housing	40	1.29
BD138a	Housing	94	3.86
BD138b	Housing	76	2.6
BD144	Housing	80	2.4
Other Uses			
BD117 - Employment site	Employment (up to 6.74 hectares)		
BD076a - Mixed use retail / employment site	Mixed use (2.5 hectares in total)	0	
BD076 Employment	1.81 ha	0	

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



CHEADLE

Estimated housing need 2011 – 2031 = 1350 dwellings

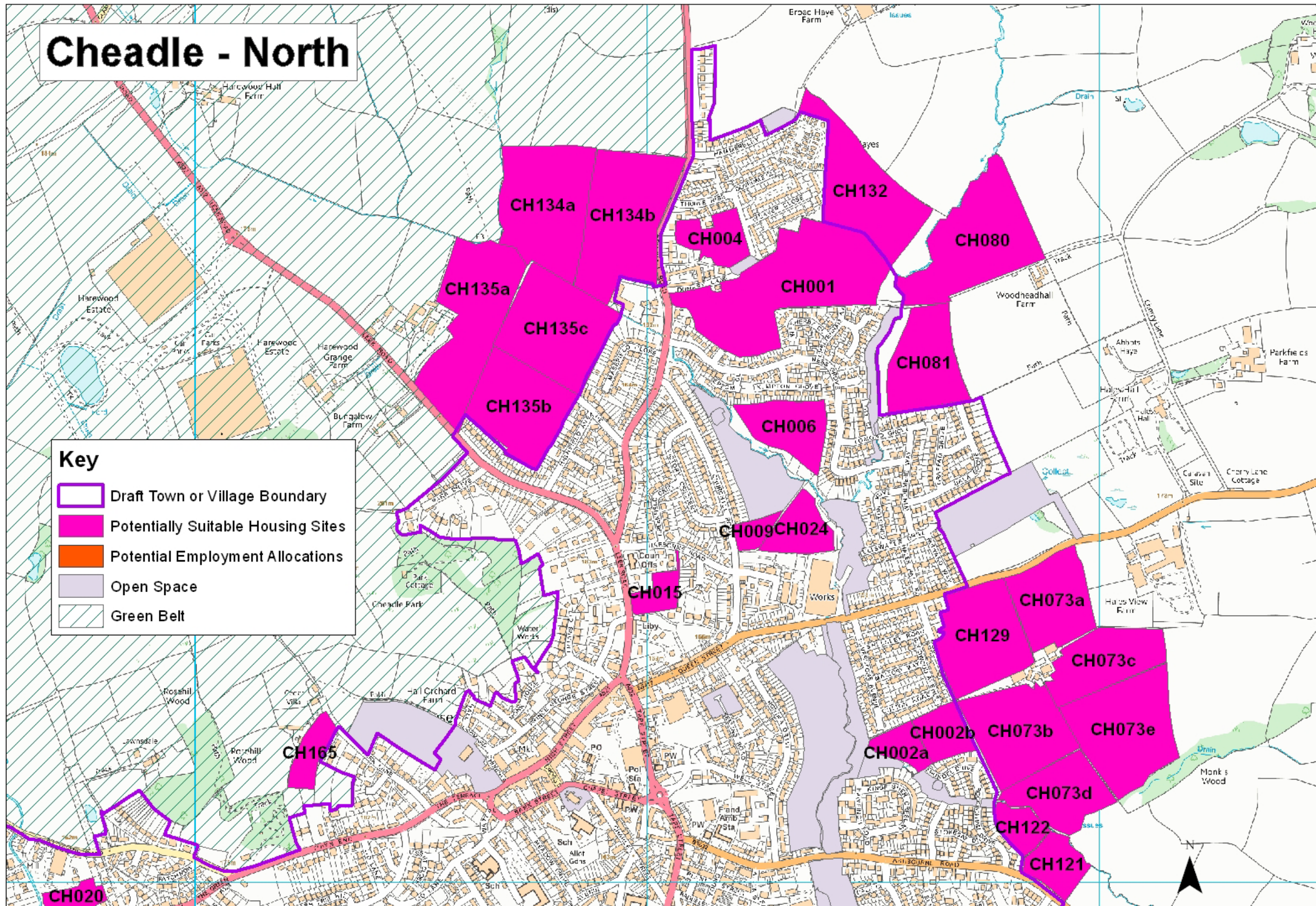
Estimated employment need 2011 – 2031 = 3.6 hectares

SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

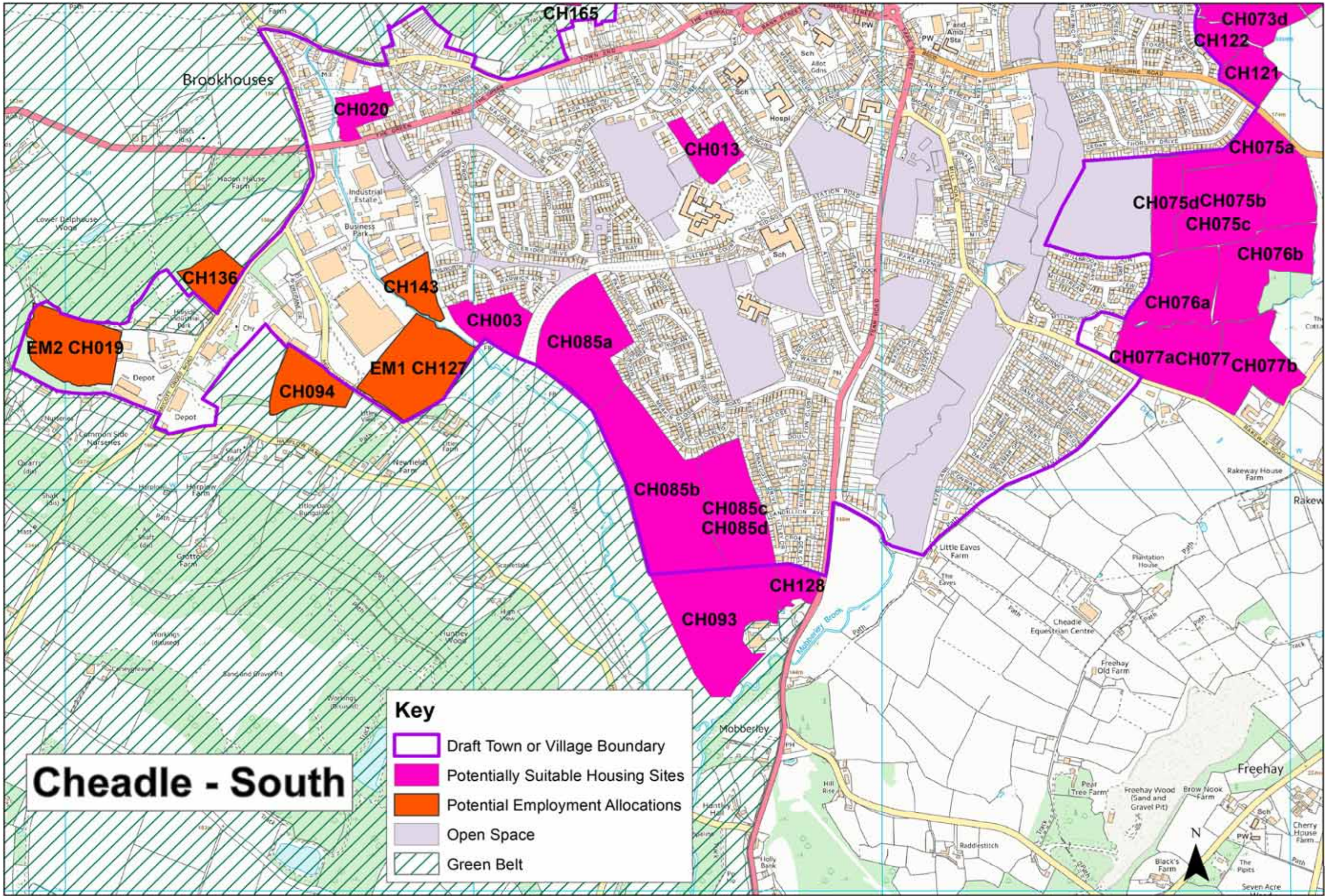
Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (10+ dwellings) - within the Development Boundary			
CH002a	Housing	26	0.75
CH002b	Housing	42	1.2
CH003	Housing	55	1.7
CH004	Housing	45	1.3
CH006	Housing	45	1.5
CH009	Housing	16	0.47
CH013	Housing	50	1.4
CH015	Housing	32	0.8
CH020	Housing	42	1.2
CH024	Housing	45	1.2
URBAN EXTENSION			
Area 1 – CH001	Housing	240	7
Other Uses			
Plus Core Strategy Broad Area EM1 - CH127	Employment (up to 4.27 hectares)		
Plus Core Strategy Broad Area EM2 – CH019	Employment (up to 3.32 hectares)		
CH143	Employment (up to 1.27 hectares)		
Potentially Suitable Sites - outside the Development Boundary			
CH073a	Housing	90	3
CH073b	Housing	114	3.8
CH073c	Housing	90	2.9
CH073d	Housing	77	2.56
CH073e	Housing	140	4.66
CH075a	Housing	50	1.6
CH075b	Housing	60	2
CH075c	Housing	125	4.1
CH075d	Housing	45	1.5
CH076a	Housing	100	3.4
CH076b	Housing	110	3.66
CH077a	Housing	100	3.5
CH077b	Housing	105	3.56
CH080	Housing	80	2.4
CH081	Housing	110	3.2
CH085a	Housing	150	4.85
CH085b	Housing	80	2.8
CH085c	Housing	150	5
CH085d	Housing	115	3.8

CH093	Housing	165	5.5
CH121	Housing	38	1.2
CH122	Housing	22	0.7
CH128	Housing	28	0.9
CH129	Housing	120	3.9
CH132	Housing	130	4
CH134a	Housing	150	5.3
CH134b	Housing	150	5.3
CH135a	Housing	160	5.4
CH135b	Housing	110	3.7
CH135c	Housing	130	4.4
CH165	Housing	26	0.9
Other Uses			
CH094	Employment (up to 2.03 hectares)		
CH136	Employment (up to 1.30 hectares)		

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



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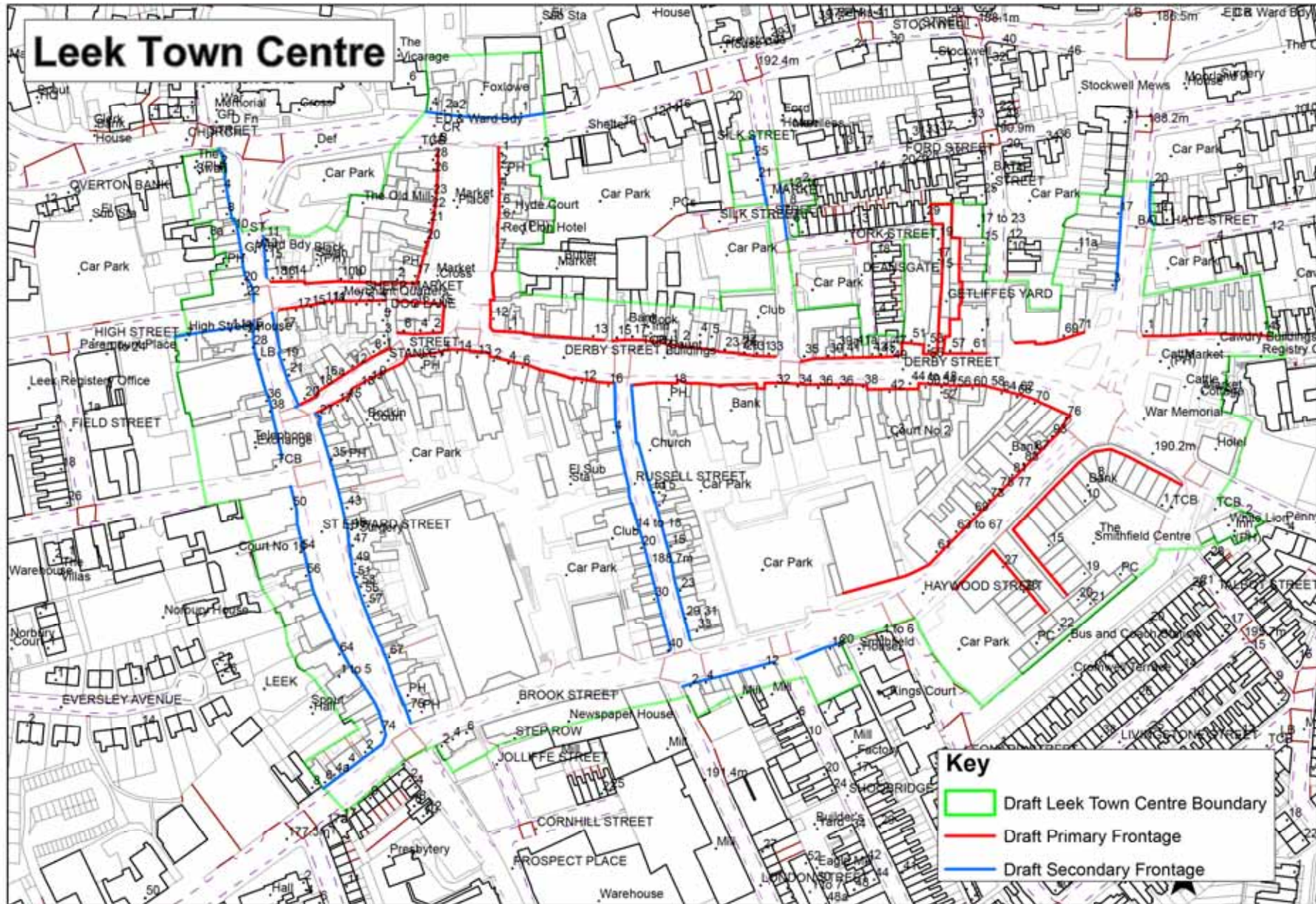
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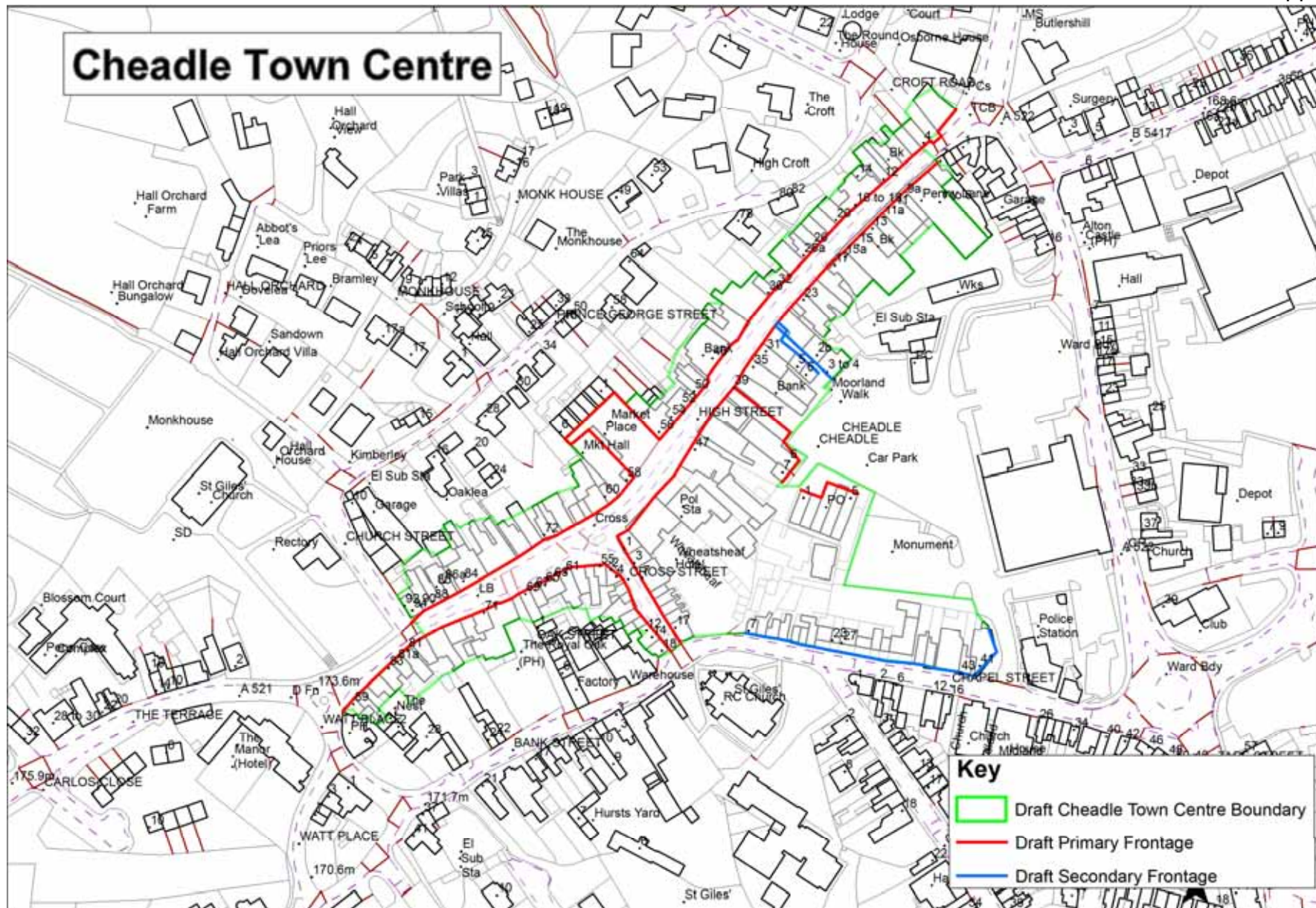
3. Town Centre Maps (Town Centre Boundary, Primary Frontage & Secondary Frontage for each Town)

- 3.1 National Planning Policy Guidance requires the Council to support its town centres, ensuring their vitality. One of the ways of achieving this is to adopt a 'town centre first' approach to new development proposals which are classed as town centre uses e.g. retail, cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, theatres, museums, galleries and concert halls. 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. A draft town centre boundary for Leek, Cheadle and Biddulph for this purpose is included in the consultation document.
- 3.2 Within the town centre boundary, draft primary and secondary frontages have been defined. 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.
- 3.3 Comments are invited on the draft town centre boundary and draft primary and secondary frontages. Upon adoption of the Local Plan the final versions of these boundaries will be used to assess planning applications.

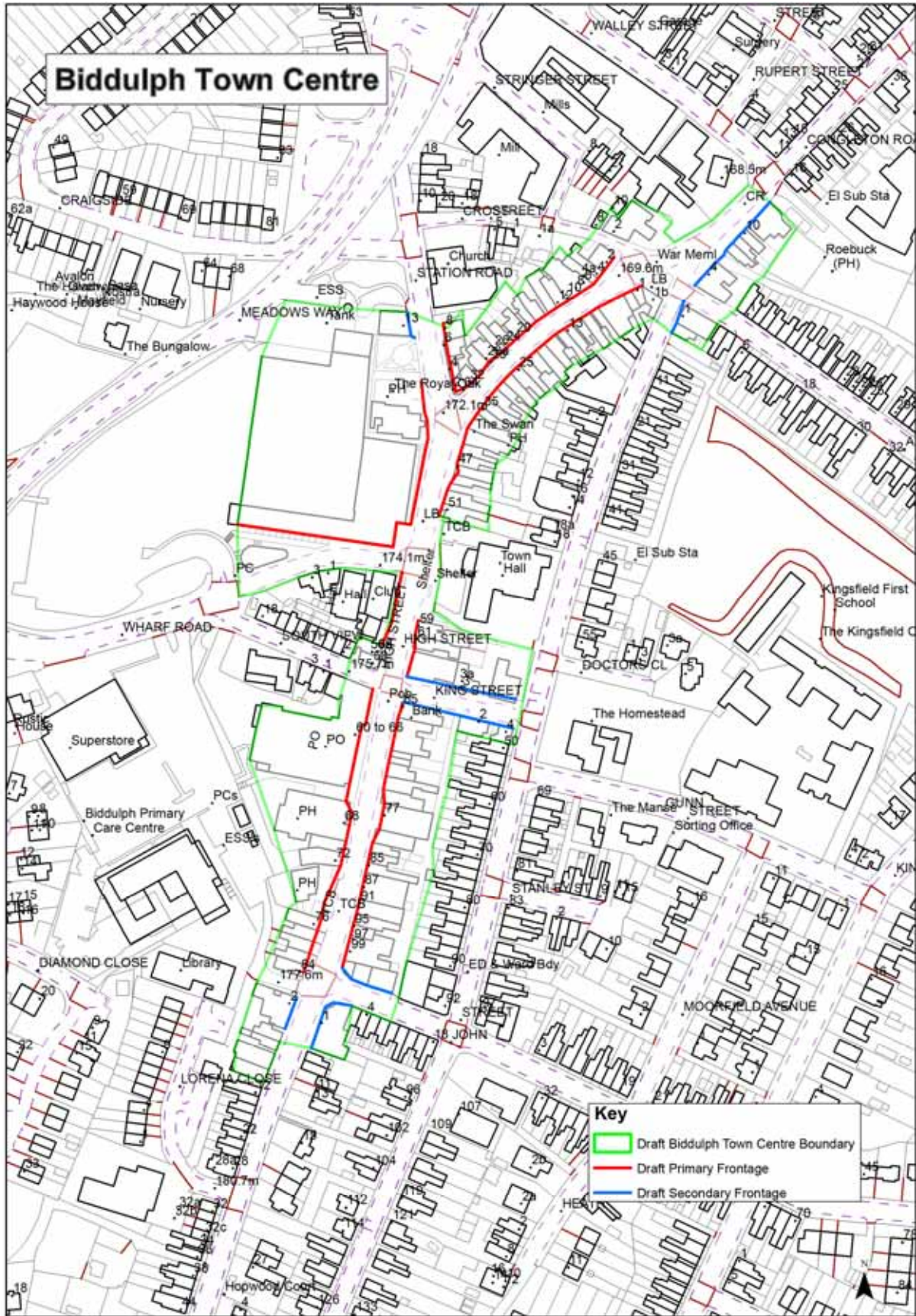
QUESTIONS

- 3a In terms of the draft **town centre boundary**, please clearly state if you consider an amendment is required and if possible attach a scale plan to indicate this.
- 3b In terms of the draft **primary and secondary frontages**, please clearly state if you consider an amendment is required and if possible attach a scale plan to indicate this.





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4. Larger Villages Tables & Maps

4.1 Larger Villages:

Alton, Biddulph Moor, Blythe Bridge & Forsbrook, Brown Edge, Cheddleton, Endon, Ipstones, Kingsley, Upper Tean, Waterhouses, Werrington & Cellarhead and Wetley Rocks

4.2 The larger villages have an important role in terms of serving and supporting their immediate surrounding rural areas and smaller villages. The development approach set out in the adopted Core Strategy focuses growth on the three market towns and larger villages. It recognises the importance of sustaining and promoting them as service centres. It also recognises that this is a balancing act and that new development needs to be sensitive towards the character of the village.

4.3 An indicative housing requirement has been included for each settlement alongside the table listing the sites. The estimated requirement covers the period 2011 - 2031 and has been calculated using the following data:

- percentage apportionment of district housing requirement for Leek, Cheadle, Biddulph and the Rural Areas set out in Policy SS3 of the adopted Core Strategy;
- population of settlement;
- facilities and services within the settlement;
- amount of potentially suitable housing sites (i.e. B class in the Strategic Housing Land Availability Assessment).

4.4 Note that the indicative housing requirement given for each settlement is a guide based on information we have at this stage in the process and may change once the results of the 2012 household projections are known.

Rural Area estimated housing need 2011 – 2031 = 1350 dwellings

Rural Area estimated employment need 2011 – 2031 = 6 hectares

4.5 In order to define areas where appropriate development will be allowed, a development boundary will be included around each village. Development outside of the development boundary, i.e. within the open countryside will be strictly controlled.

4.6 Land has been identified as a housing allocation where it is considered to be potentially suitable and exceeds the threshold of 5+ houses. It is not considered necessary to allocate land for smaller developments within the development boundaries as policies will allow them to come forward in any case.

4.7 A draft development boundary has been included on the settlement maps and comments are invited on this.

QUESTIONS

4a In terms of **Site Options** please clearly state:

- the site reference number;
- and your reasons for supporting or objecting to this site?

4b In terms of the proposed **development boundary** please clearly state if you consider an amendment is required and if possible attach a scale plan to indicate this?

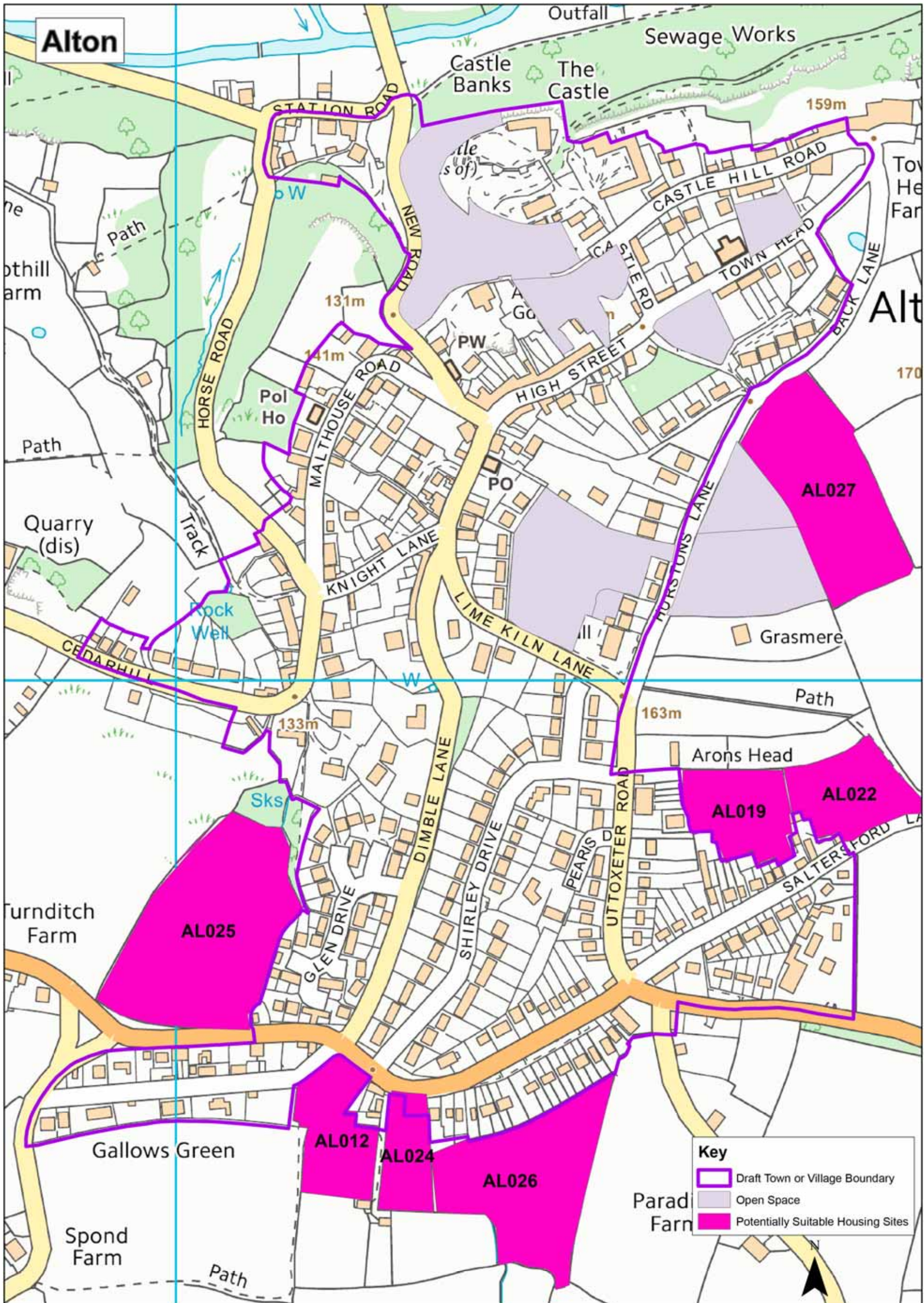
4c In terms of **Open Space**, are there any areas that you consider should be included as open space that are not identified on the plan? Please clearly state the location of this area and the reasons for including it. Please specify any other comments regarding open space identified on the plans.

ALTON SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 25 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
AL024 (only small part within development boundary)	Housing	12	0.4
Potentially Suitable Sites (5+ dwellings) - outside the Development Boundary			
AL012	Housing	18	0.6
AL019	Housing	43	1.44
AL022	Housing	20	0.66
AL025	Housing	60	2
AL026	Housing	43	1.44
AL027	Housing	45	1.5

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**

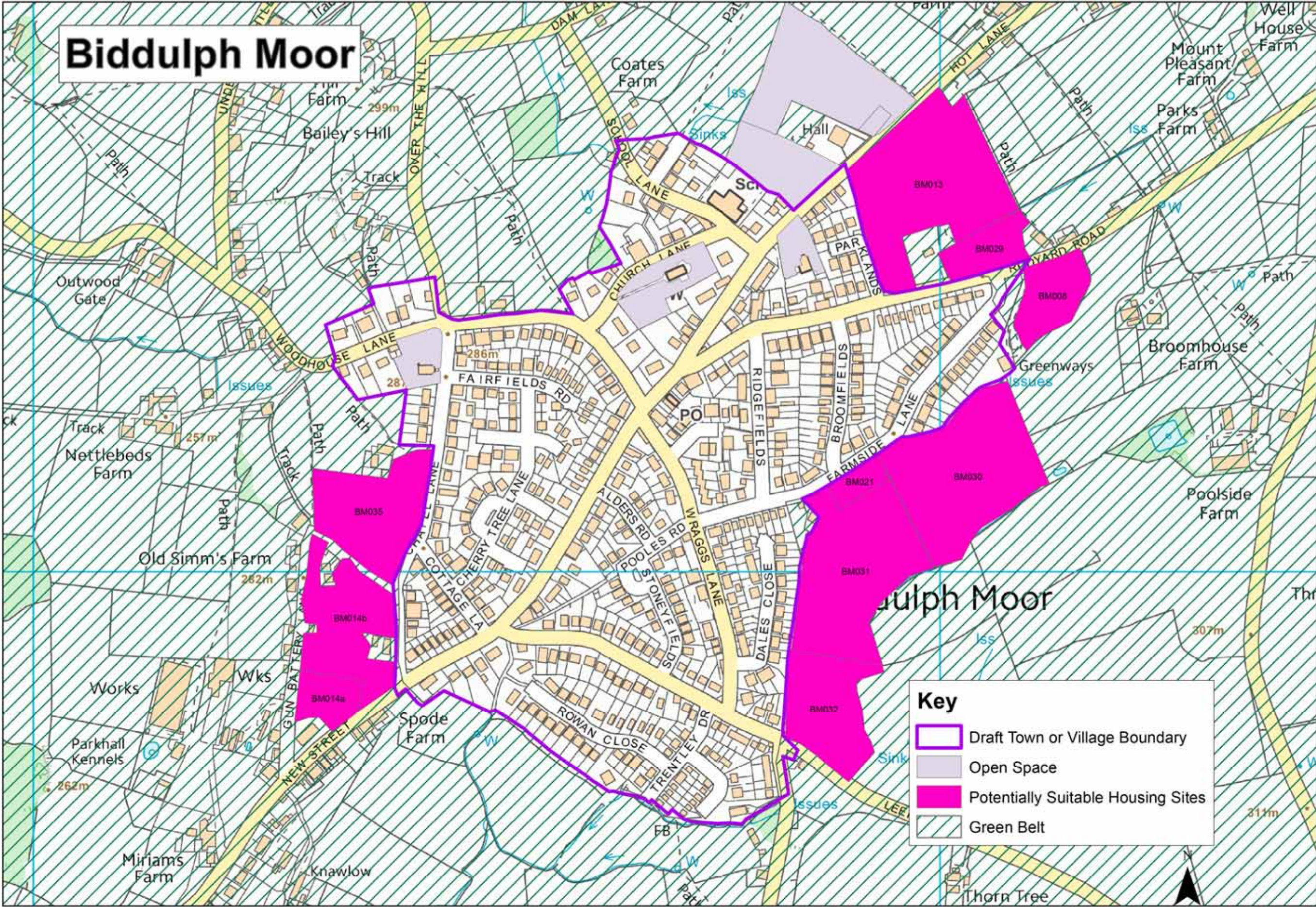


BIDDULPH MOOR SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 45 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
None			
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
BM008	Housing	18	0.57
BM013	Housing	65	2.2
BM014a	Housing	15	0.52
BM014b	Housing	25	0.81
BM021	Housing	7	0.23
BM029	Housing	12	0.4
BM030	Housing	60	2.1
BM031	Housing	60	2
BM032	Housing	30	1
BM035	Housing	35	1.23

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



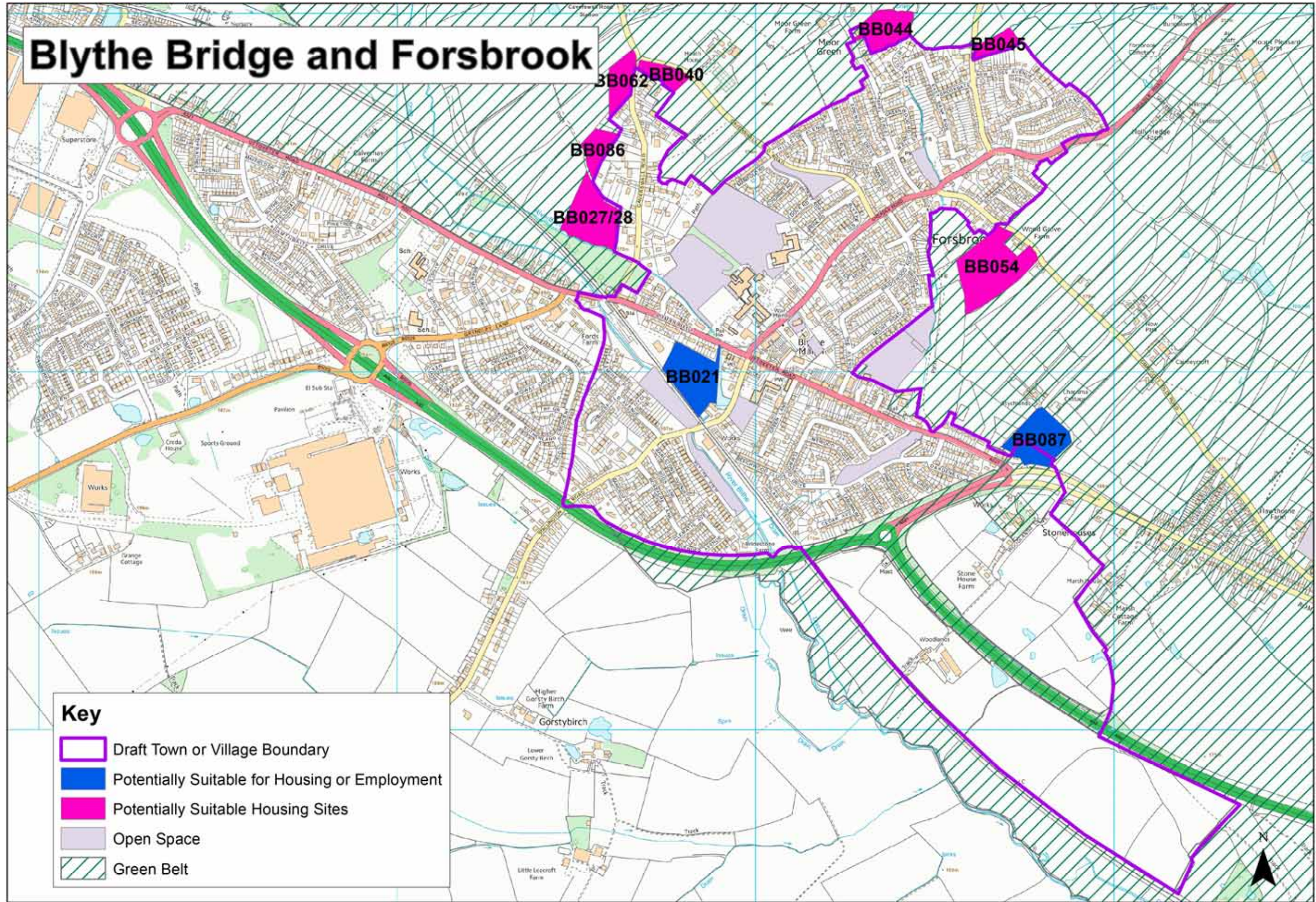
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BLYTHE BRIDGE & FORSBROOK SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 150 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
BB021	Housing or employment	30*	1.04
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
BB027/28	Housing	27	2.07
BB040	Housing	12	0.7
BB044	Housing	30	1.25
BB045	Housing	15	0.56
BB054	Housing	70	2.90
BB062	Housing	20	0.94
BB086	Housing	15	0.73
BB087	Housing or employment	46 [†]	1.40
Other Uses			
BB021	* See entry above. Housing and/or employment		Up to 1.94ha [potential employment area]
BB087	†See entry above. Housing and/or employment		Up to 1.40ha [potential employment area]

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



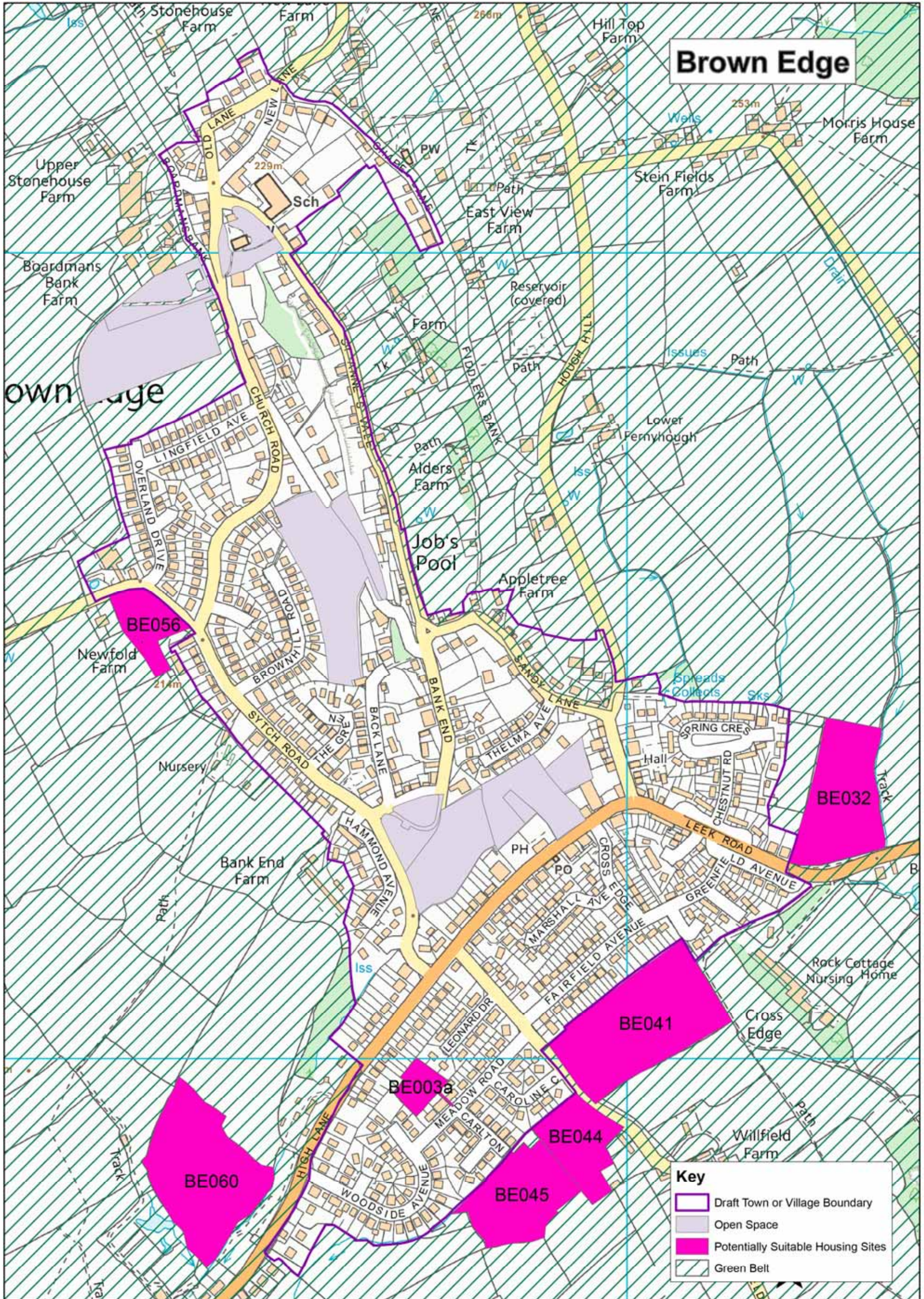
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BROWN EDGE SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 65 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
BE003a	Housing	6	0.25
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
BE032	Housing	35	1.47
BE041	Housing	50	2.2
BE044	Housing	20	0.8
BE045	Housing	35	1.16
BE056	Housing	15	0.5
BE060	Housing	60	1.95

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



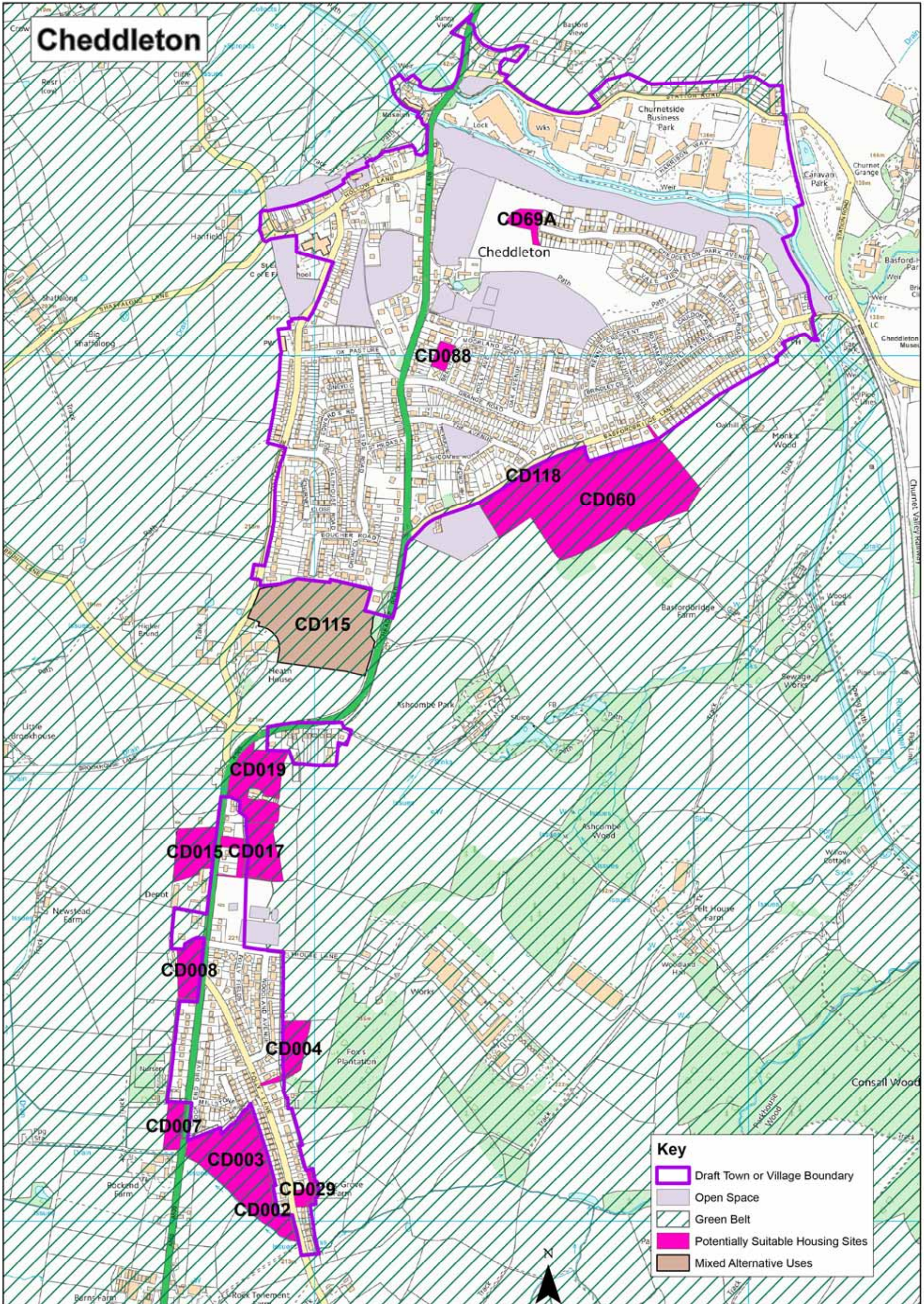
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CHEDDLETON SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 115 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
CD004	Housing [access point within boundary/mostly outside boundary]	18	0.66
CD017	Housing [roadside dwelling; southern access point; and land rear of dwellings within boundary; but majority rear land outside boundary]	29	1.25
CD029	Housing	8	0.29
CD060/CD118	Housing [all of CD118 and vast majority of CD060 fall outside boundary, however one access point falls within boundary]	113	8.08
CD069A	Housing	6	0.26
CD088	Housing	7	0.23
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
CD002	Housing	26	0.84
CD003	Housing	70	2.32
CD007	Housing	14	0.44
CD008	Housing	23	0.72
CD015	Housing	30	0.98
CD019	Housing	39	1.62
CD115	Mixed/alternative uses	104*	4.68
Other Uses			
CD115	Mixed/alternative uses [see entry above]	See entry above.*Mixed use option for both residential and/or employment uses. Could achieve up to this residential yield.	4.68

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



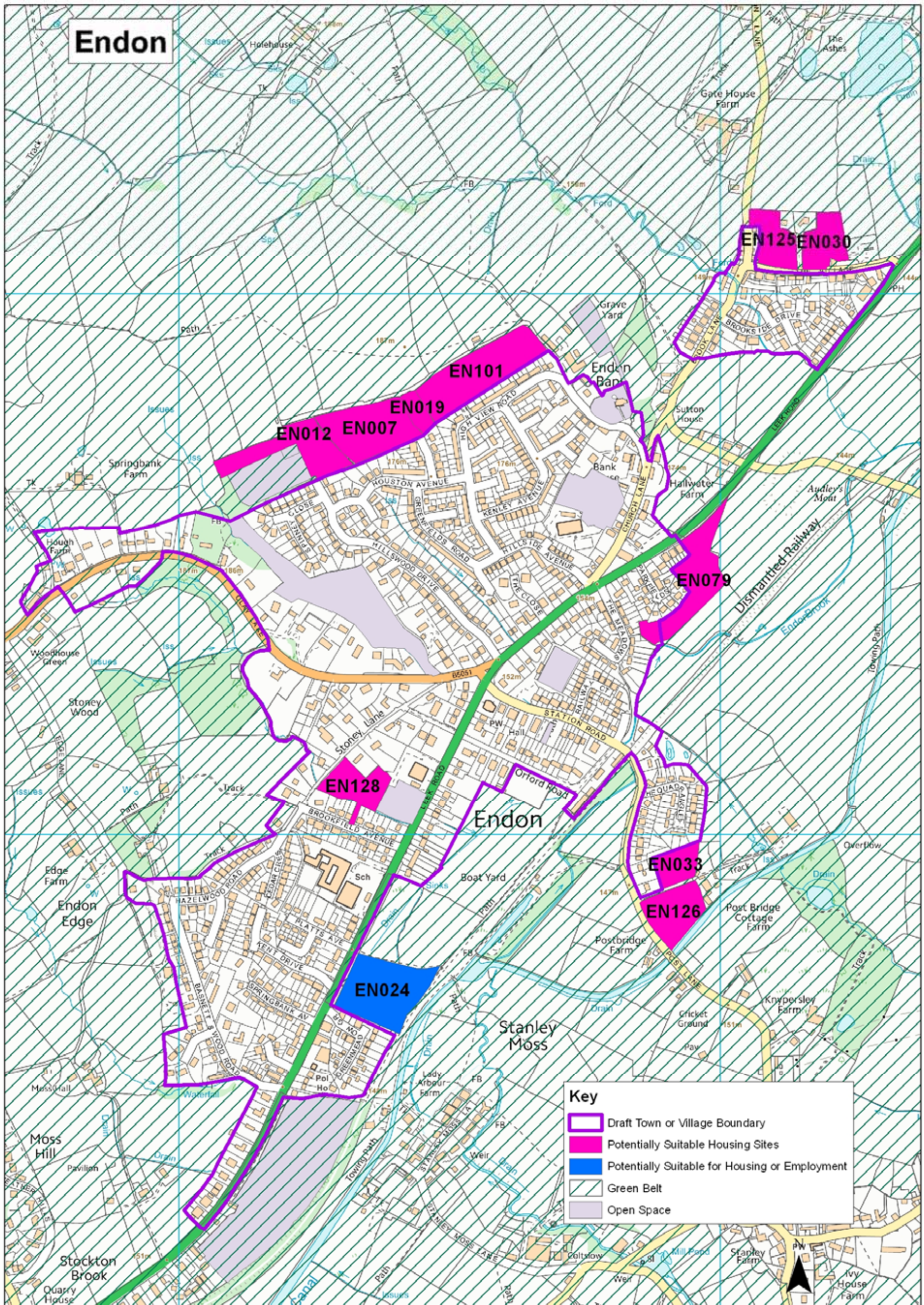
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ENDON SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 85 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
EN128	Housing	27	0.71
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
EN007	Housing	45	1.43
EN012	Housing	24	1.16
EN019	Housing	8	0.25
EN024	Housing/employment	7*	0.43
EN030	Housing	10	0.69
EN033	Housing	12	0.47
EN079	Housing	18	0.77
EN101	Housing	54	1.75
EN125	Housing	14	0.68
EN126	Housing	12	0.83
Other Uses			
*EN024	*See entry above. Housing and/or employment		Up to 1.71 [potential employment area]

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



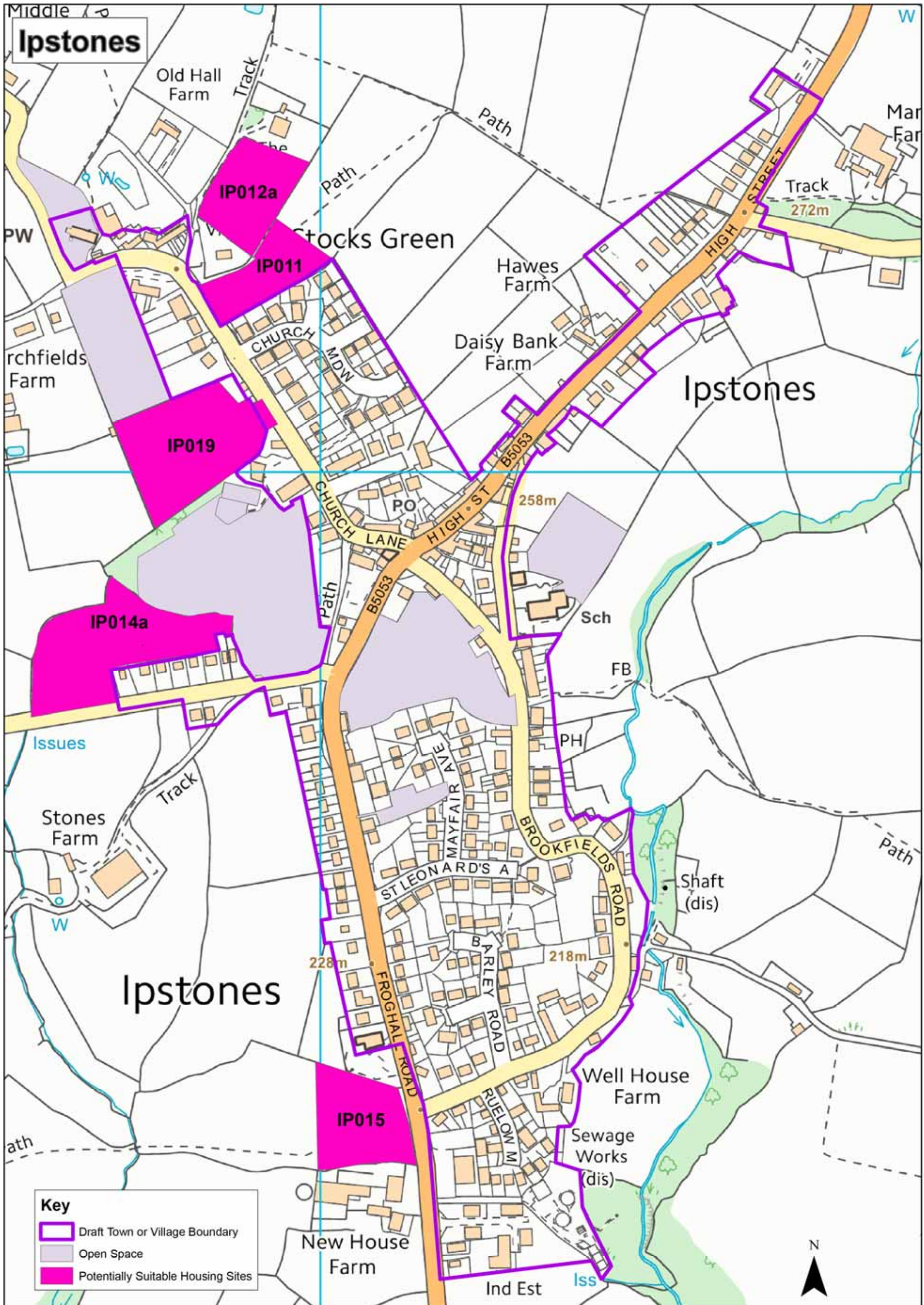
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IPSTONES SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 25 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
IP019 only small part within development boundary	Housing	35	1.3
Potentially Suitable Sites (5+ dwellings) - outside Development Boundary			
IP011	Housing	15	0.47
IP012a	Housing	20	0.6
IP014a	Housing	35	1.18
IP015	Housing	22	0.7

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**

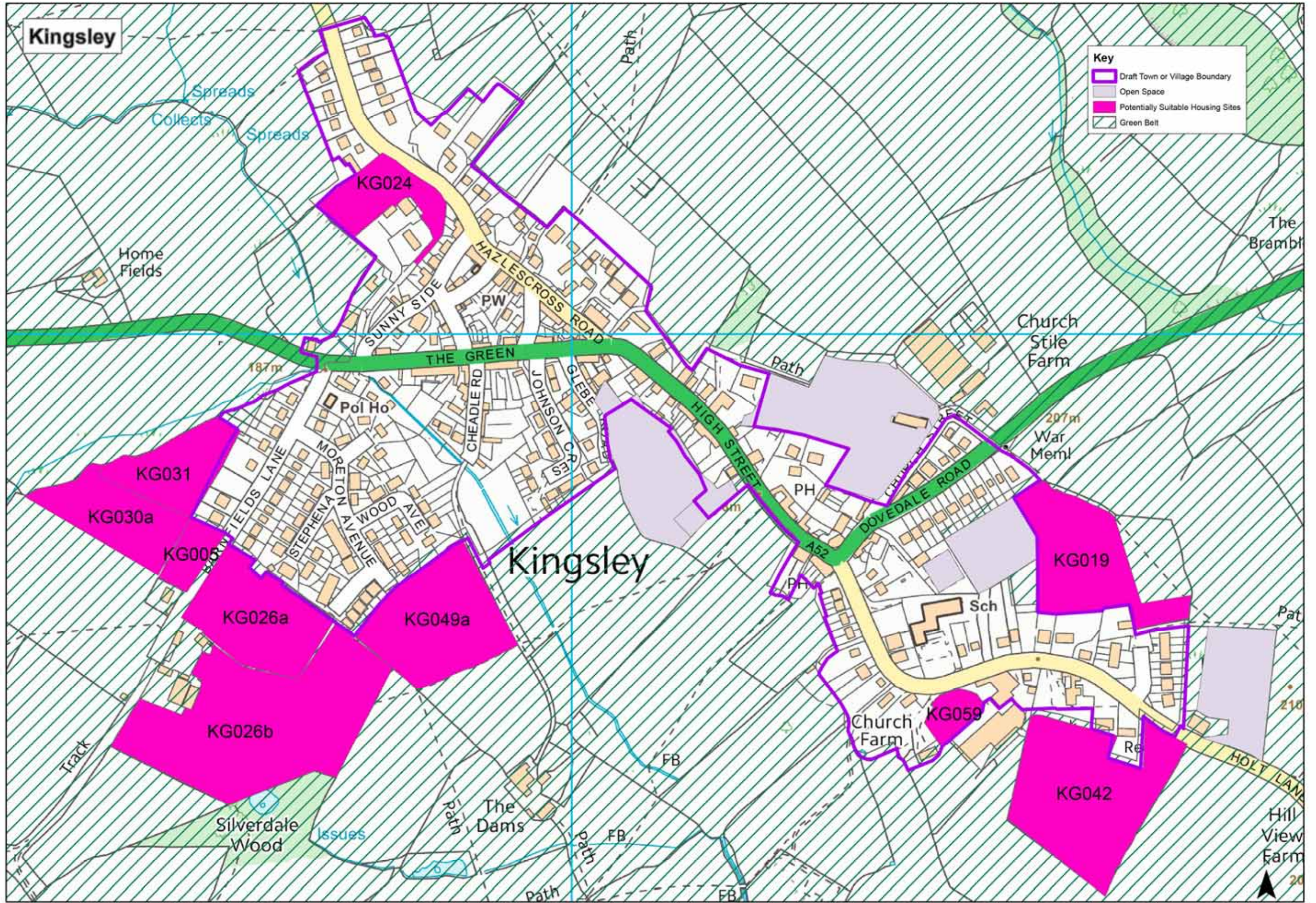


KINGSLEY SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 30 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
KG024	Housing	12	0.4
KG059	Housing	6	0.21
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
KG005	Housing	7	0.24
KG019	Housing	30	1.2
KG026a	Housing	30	1.13
KG026b	Housing	50	2.4
KG030a	Housing	25	0.82
KG031	Housing	20	0.7
KG042	Housing	30	1.8
KG049a	Housing	35	1.37

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



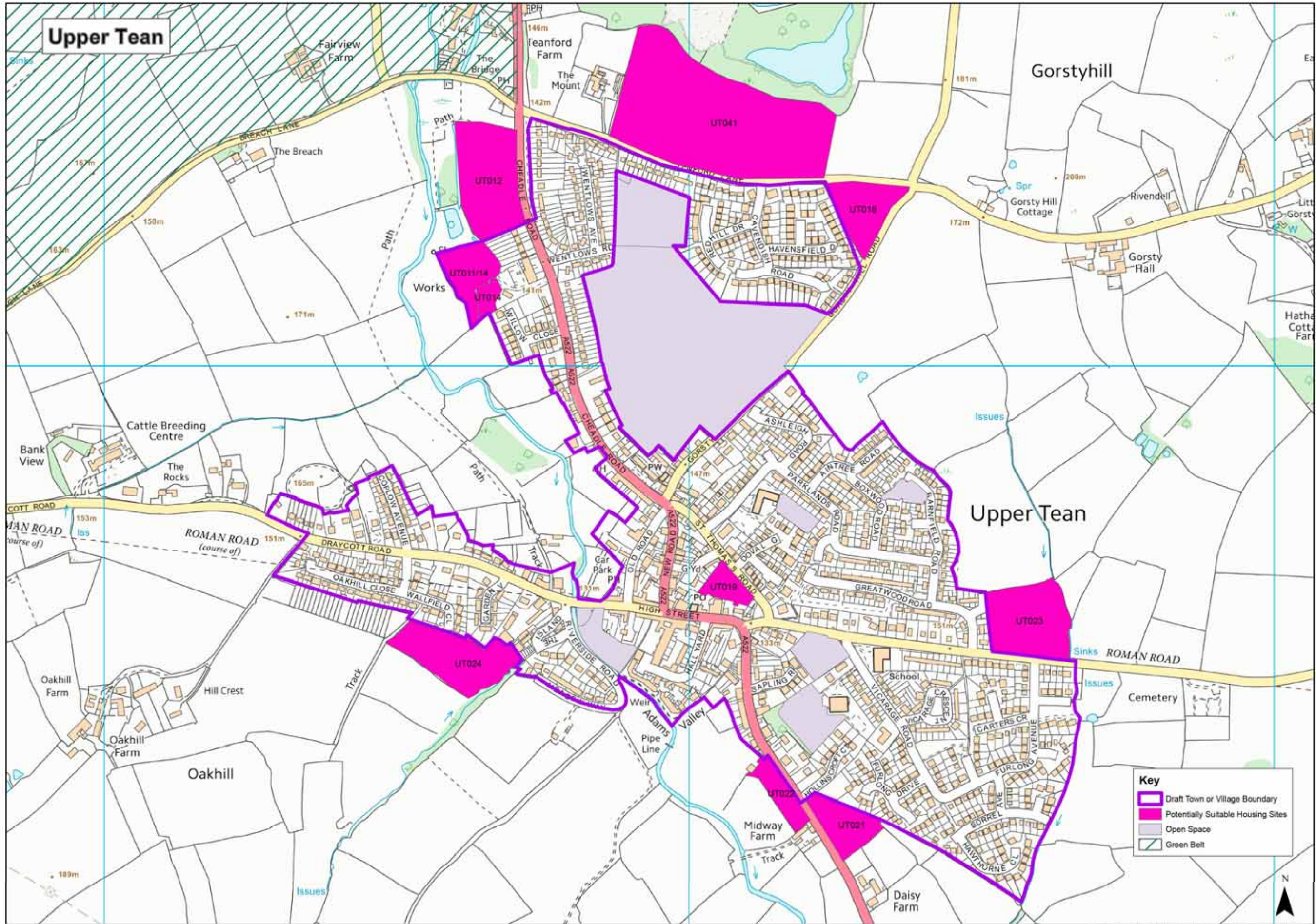
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UPPER TEAN SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 100 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
UT011/14	Housing	20	0.85
UT019	Housing	15	0.4
Potentially Suitable Sites (5+ dwellings) - outside Development Boundary			
UT012	Housing	50	1.6
UT018	Housing	25	1
UT021	Housing	20	0.74
UT022	Housing	15	0.48
UT023	Housing	50	1.5
UT024	Housing	40	1.4
UT041	Housing	50	5

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



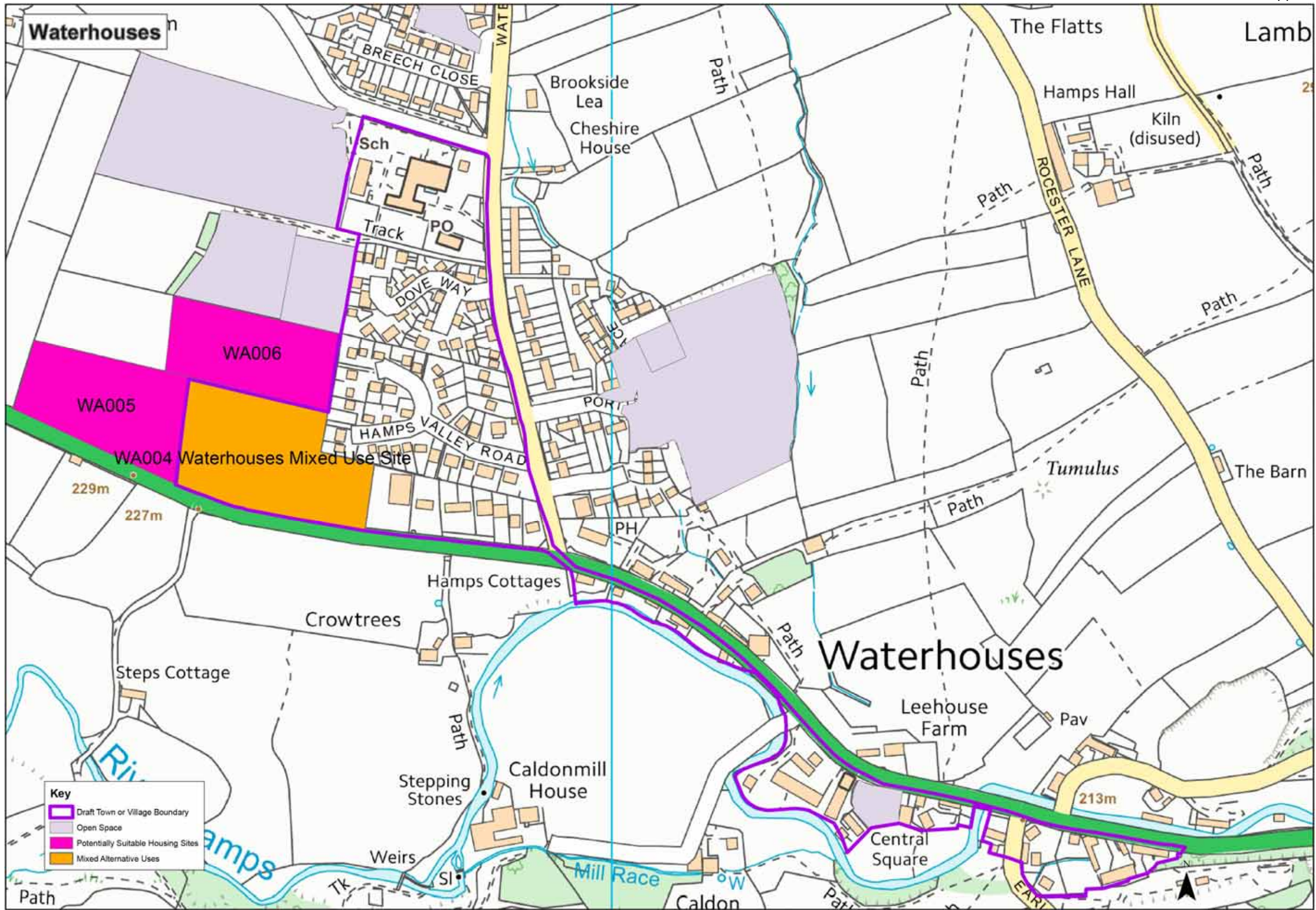
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WATERHOUSES SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 25 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
WA004	Mixed use site (existing employment site reprovided 0.4 hectares)	36	2
Potentially Suitable Sites (5+ dwellings) - outside the Development Boundary			
WA005	Housing	40	1.3
WA006	Housing	30	1

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



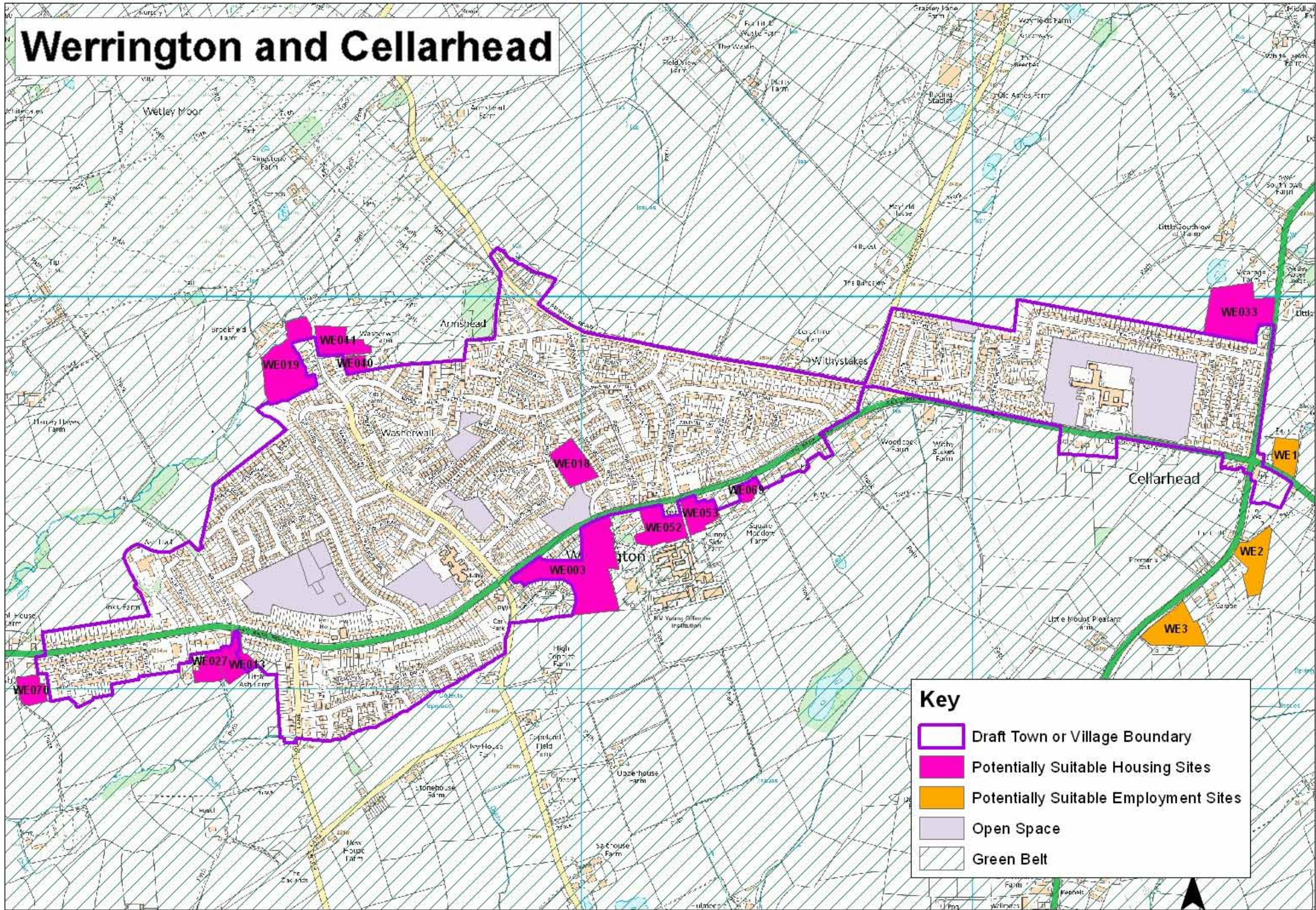
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WERRINGTON & CELLARHEAD SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 200 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
WE018	Housing	24	0.81
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
WE003	Housing	85	2.9
WE013	Housing	10	0.49
WE019	Housing	50	1.6
WE027	Housing	20	0.64
WE033	Housing	60	1.94
WE040	Housing	7	0.23
WE041	Housing	22	0.73
WE052	Housing	25	0.91
WE053	Housing	15	0.63
WE069	Housing	6	0.21
WE070	Housing	12	0.46
Other Uses			
WE1	Employment		0.52
WE2	Employment		0.90
WE3	Employment		1.07

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



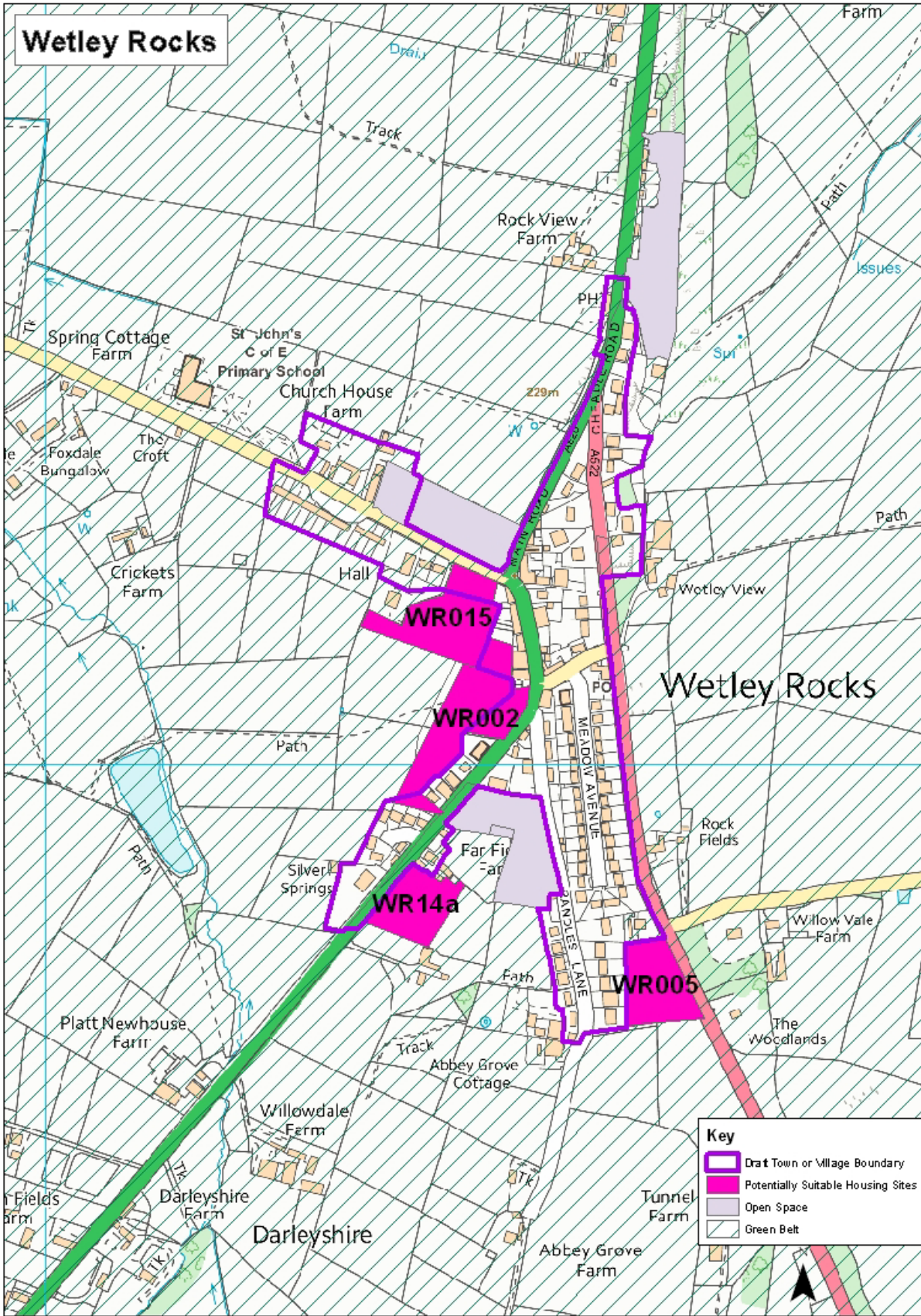
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WETLEY ROCKS SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 15 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
WR002	Housing	29	0.99
WR015	Housing [partly within/mostly outside boundary]	20	0.79
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
WR005	Housing	13	0.57
WR014A	Housing	12	0.51

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



5. Smaller Villages Tables & Maps

5.1 Smaller Villages:

Bagnall, Blackshaw Moor, Boundary, Bradnop, Caverswall, Checkley, Consall, Cookshill, Cotton, Dilhorne, Draycott, Foxt, Froghall, Heaton, Hollington, Hulme, Kingsley Holt, Leekbrook, Longsdon, Lower Tean, Meerbrook, Oakamoor, Rudyard, Rushton Spencer, Stanley, Stockton Brook, Swinscoe, Whiston, Winkhill

5.2 The smaller villages have a more limited role as service centres but they are vital to the rural areas particularly in terms of providing for local housing and rural employment needs. There is a need to meet local needs in these settlements but this will be strictly controlled, both in terms of its scale and type, in order to ensure that the character and life of the settlement is not undermined.

5.3 An indicative housing requirement has been included for each settlement alongside the table listing the sites. The requirement covers the period 2011 - 2031 and has been calculated using the following data:

- percentage apportionment of District housing requirement for the towns and rural areas set out in Policy SS3 of the adopted Core Strategy;
- population of settlement;
- facilities and services within the settlement;
- amount of potentially suitable housing sites (i.e. B class in the Strategic Housing Land Availability Assessment).

5.4 Note that the indicative housing requirement given for each settlement is a guide based on information we have at this stage in the process and may change once the results of the 2012 household projections are known

5.5 In order to guide development an infill boundary will be defined around these settlements within which appropriate development will be allowed. These boundaries will be more tightly drawn than development boundaries to accommodate infilling or redevelopment but to restrict peripheral expansion in line with the 'smaller village' categorisation of these settlements in the adopted Core Strategy. Development proposals outside of the infill boundary, i.e. within the open countryside will be strictly controlled.

5.6 Land has been identified as a housing allocation where it is considered to be potentially suitable and exceeds the threshold of 5+ houses. It is not considered necessary to allocate land for smaller developments within the infill boundaries as policies will allow them to come forward in any case. This is the reason why some settlements have specific sites identified and some only have an infill boundary.

5.7 A draft infill boundary has been included on the settlement maps and comments are invited on this.

QUESTIONS

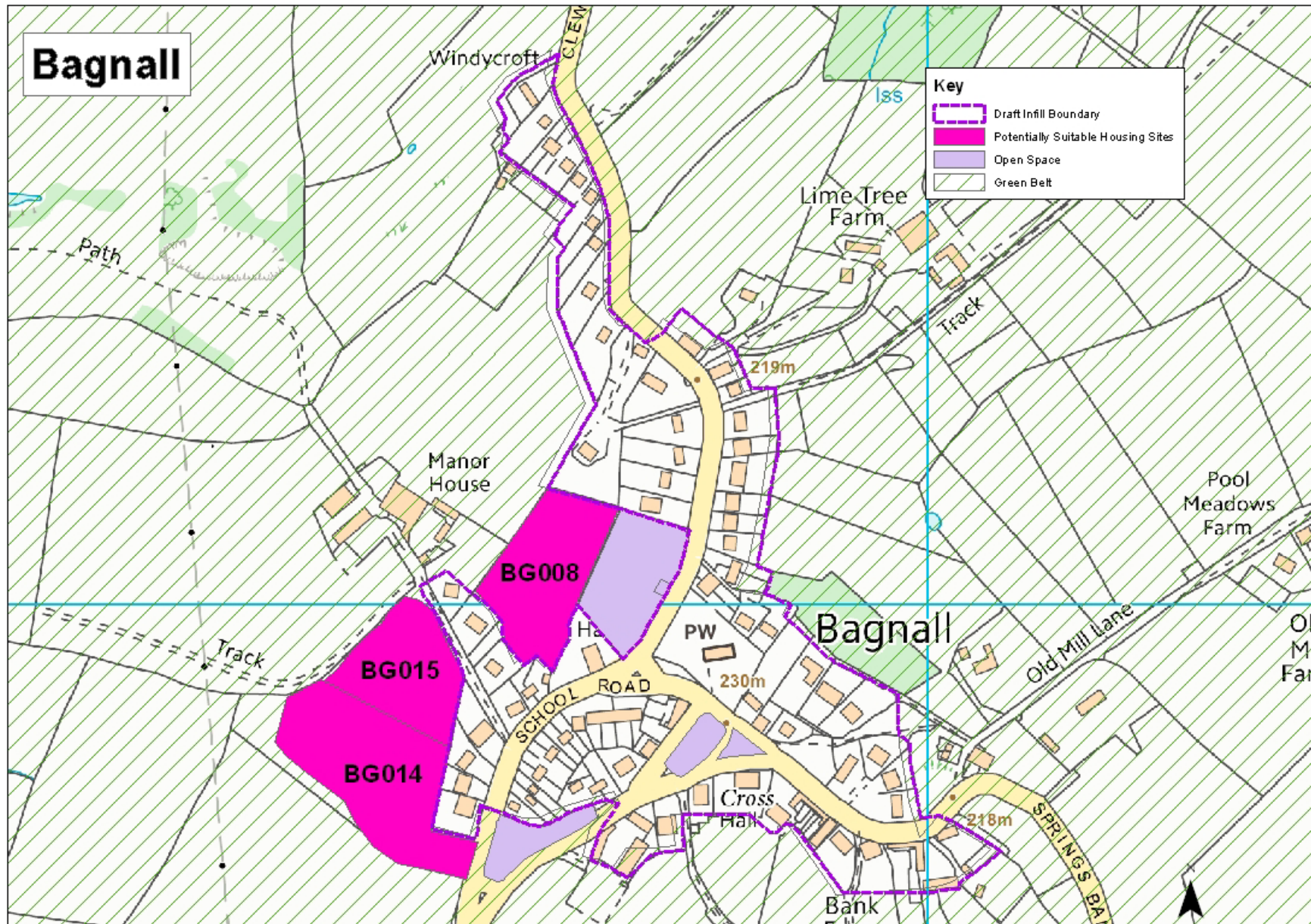
- 5a In terms of **Site Options** please clearly state:
- the site reference number;
 - and your reasons for supporting or objecting to this site?
- 5b In terms of the proposed **infill boundary** please clearly state if you consider an amendment is required and if possible attach a scale plan to indicate this?
- 5c In terms of **Open Space**, are there any areas that you consider should be included as open space that are not identified on the plan? Please clearly state the location of this area and the reasons for including it. Please specify any other comments regarding open space identified on the plans.

BAGNALL SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 10 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
BG008	Housing	10	0.83
BG014	Housing	10	1.16
BG015	Housing	10	0.66

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**

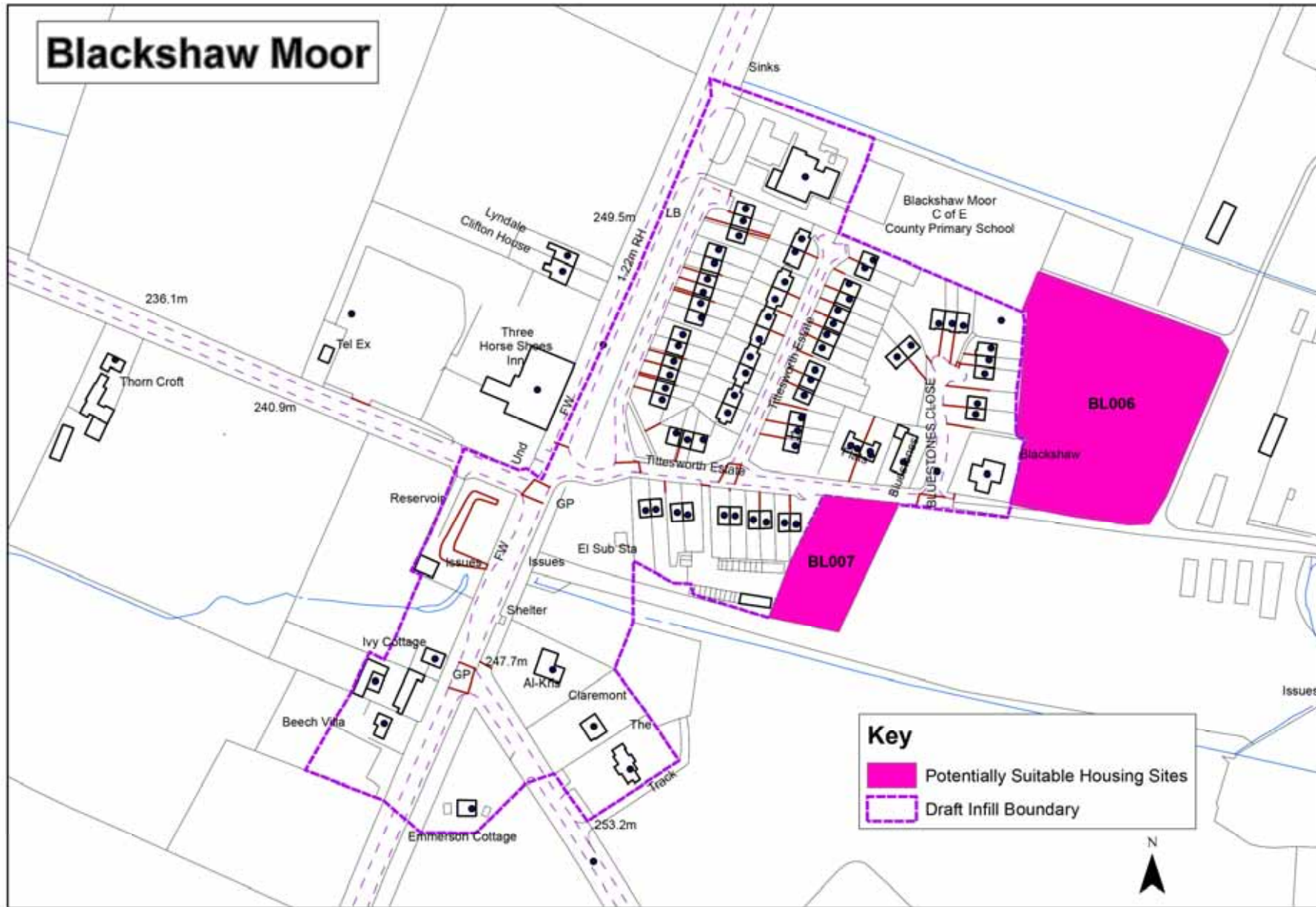


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BLACKSHAW MOOR SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 10 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites - outside the Development Boundary			
BL006	Housing	12	0.73
BL007	Housing	7	0.2

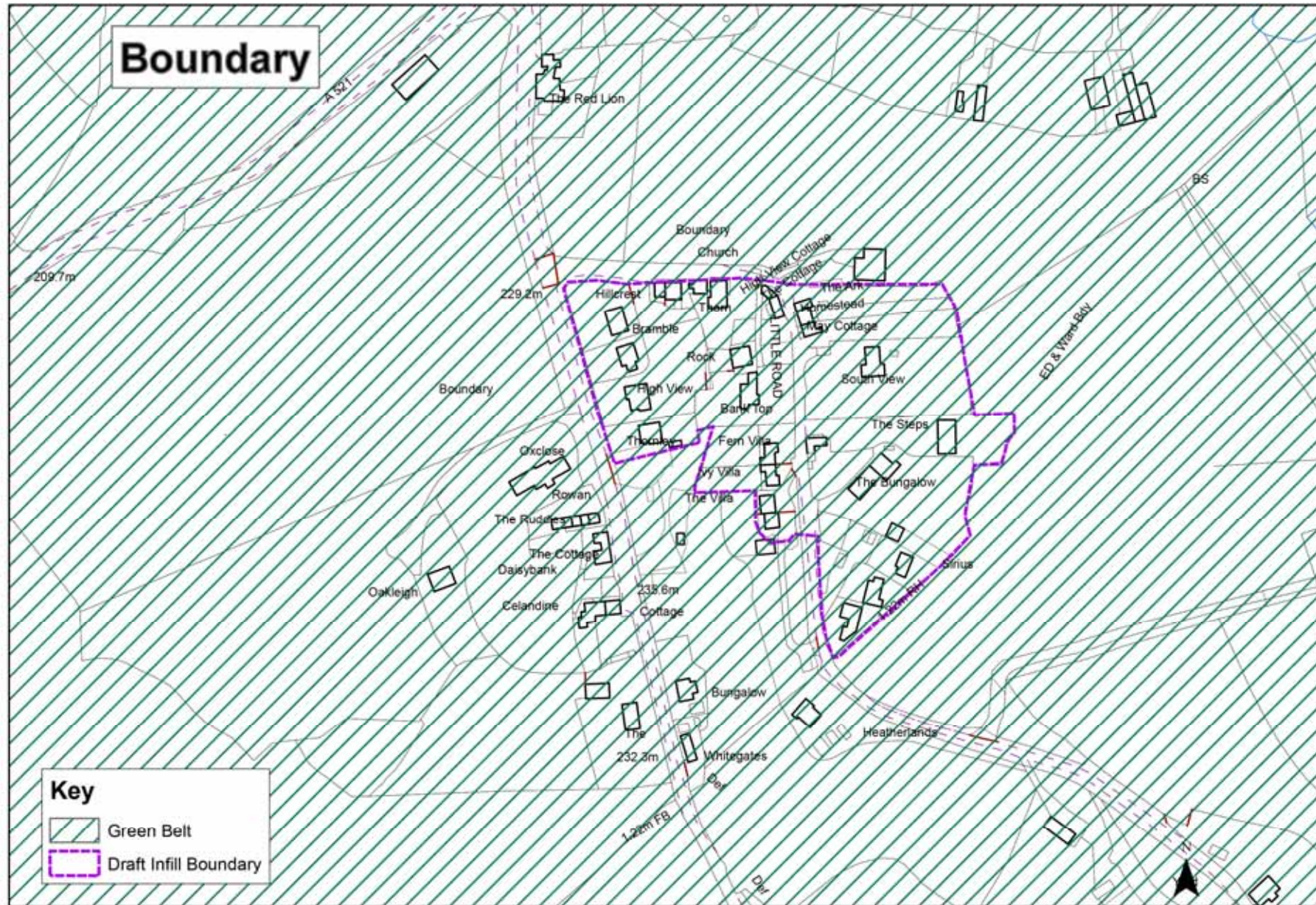


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BOUNDARY SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 5 dwellings

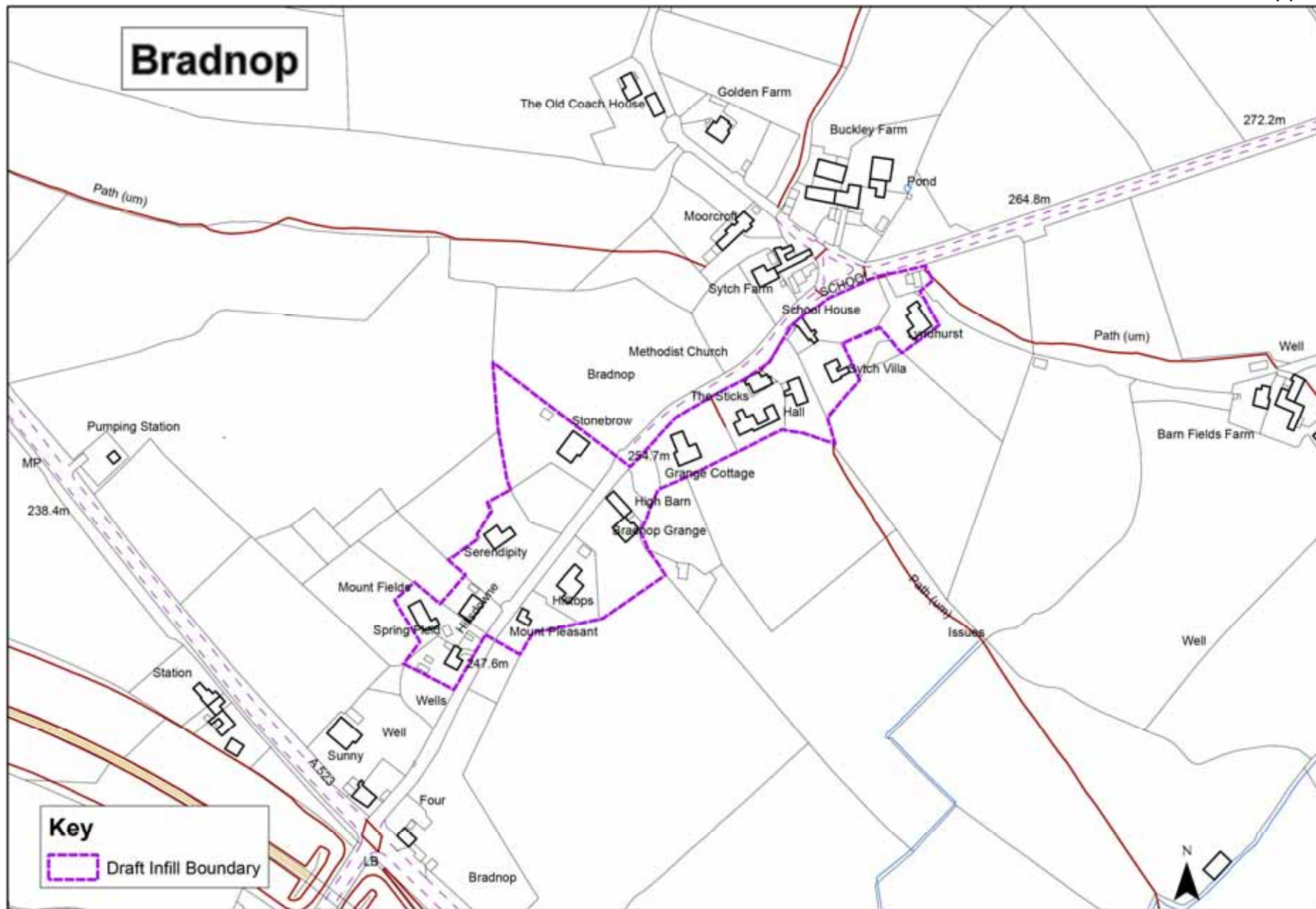
None identified for 5+ dwellings.



BRADNOP SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 5 dwellings

None identified for 5+ dwellings.



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CAVERSWALL SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 5 dwellings

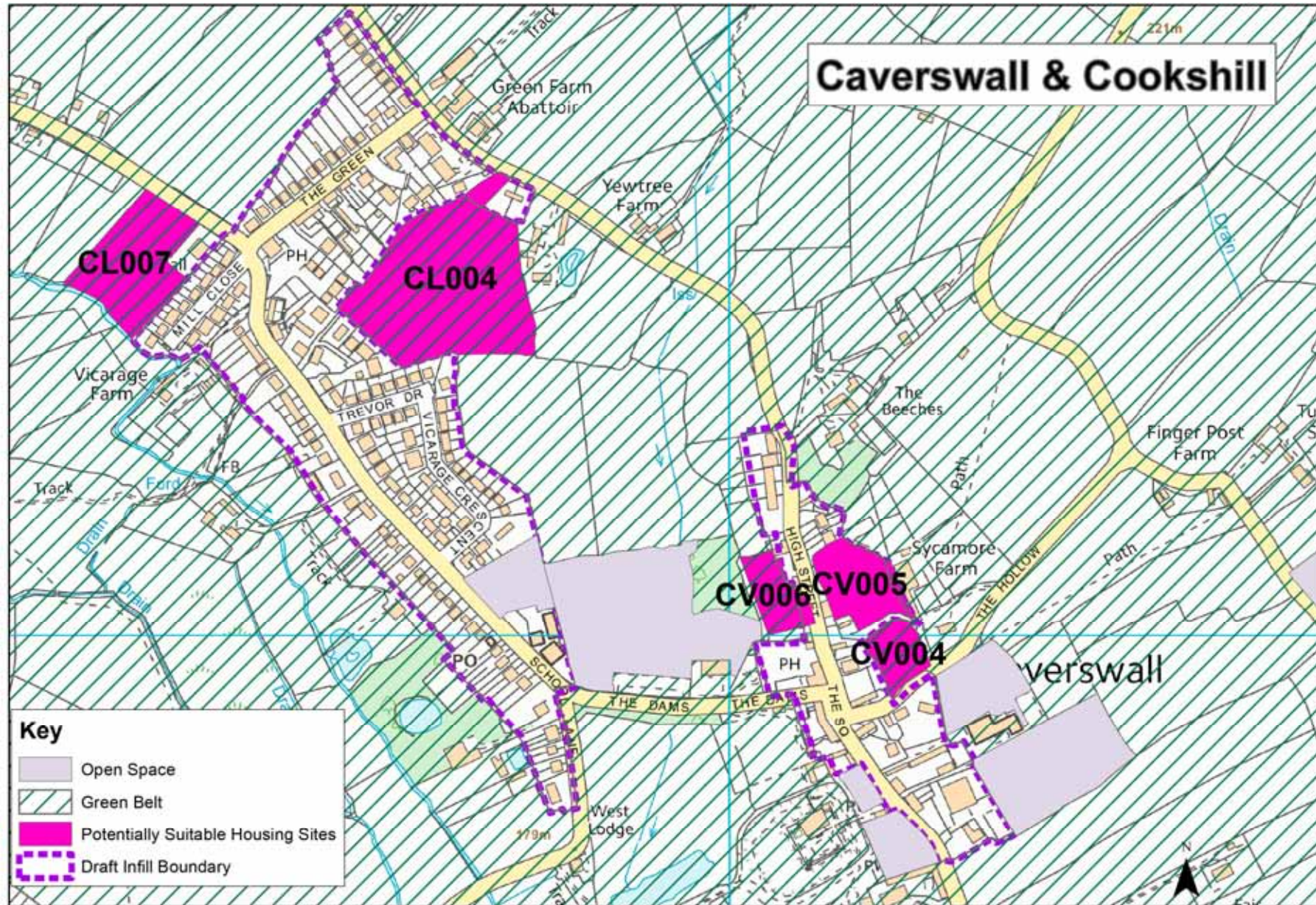
Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
CV005	Housing	10	0.63
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
CV004	Housing	8	0.36
CV006	Housing	8	0.4

COOKSHILL SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 15 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
None			
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
CL004	Housing	20	2.2
CL007	Housing	30	0.98

***NOTE - Not all of these sites will be needed to meet these settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



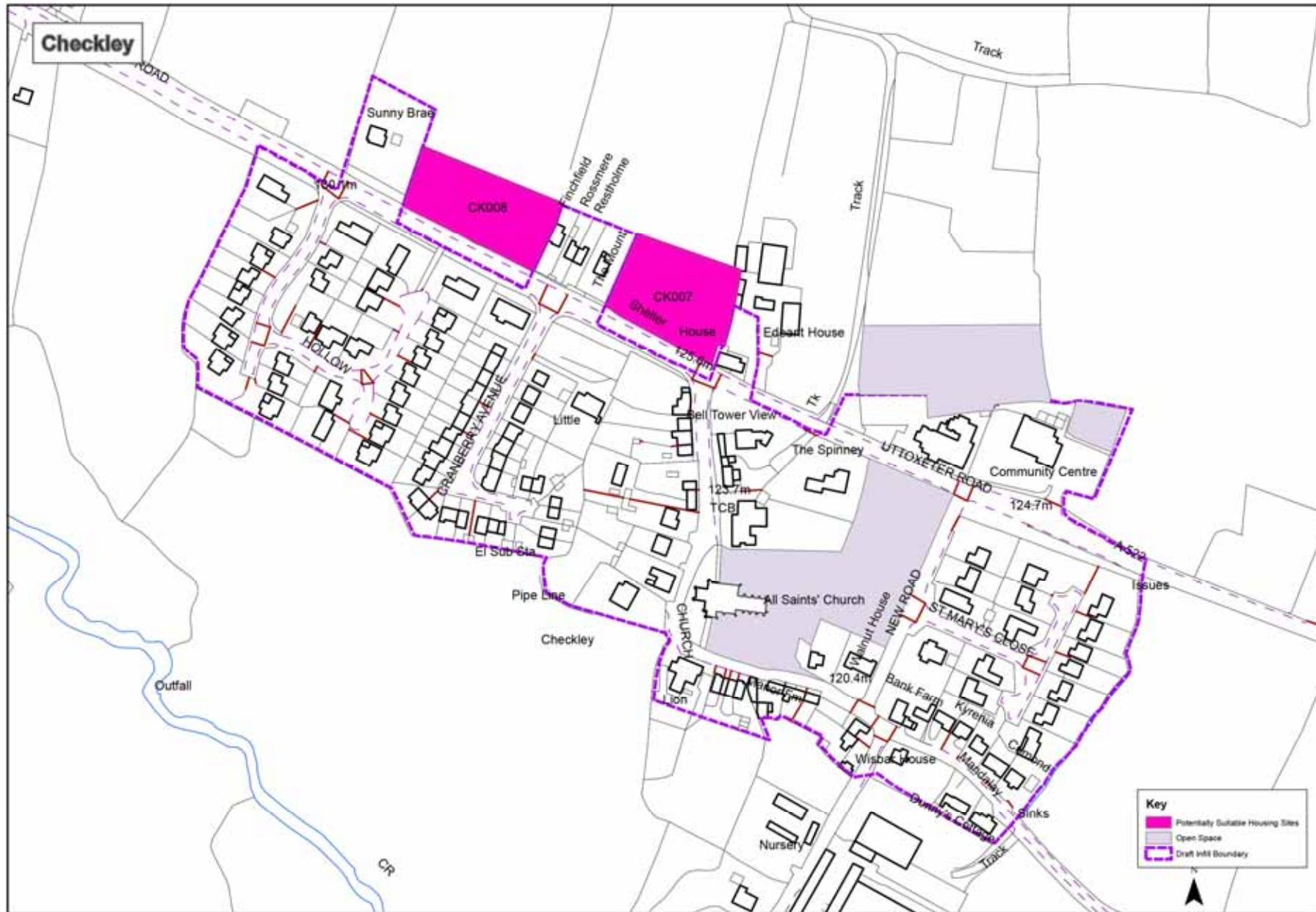
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CHECKLEY SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 5 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
None			
Potentially Suitable Sites (5+ dwellings) - outside the Development Boundary			
CK007	Housing	6	0.28
CK008	Housing	7	0.3

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**

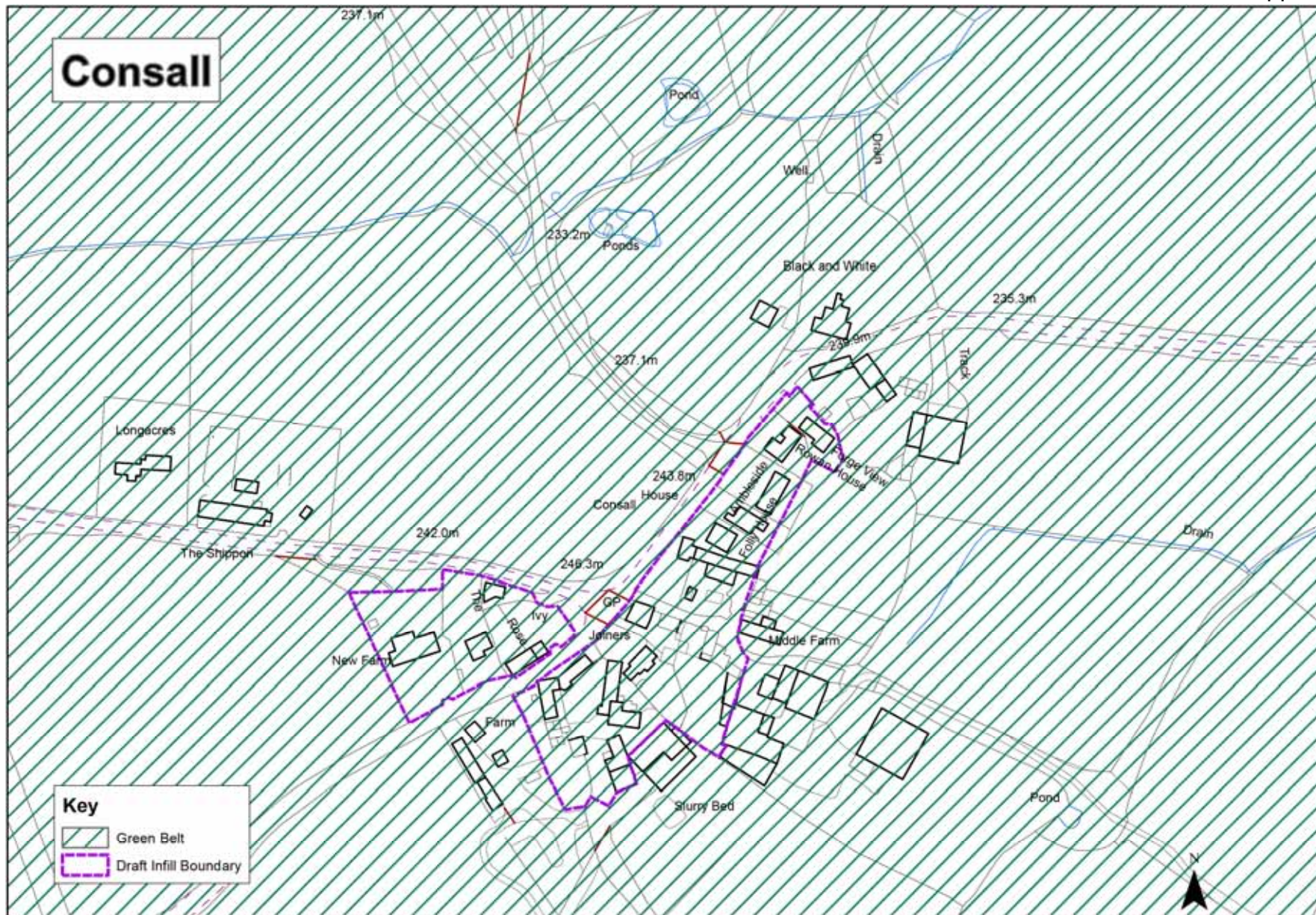


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CONSALL SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 5 dwellings

None identified for 5+ dwellings.

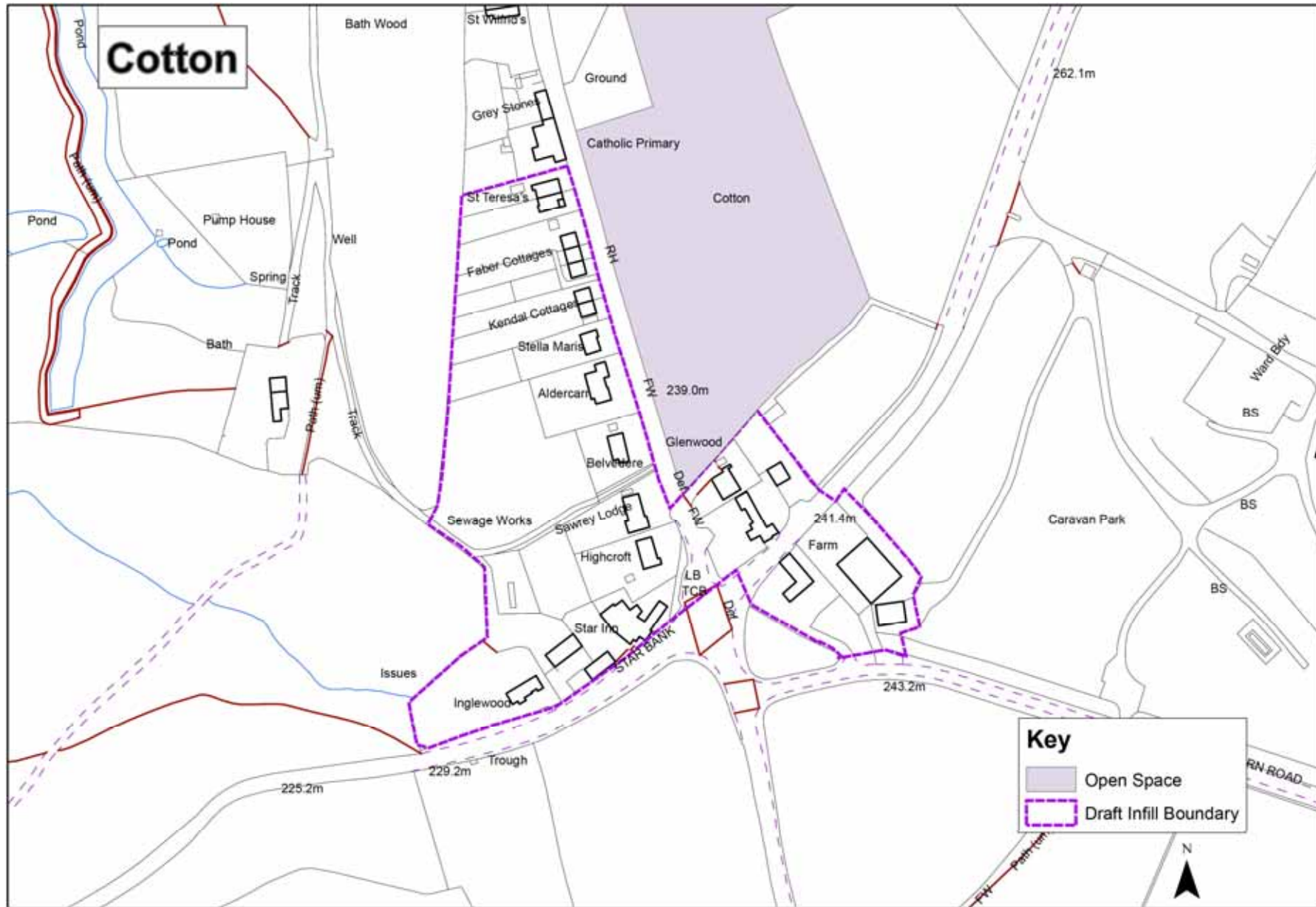


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COTTON SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 10 dwellings

None identified for 5+ dwellings.



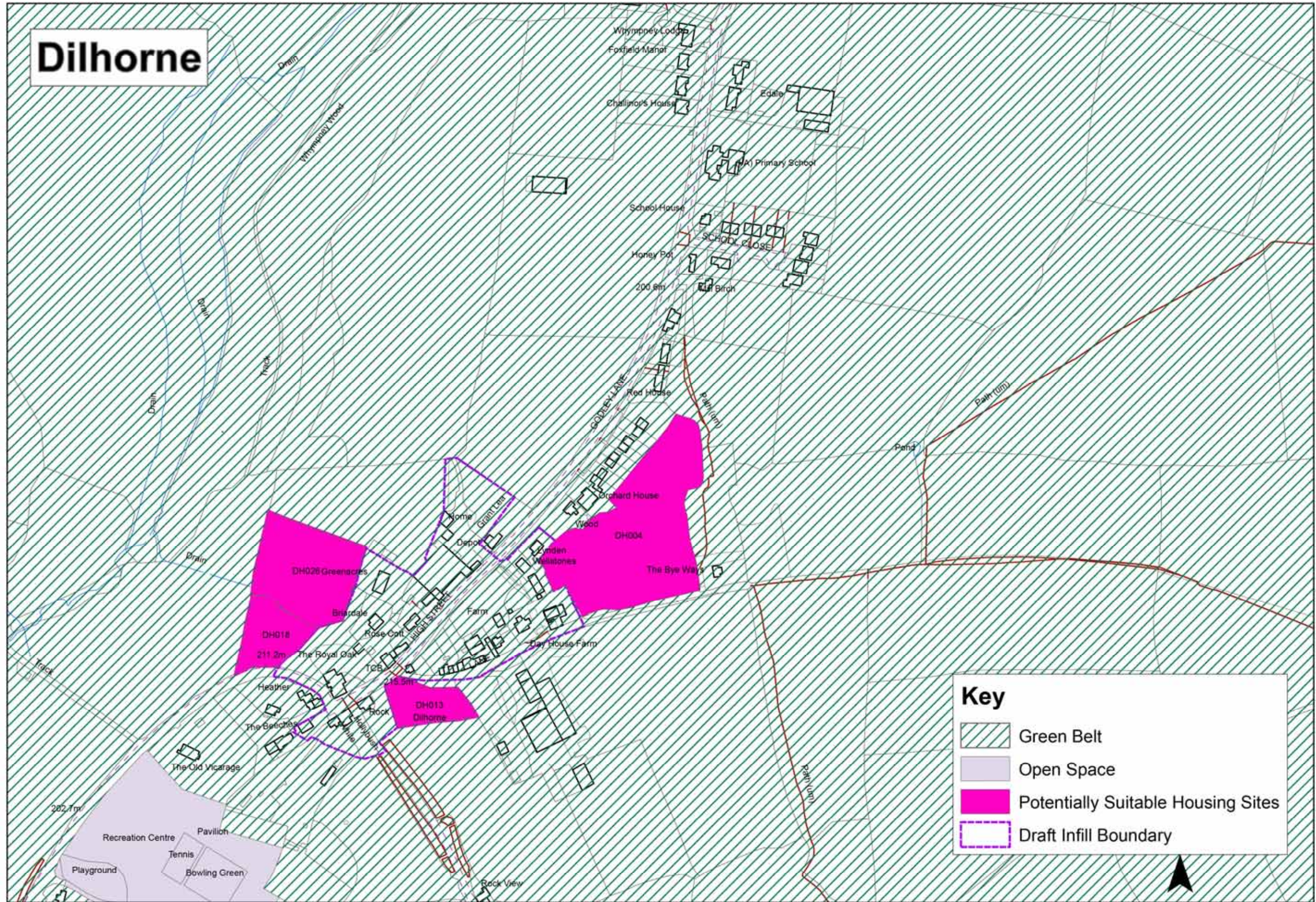
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DILHORNE SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 10 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
DH004	Housing	20	1.13
DH013	Housing	6	0.18
DH018	Housing	7	0.23
DH026	Housing	15	0.5

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**

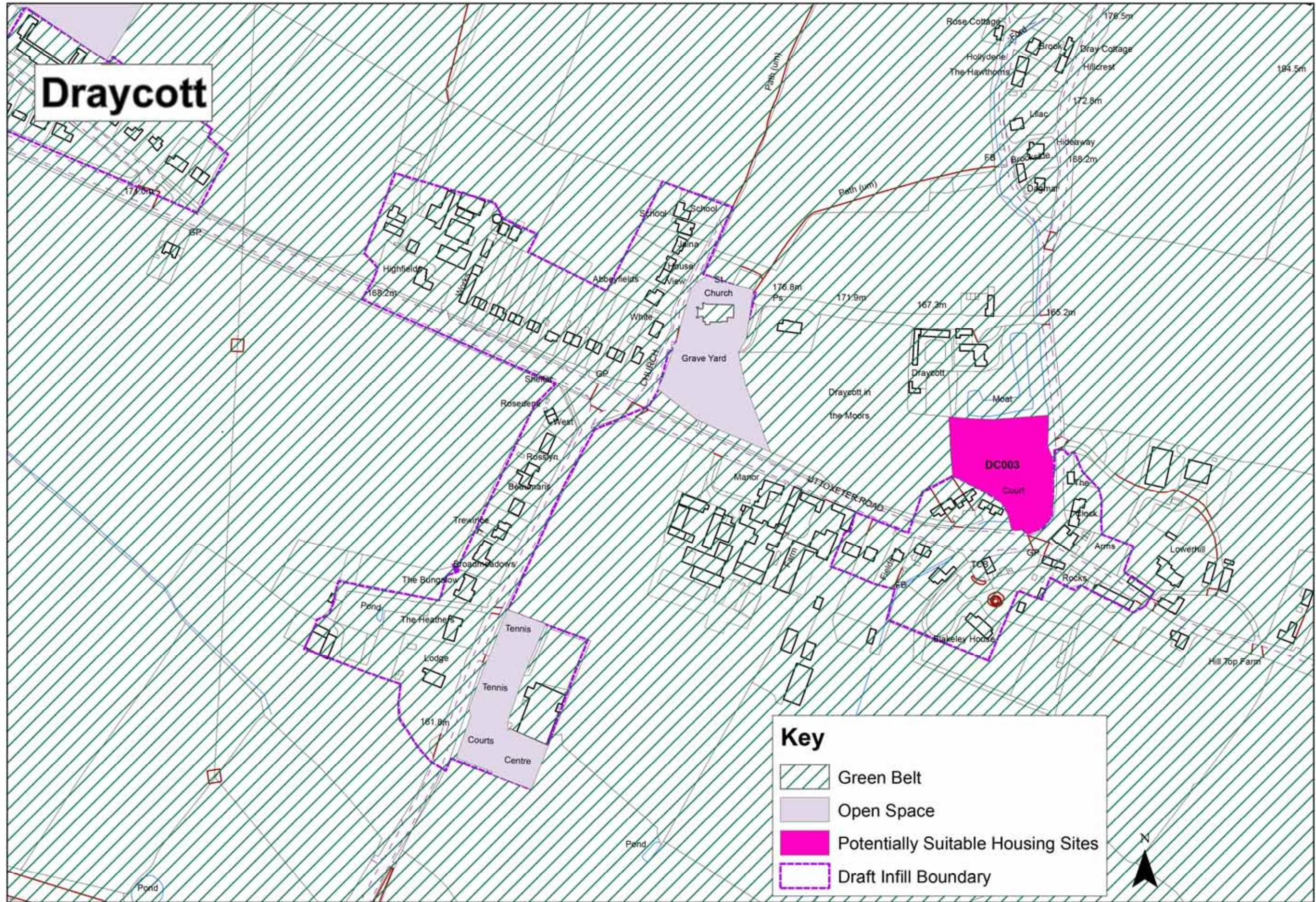


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DRAYCOTT SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 25 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
None			
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
DC003	Housing	10	0.38

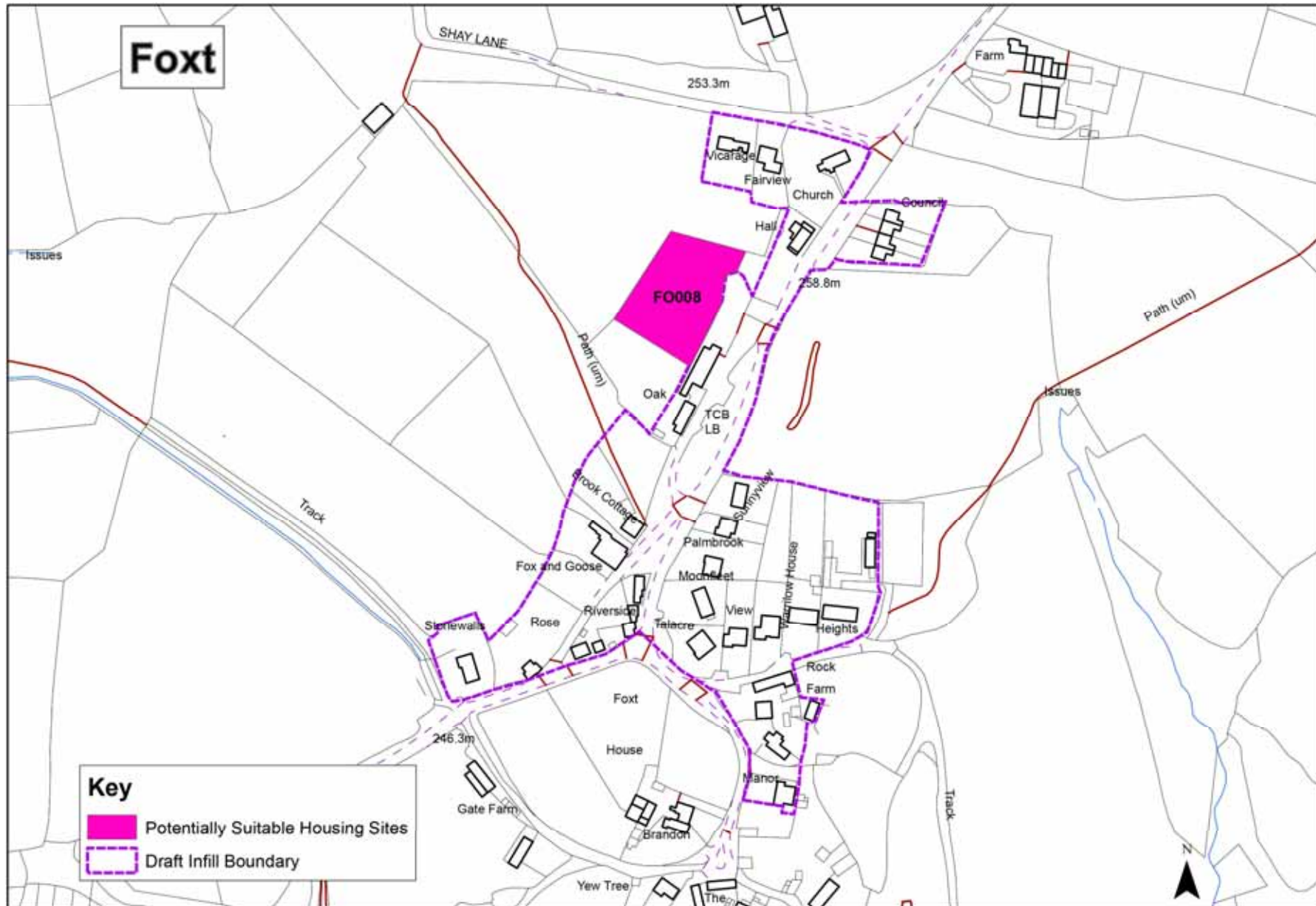


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FOXT SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 5 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
None			
Potentially Suitable Sites (5+ dwellings) - outside Development Boundary			
FO008	Housing	8	0.29



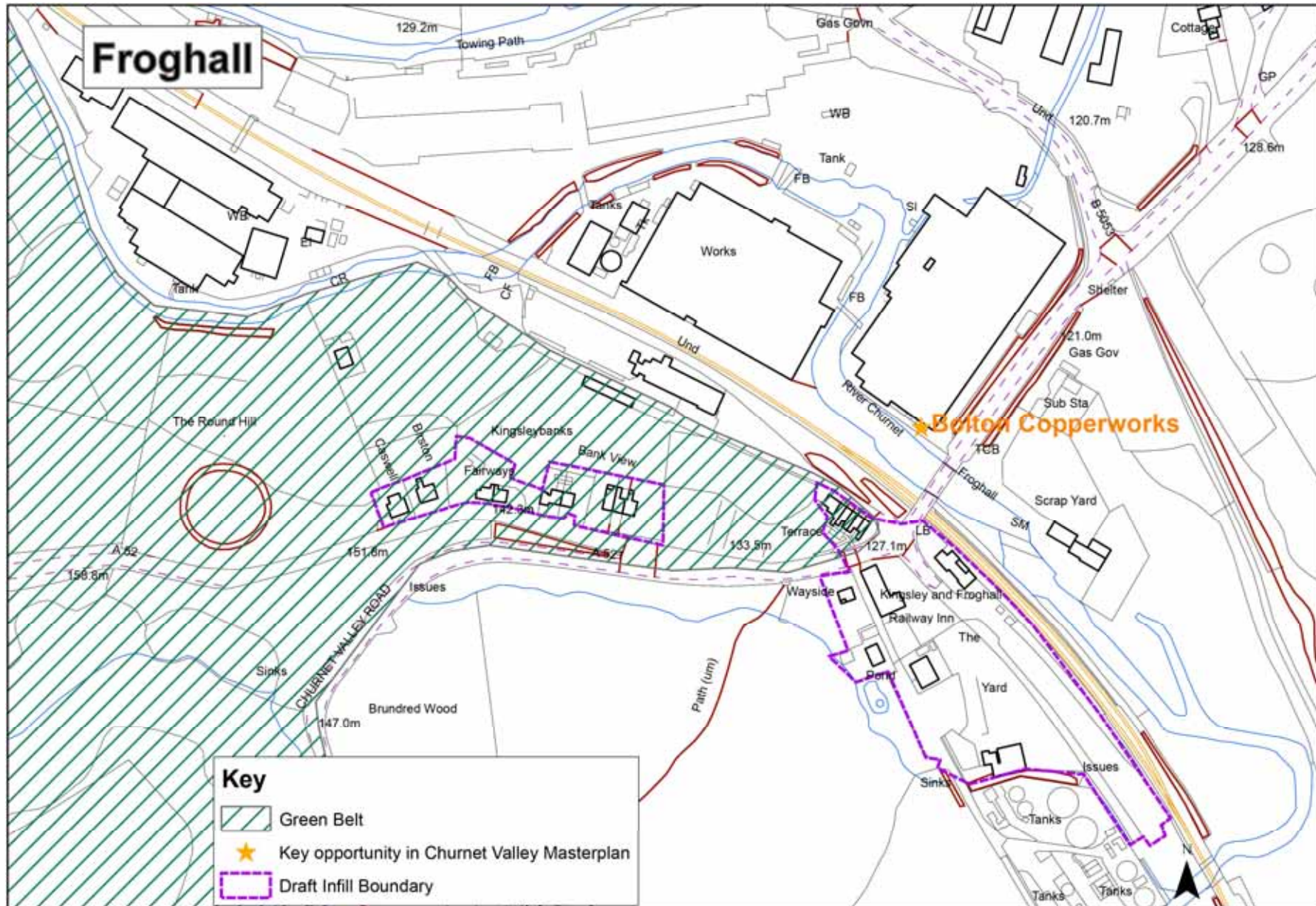
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FROGHALL SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 5 dwellings

None identified for 5+ dwellings.

Bolton Copperworks Site - Designated as Key Opportunity in Churnet Valley Masterplan

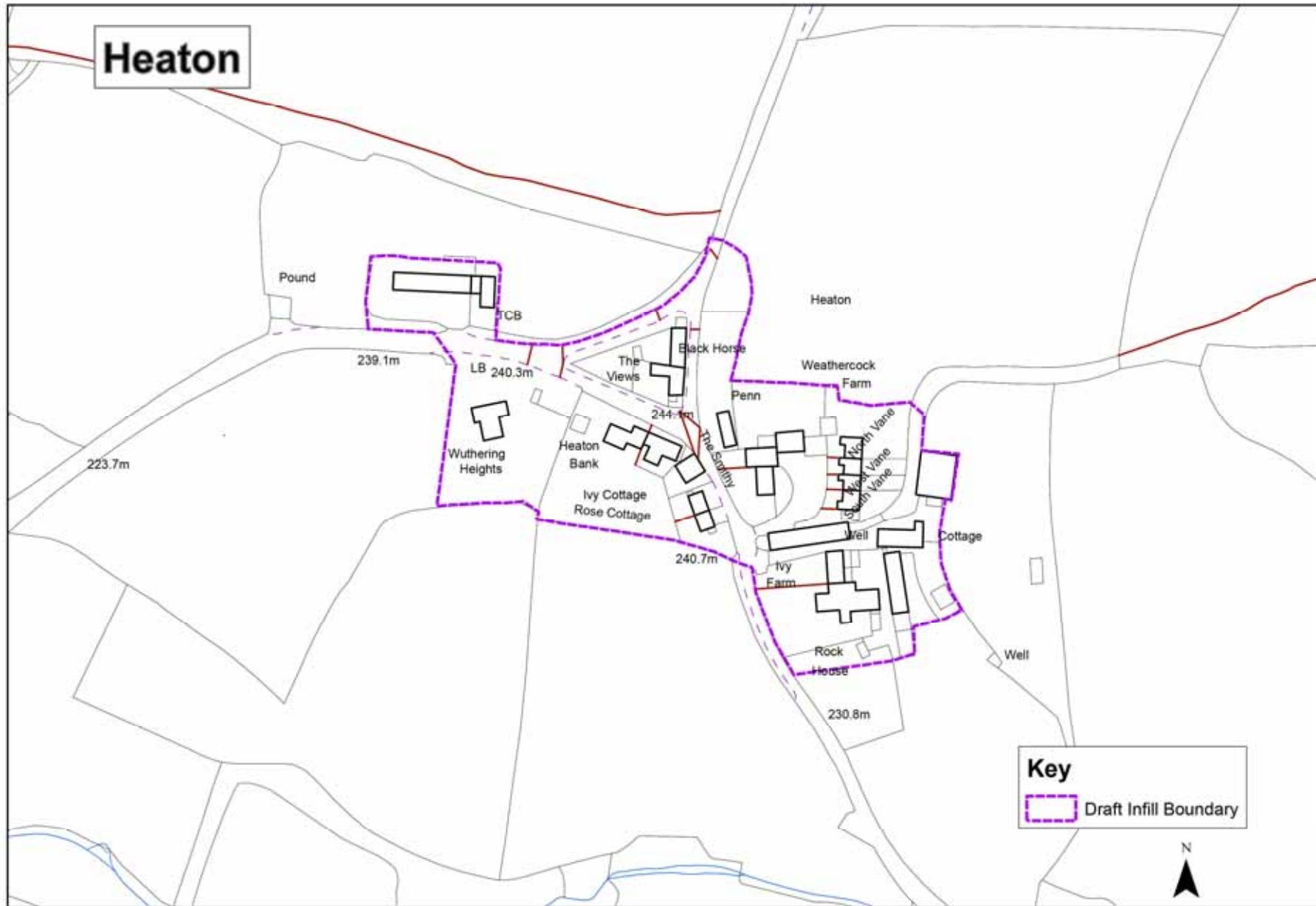


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HEATON SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 5 dwellings

None identified for 5+ dwellings.

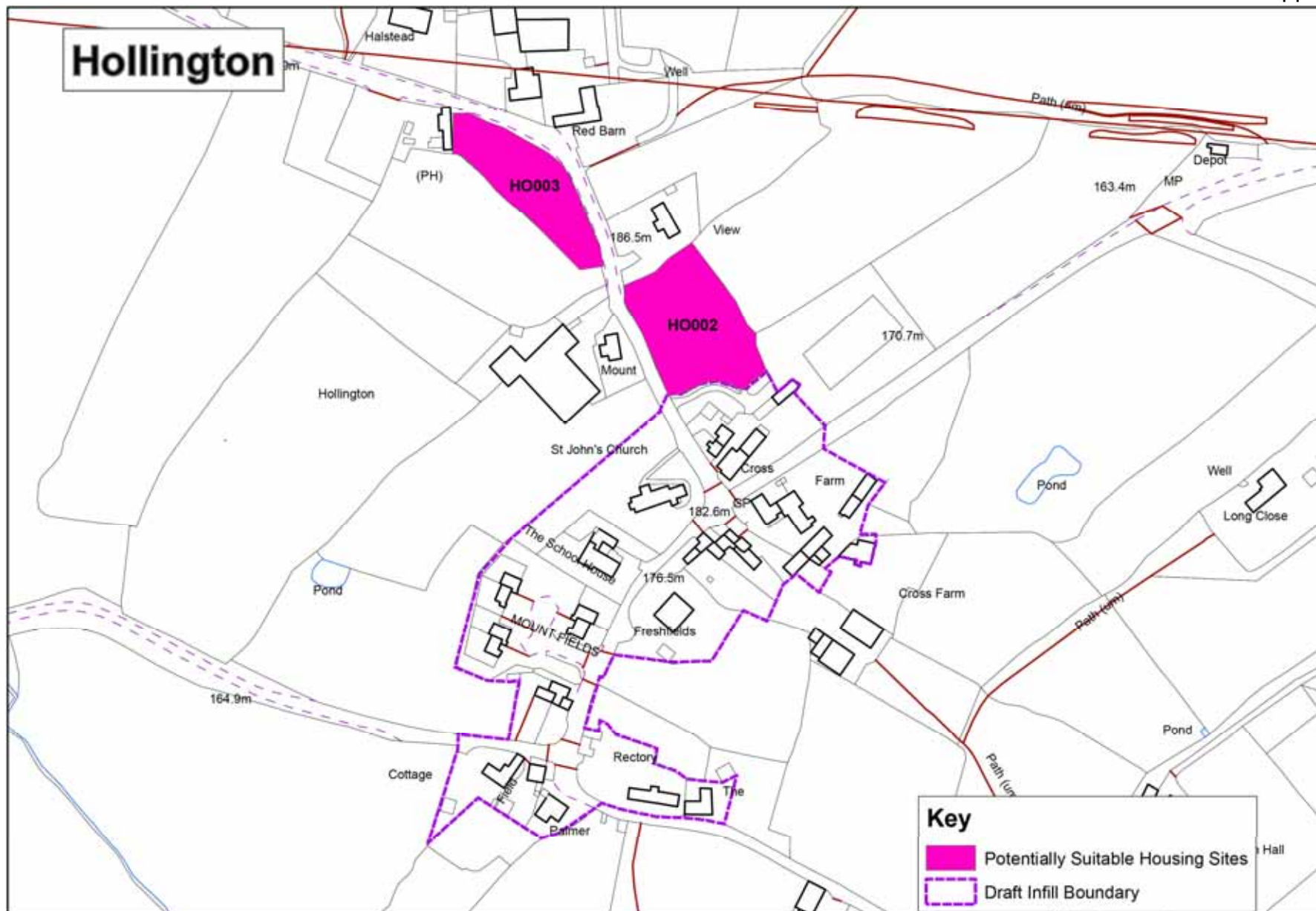


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HOLLINGTON SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 10 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
None			
Potentially Suitable Sites (5+ dwellings) - outside Development Boundary			
HO002	Housing	7	0.25
HO003	Housing	6	0.22

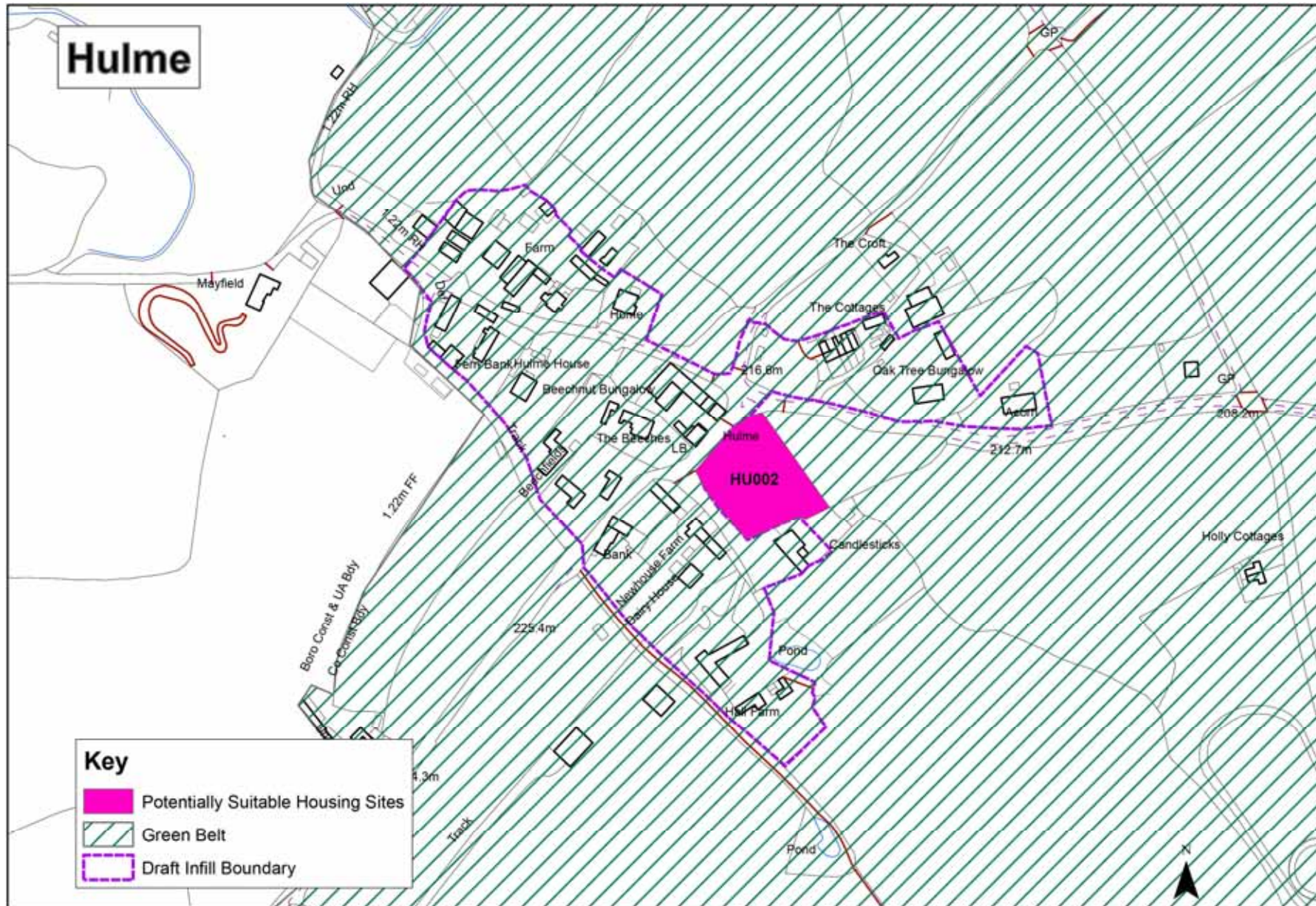


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HULME SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 5 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
None			
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
HU002	Housing	5	0.29

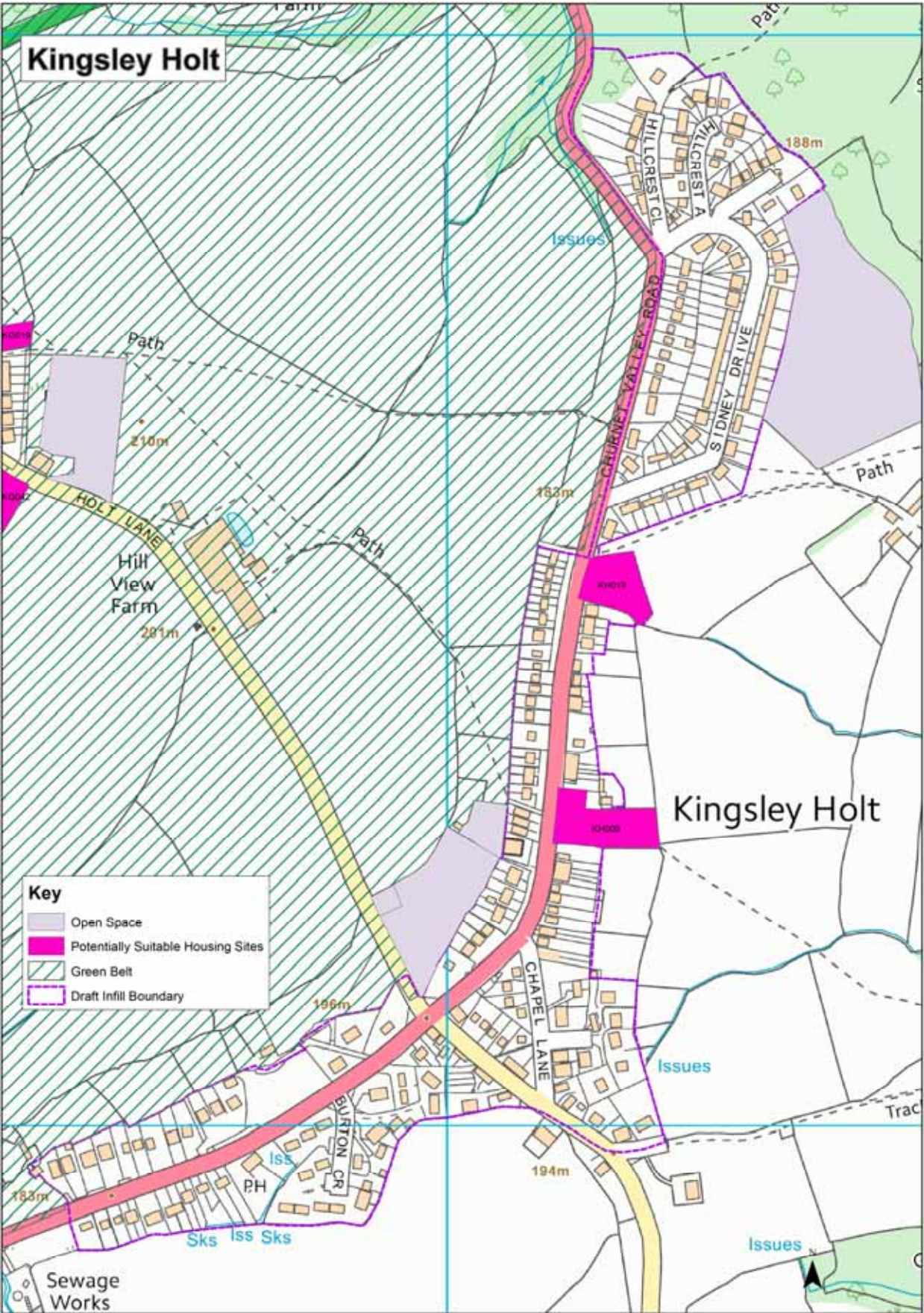


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KINGSLEY HOLT SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 15 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
KH018	Housing	8	0.26
Potentially Suitable Sites (5+ dwellings) - outside Development Boundary			
KH009	Housing	9	0.4



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LEEKBROOK SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 5 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
LB006	Housing	6	0.22
Potentially Suitable Sites (5+ dwellings) - outside the Development Boundary			
LB011	Housing	6	0.21
LB012	Housing	6	0.26

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**

LONGSDON SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 20 dwellings

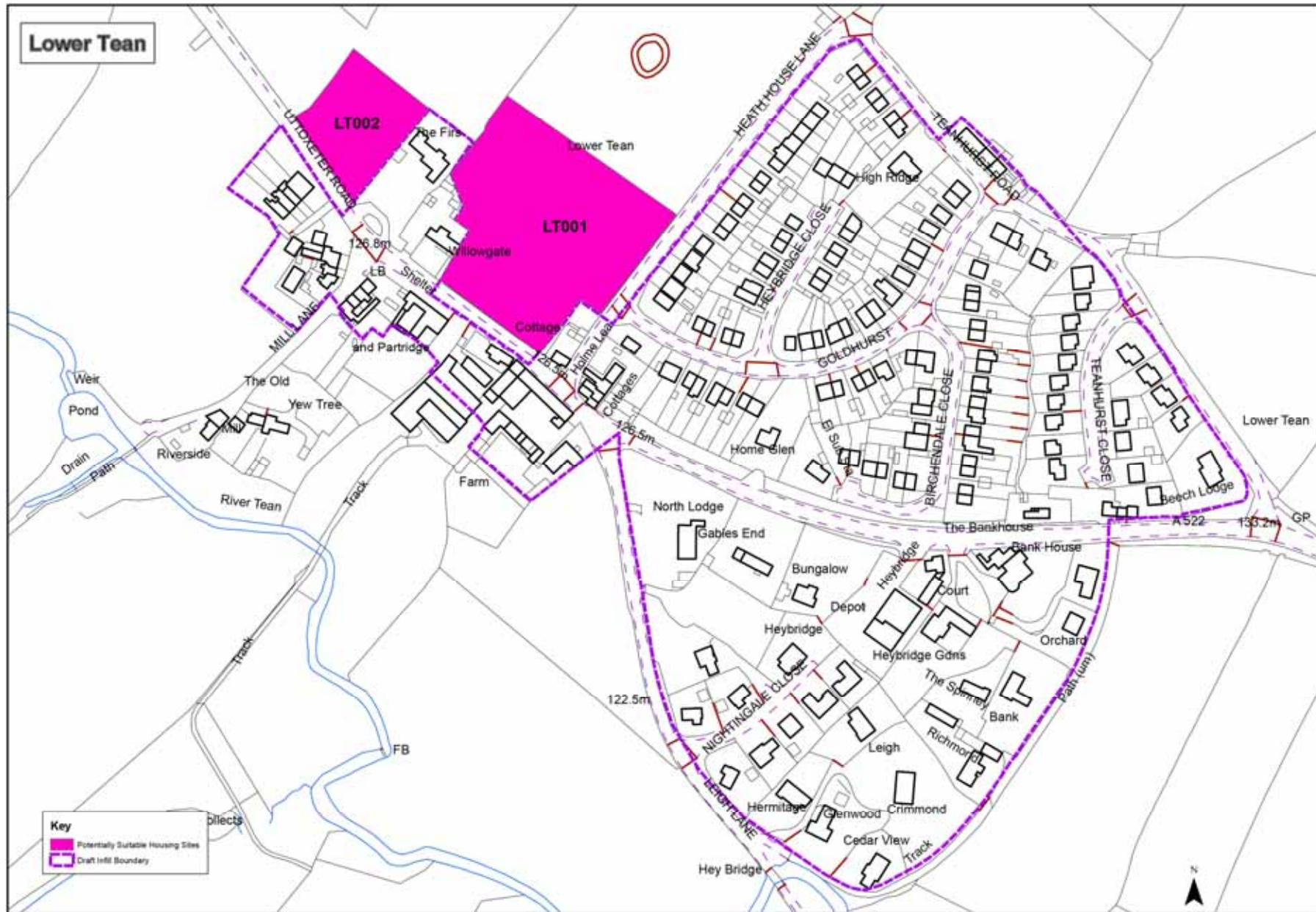
Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
LO002	Housing	10	0.43
LO007	Housing	5	0.38
LO021	Housing	13	0.56

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**

LOWER TEAN SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 25 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
None		0	
Potentially Suitable Sites (5+ dwellings) - outside Development Boundary			
LT001	Housing	20	1
LT002	Housing	6	0.3

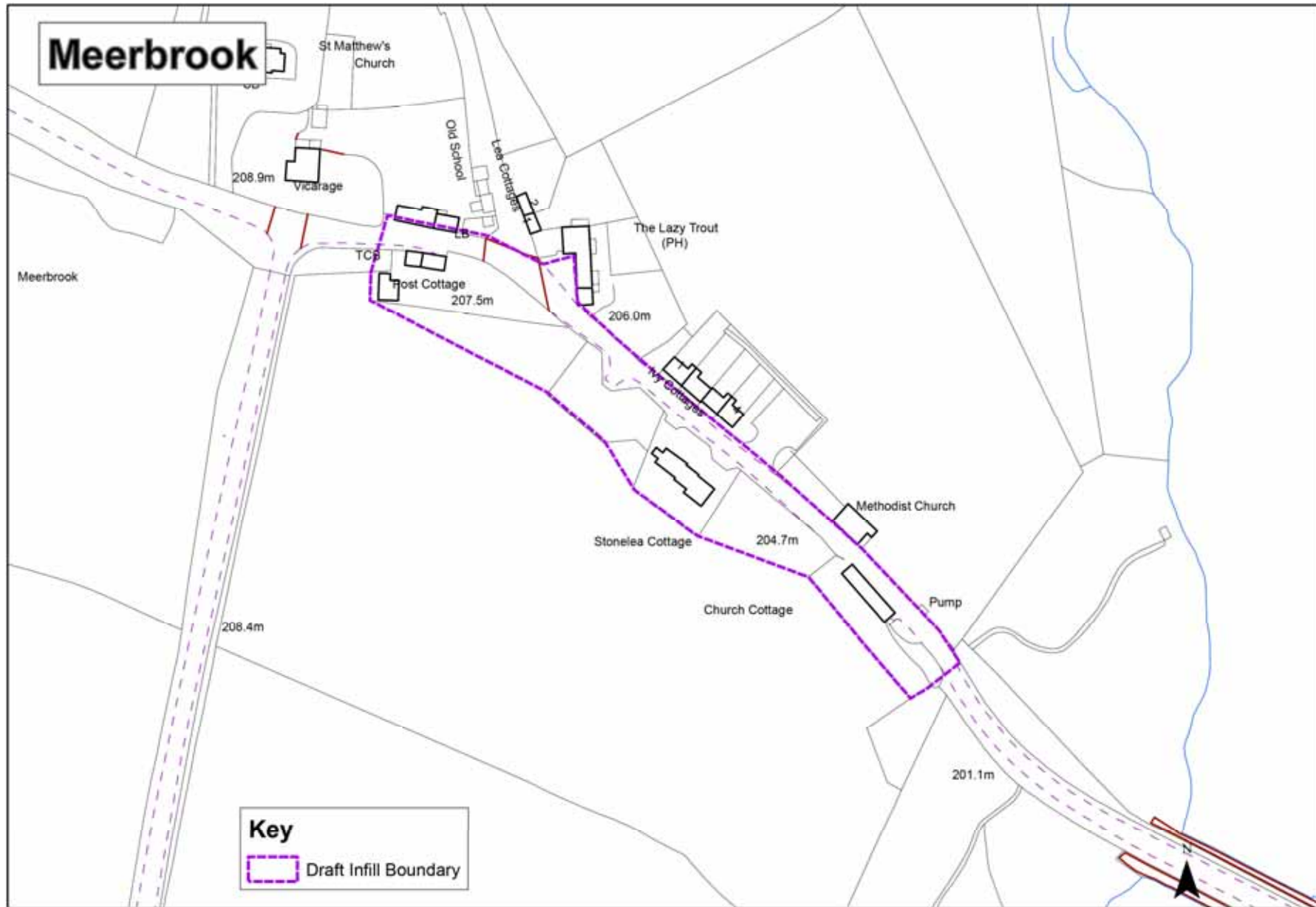


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MEERBROOK SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 5 dwellings

None identified for 5+ dwellings.

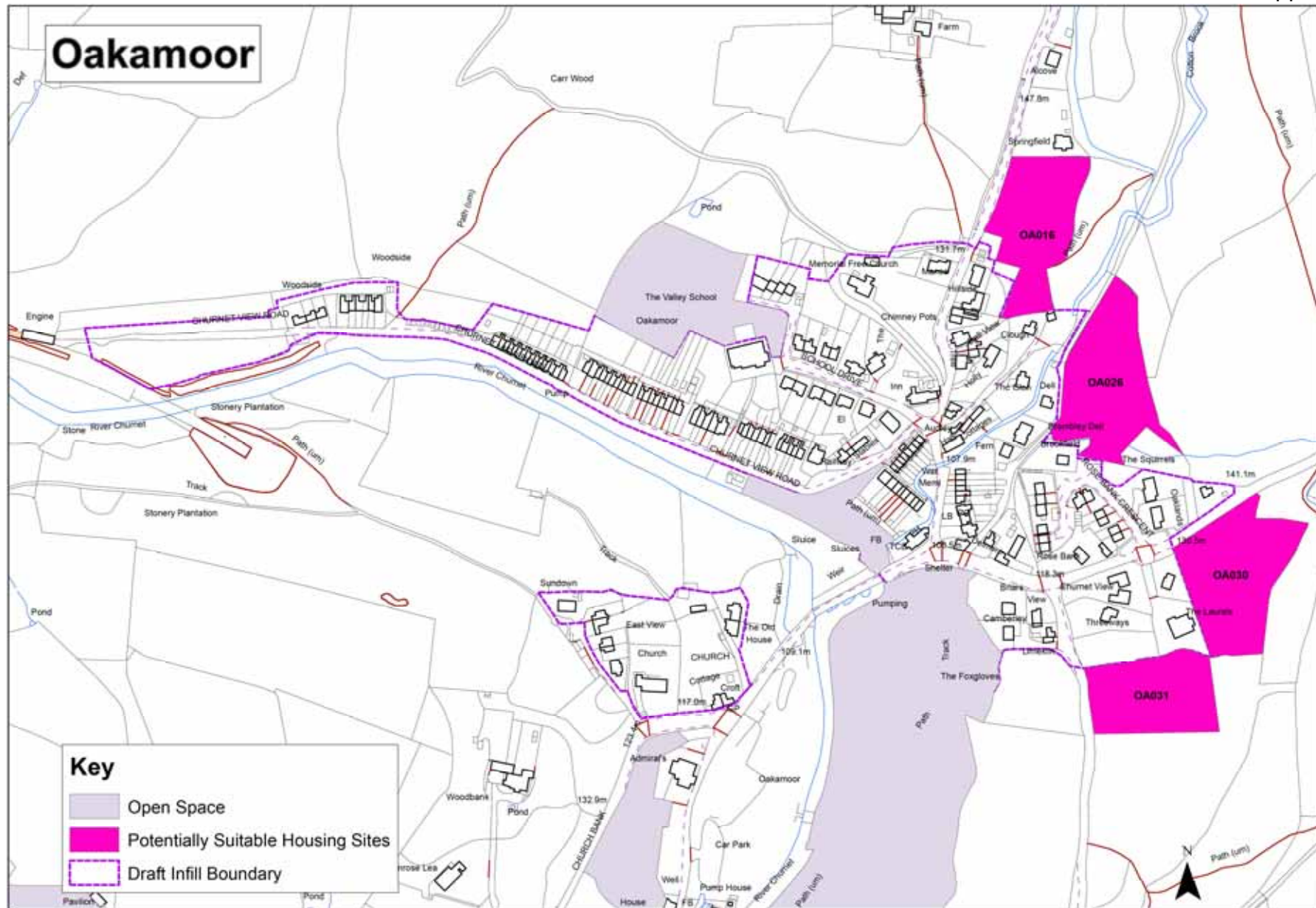


OAKAMoor SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 10 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
OA026	Housing [mostly outside boundary, however access point within boundary].	11	0.52
Potentially Suitable Sites (5+ dwellings) - outside Development Boundary			
OA016	Housing	9	0.4
OA030	Housing	23	0.77
OA031	Housing	20	0.66

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



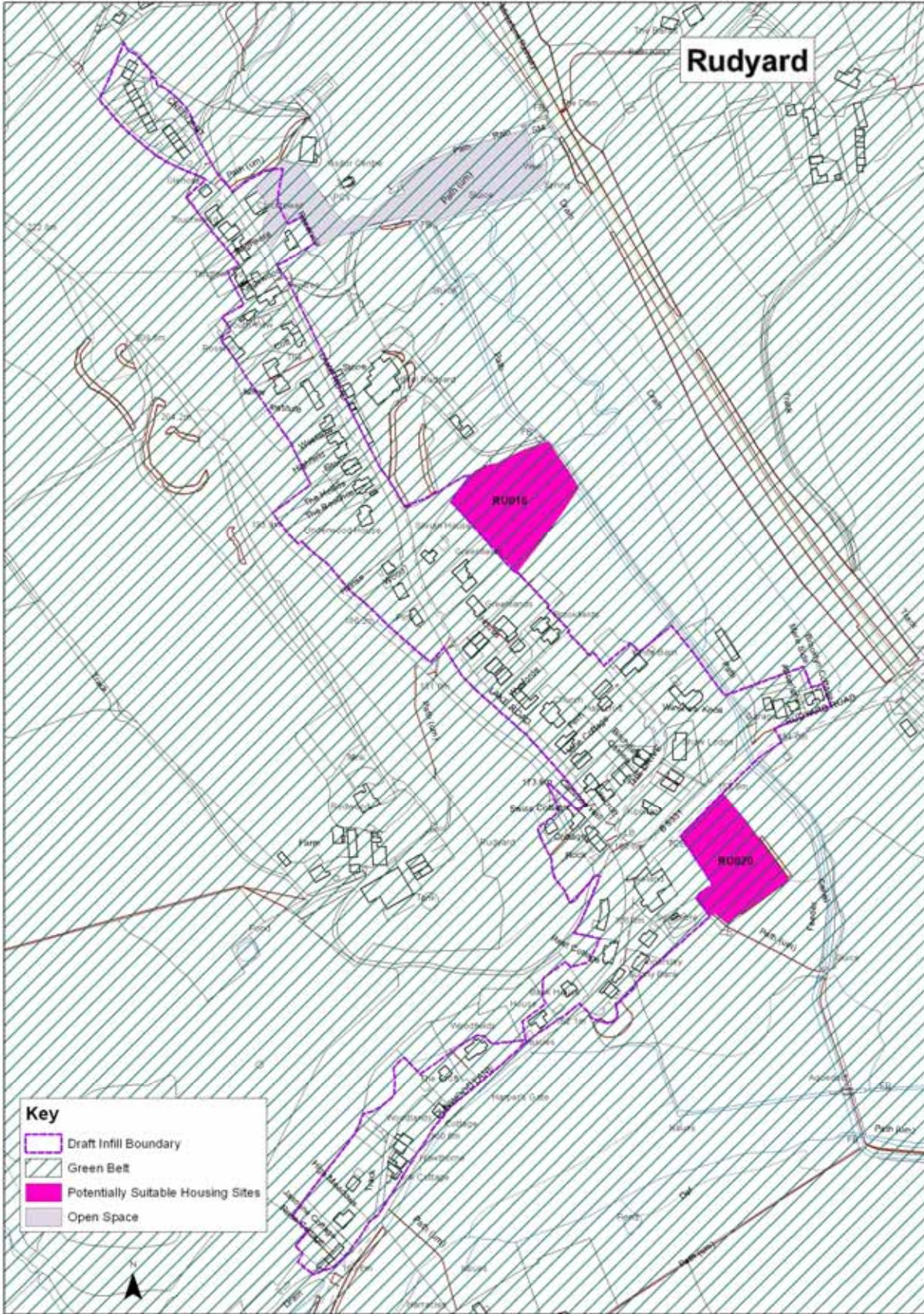
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RUDYARD SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 10 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
RU016	Housing	13	0.53
RU020	Housing	10	0.43

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**



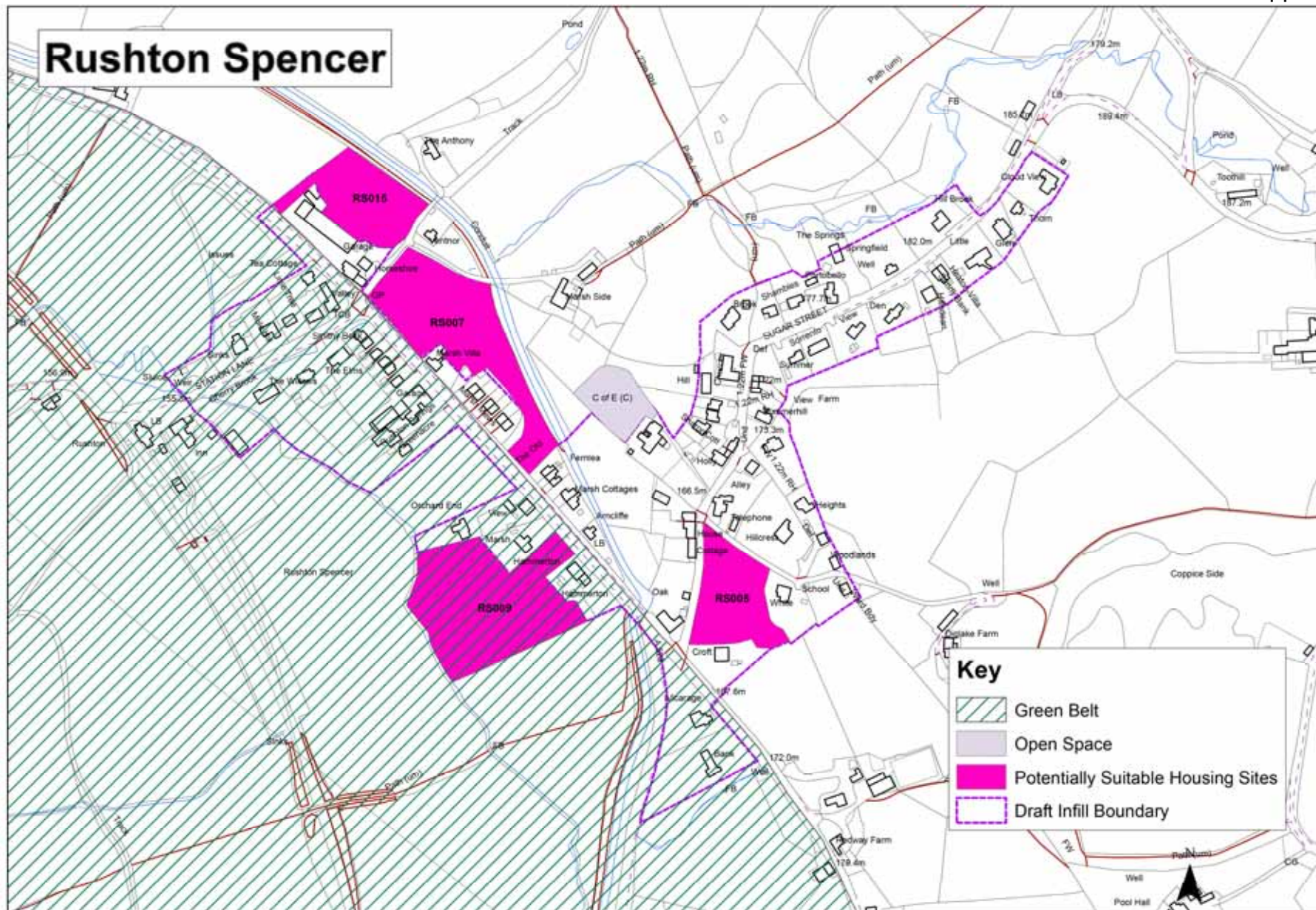
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RUSHTON SPENCER SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 5 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
RS005	Housing	7	0.45
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
RS009	Housing	30	1.00
Potentially Suitable Sites (5+ dwellings) - outside the Development Boundary			
RS007	Housing	26	0.84
RS015	Housing	12	0.41

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**

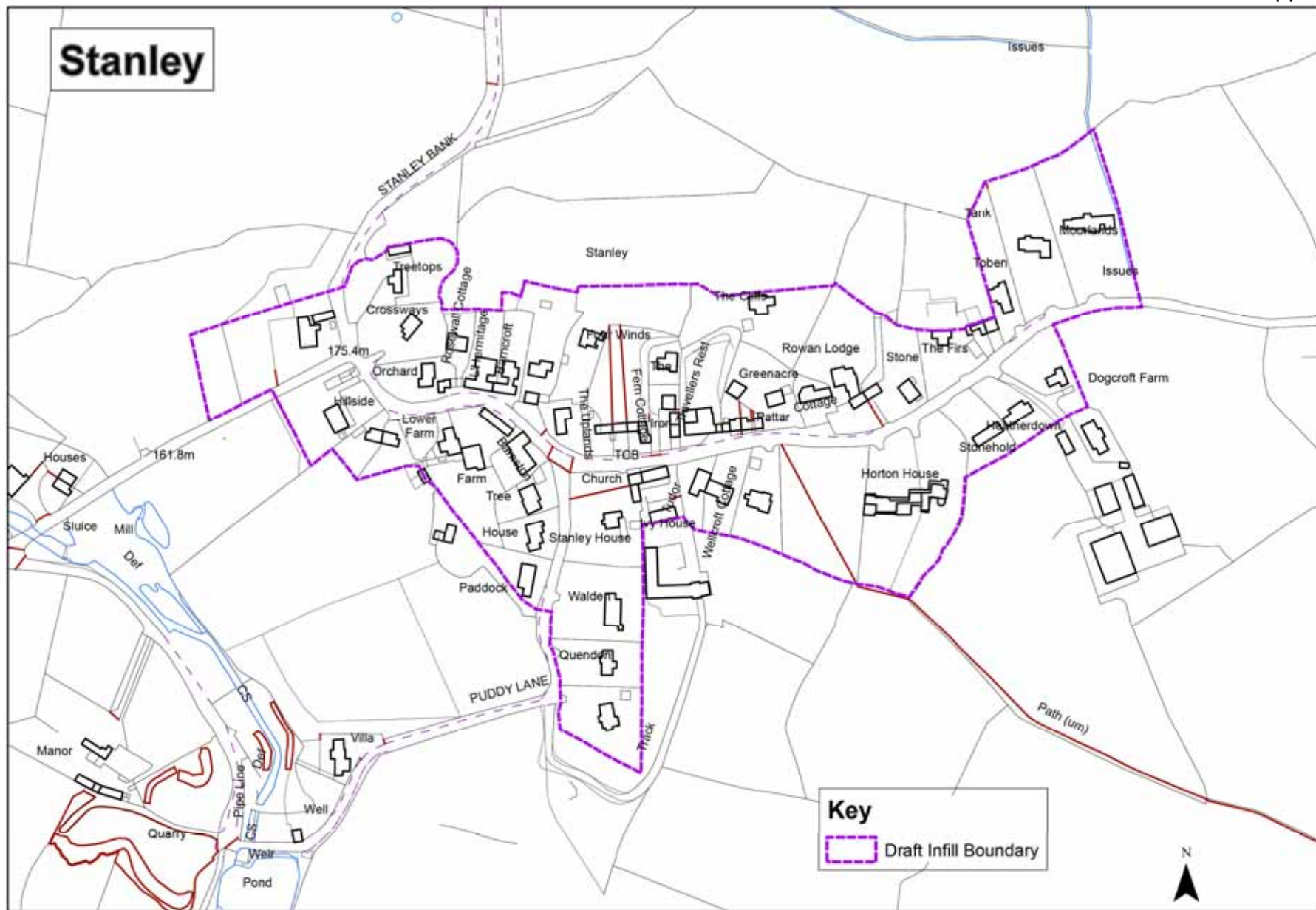


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STANLEY SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 5 dwellings

None identified for 5+ dwellings.



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STOCKTON BROOK SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

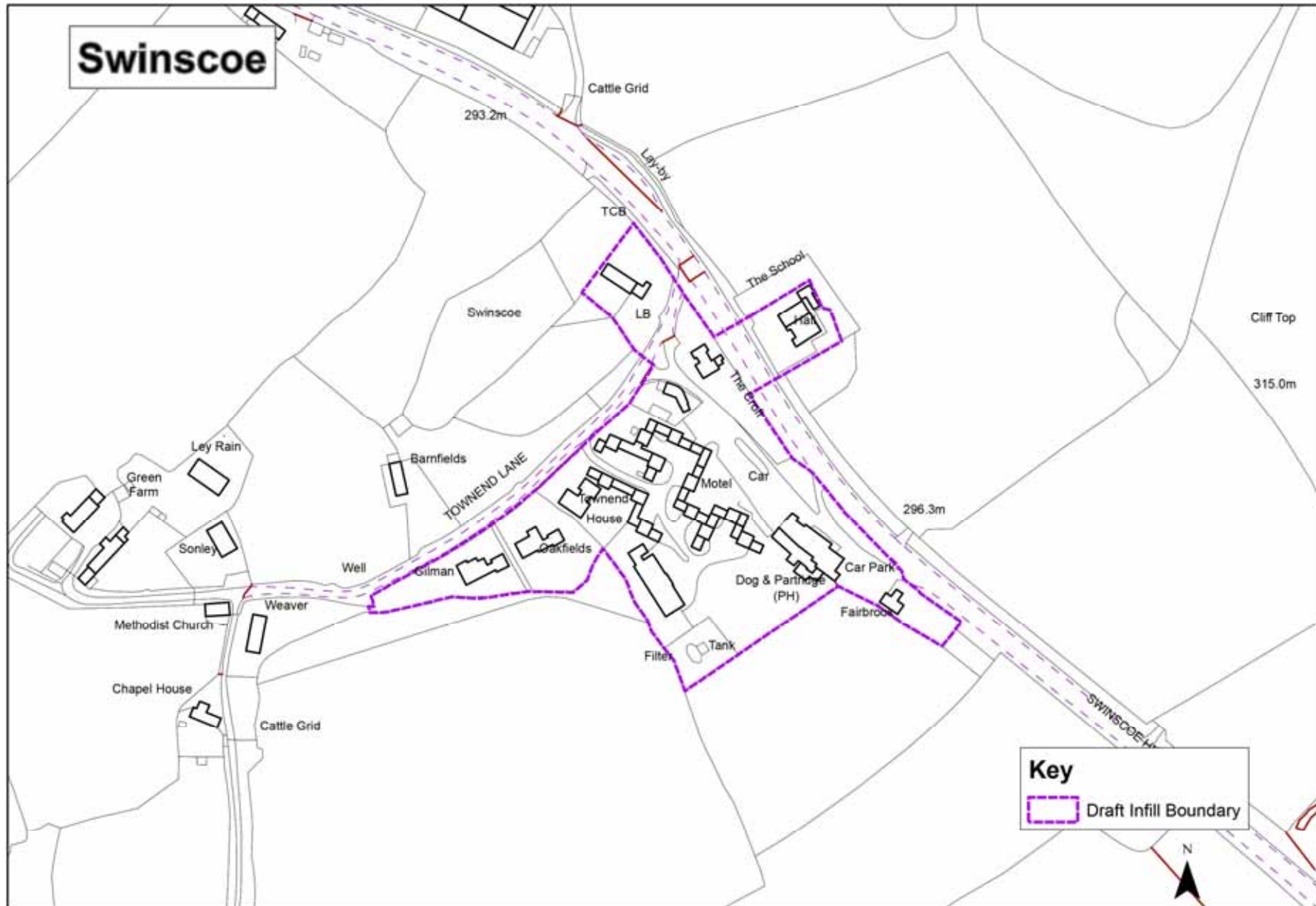
Estimated housing need 2011 – 2031 = 15 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
SB014	Housing	10	0.35
SB016	Housing	15	0.66

SWINSCOE SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 5 dwellings

None identified for 5+ dwellings.



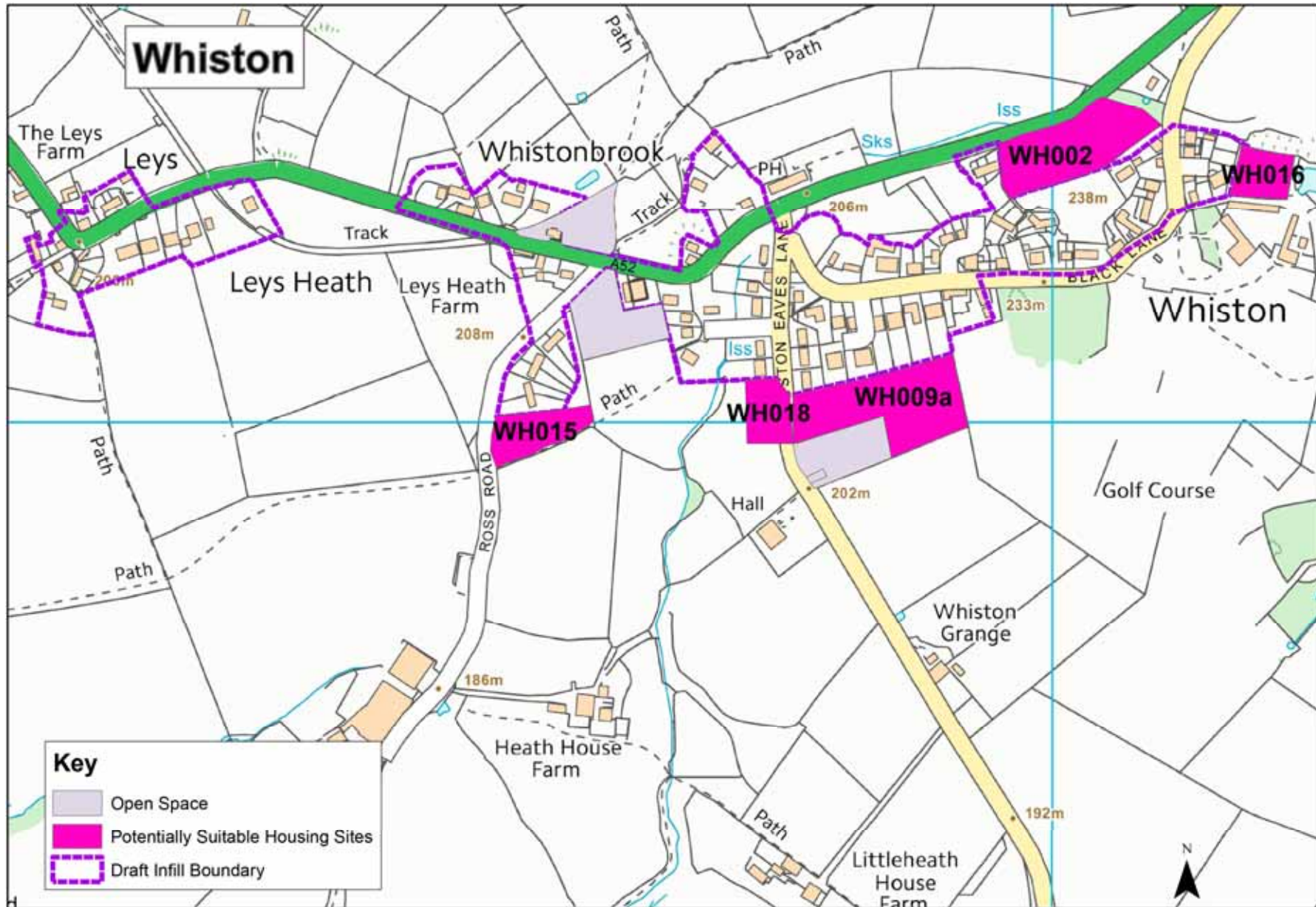
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WHISTON SITES POTENTIALLY SUITABLE FOR DEVELOPMENT*

Estimated housing need 2011 – 2031 = 5 dwellings

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Development Boundary			
WH002	Housing	10	0.44
Potentially Suitable Sites (5+ dwellings) - outside Development Boundary			
WH009a	Housing	15	0.8
WH015	Housing	6	0.2
WH016	Housing	6	0.2
WH018	Housing	5	0.17

***NOTE - Not all of these sites will be needed to meet this settlement's requirements. The list will be refined into 'preferred options' following feedback from consultation.**

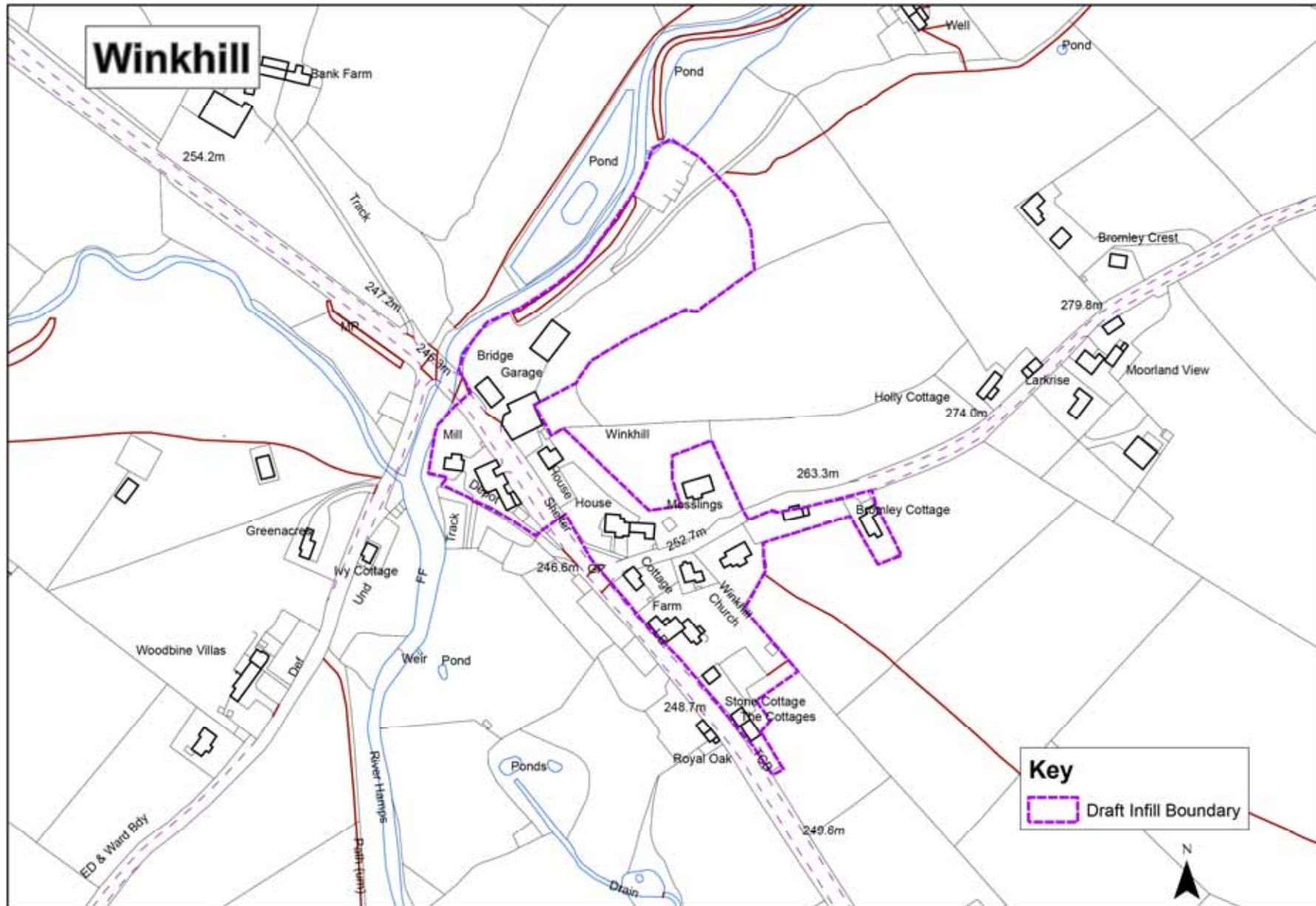


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WINKHILL SITES POTENTIALLY SUITABLE FOR DEVELOPMENT

Estimated housing need 2011 – 2031 = 5 dwellings

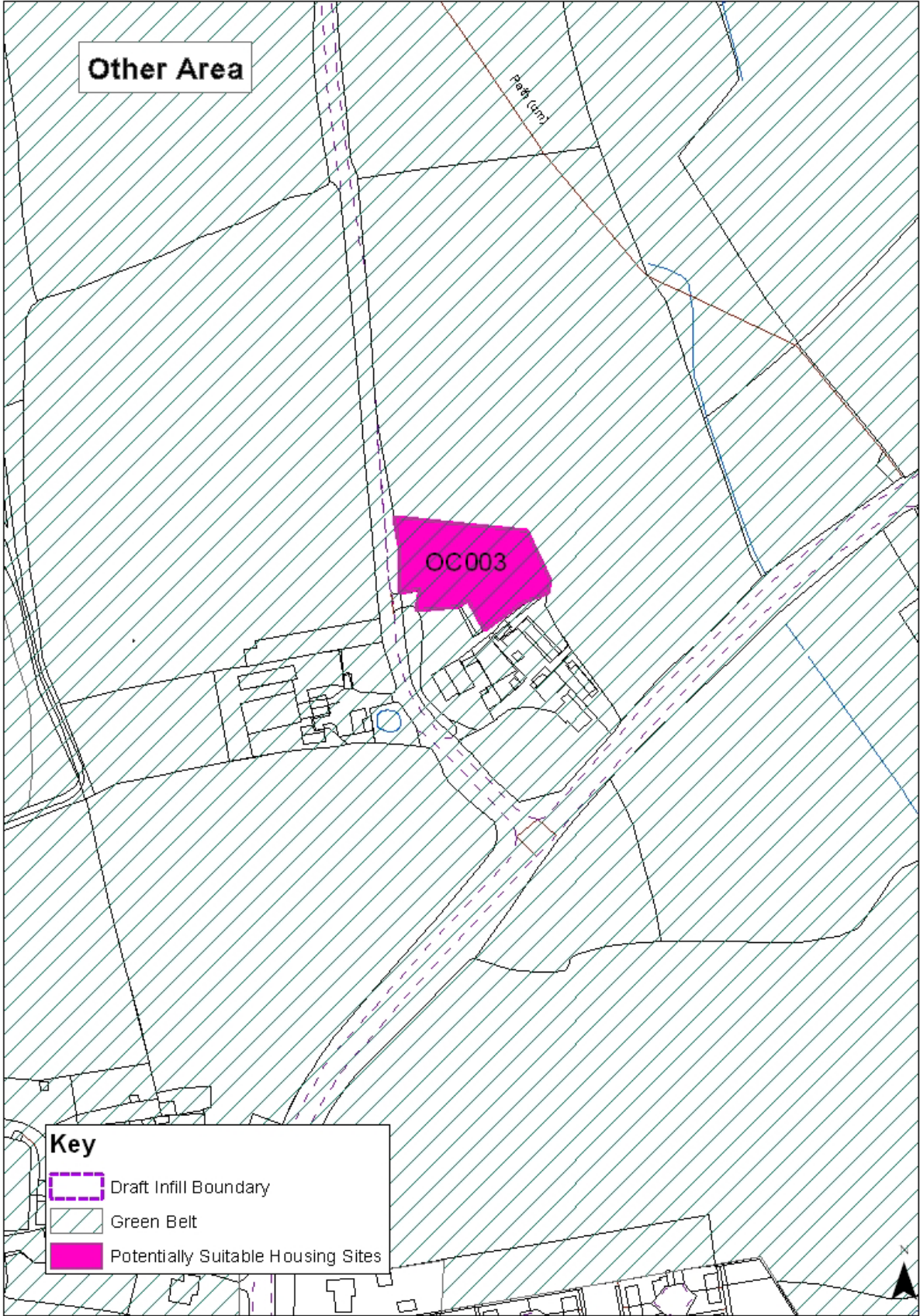
None identified for 5+ dwellings.



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OTHER AREAS

Site Reference	Use proposed	Number of dwellings	Size of Site (ha)
Potentially Suitable Sites (5+ dwellings) - within the Green Belt			
OC003	Housing	6	0.25



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6. Policy Area Review

- 6.1 The Local Plan will cover all matters currently included in the adopted Core Strategy and it is envisaged that the vision and strategy and most policies will remain because it has been tested through examination. However, there will be a need to revise some policies in the light of new evidence base documents and new guidance or to improve clarity.
- 6.2 The table below lists a number of key areas which the Council anticipates including in the review but it may not be exhaustive. Detailed policy changes will be proposed and consulted on at the Preferred Options stage.

REVIEW AREA	REASON
Plan period – 2016 - 2031	To take account of the longer term requirements of the District.
Spatial Strategy – housing, retail and employment land requirements	2012 Household Projections and updated objectively assessed housing/retail/employment needs to cover the period 2016 – 2031.
Spatial Strategy - Towns	Review housing, retail and employment requirements to reflect latest evidence.
Spatial Strategy – Rural Areas	Review housing and employment requirements to reflect latest evidence.
Rural Policies – Agricultural buildings	Provide clarification to reflect recent changes to agricultural permitted development rights.
Sustainable Development Policies - Flood Risk	To reflect recent legislative changes following the Flood Water Management Act 2010 and latest evidence.
Housing Policies – Affordable housing	Review affordable housing targets and reflect government guidance
General – permitted development rights	To reflect recent changes to permitted development rights liberalising changes of use.

QUESTION

- 6a Are there any areas that you consider should be reviewed in the light of new evidence or guidance that has not been included in the table above? If so, please state what this area is and give your reasons.

7. Call for Sites

- 7.1 This 'Call for Sites' is an early opportunity for individuals and organisations to suggest sites within the district for development. This includes suggestions for the following uses:
- Housing
 - Gypsy and traveller sites
 - Employment sites
 - Mixed use sites (i.e. residential and employment)
 - Retail sites
 - Recreational or other open space
- 7.2 Please note that the site may have already been identified in the Strategic Housing Land Availability Assessment (SHLAA) but may not appear on the map as a site option because:
- the site has planning permission (granted before 30/09/14 = classified as an A);
 - the site is regarded to be undeliverable (classified as a C);
 - the site is located within a town development boundary and has a capacity of less than 10 dwellings; or
 - the site is located within the village development / infill boundary and has a capacity of less than 5 dwellings.
- 7.3 Any site suggestions received by the Council will be assessed and will inform the selection of preferred options. The call for sites exercise will not in itself determine whether a site should be allocated for development.

QUESTION

- 7a Are there any sites that you consider should be included? If so, please provide the following information:
- Map to scale clearly showing location of the site;
 - Site area;
 - Suitable uses;
 - Access and other details; and
 - Owner confirmation that the site is available.

8. Strategic Housing Land Availability Assessment (SHLAA)

- 8.1 The SHLAA is a key evidence base document for the Council and its purpose is to identify a supply of deliverable sites across the district. It is a database of over 2000 sites and allows the Council to monitor housing sites that are under construction, sites that have planning permission and all other potential sites. All sites are mapped and an initial assessment has been made of each site in terms of:
- Availability – is the site available for development?
 - Suitability – is the site well related to the settlement, subject to flood risk etc ?
 - Deliverable – are there issues associated with the site that means that it could be difficult to develop such as contamination?
- 8.2 The SHLAA is used as the basis for the housing site options consultation and all sites that are considered at this stage to be potentially deliverable, and assessed as a 'B' have been included in the long list of sites. Those sites assessed as a 'C' are regarded to be undeliverable and will have issues that are unlikely to be overcome. Those sites assessed as an 'A' already have planning permission.
- 8.3 The latest published version of the SHLAA (July 2015) is available on the Council's website as follows:

(web link to be inserted)

QUESTIONS

- 8a Are there any sites that you consider should be reclassified? If so, please state the SHLAA reference number and give your reasons for this.
- 8b Do you consider that there are any amendments needed to the published site assessment form? If so, please state the SHLAA reference number, state the changes required and give your reasons for this.

9. Statement of Community Involvement (SCI)

- 9.1 The Council's Statement of Community Involvement was adopted in December 2014 and contains a section relating to community involvement and planning applications. It has been necessary to amend the Statement of Community Involvement following changes to planning procedures contained in The Town and Country Planning (Development Management Procedures)(England) Order 2015, effective from 15 April. Changes to the SCI relate to new legal requirements upon developers to conduct their own pre-application consultation and when the Council may undertake wider consultation for major proposals. It also clarifies the separate consultation requirements for wind turbine proposals.
- 9.2 Please note that it is only Chapter 5 of the SCI where revisions are proposed so it would only be the wording in this chapter that is the subject of consultation and not the content of the rest of the document. There are no changes or clarifications proposed in relation to plan making. Comments received will be considered by the Council.
- 9.2 Revisions to Chapter 5 of the SCI can be found as follows:
- (Insert weblink)
- 9.3 Copies are also available in the One-Stop Shops and libraries.

QUESTION

- 9a Are there any further changes you consider should be made to Section 5 of the SCI? If so, please state the paragraph number and give your reasons for this.

APPENDIX B - AMENDMENTS TO SCI

5 How can you get involved in the Decision Making Process on Planning Applications?

This section sets out how it is possible for residents and communities to get involved with very large developments prior to the submission of a planning application, and with all planning applications once submitted.

Pre-application Community Involvement

5.1 For very large scale planning applications developers are required under Section 122 of The Localism Act 2011 to engage with local communities in advance of submitting their application. These applications will typically involve more than 200 dwellings or housing sites in excess of 4 hectares, or non-housing schemes of more than 10,000 sqm of floorspace or non-housing development sites in excess of 2 hectares. Developers may use leaflets, public events, surveys, website publicity, exhibitions, a dedicated website, a post-paid or telephone comment facility, and surveys. The aim of this process is to promote discussion between developers and the community, including its elected representatives, as well as statutory consultees, to identify any issues of concern before a formal application is made. The engagement gives an opportunity for these to be resolved at an early stage, and the Council will want to scrutinise the efforts developers have made to engage with local people once their application is submitted.

5.2 It must be noted that although the Council will strongly encourage effective consultation, it cannot refuse to accept a valid application for a major scheme because it disagrees with the way in which a developer has consulted the community. However, failure by the developer to consult adequately could lead to objections being made which could be material to the determination of the application.

5.3 The Council will always encourage applicants to engage with neighbours and the wider community, in advance of submitting a planning application, and regardless of size or location, but cannot oblige prospective applicants to do this. Many applicants ask the Council for pre-application advice; this is a confidential service which includes some consultation with statutory bodies like the highway authority, but it is advisory only and the Council is not committed to follow the advice it has provided when it comes to determine a consequent planning application.

Methods of Involvement when Consulting on Planning Applications

5.4 The Council's policy for consulting on planning applications is set out below. It conforms to the Town and Country Planning (Development Management Procedure) (England) Order 2015 and other relevant guidance including the National Planning Policy Framework.

5.5 When a valid application is received and registered, the Council has to carry out formal consultations, for example with the local parish or town council, and the highway authority. Depending on the nature of the application, national bodies with statutory functions, such as the Environment Agency, Sport England, Natural England and Historic

England will also be consulted. For major developments with surface water drainage the Council must consult with Staffordshire County Council as the lead local flood authority. The Council also notifies interested parties and neighbours in accordance with Government guidelines and its own adopted practices.

5.6 The Council also has to ensure that residents are properly consulted. Different types and scales of application require different methods of consultation, and these are set out in statute. For most applications the Council will **notify immediate neighbours in writing**. For applications that are deemed 'major' in terms of their scale or that require an Environmental Impact Assessment Statement or are deemed contrary to the Council's development plan, the Council will **display a site notice(s) and also advertise these applications in the local press** (and sometimes the national press). Other forms of planning application have different publicity requirements.

5.7 Neighbour notification letters, site notices and press advertisements give the date of serving the notice and the date by when representations must be made; they also advise on how and where the application can be inspected and how representations can be made. The close of consultation date will be 21 days after the publication of the advertisement or site notice, but the date will also be published on the Council's website.

5.8 All applications received by the Council are, once registered and validated, uploaded to the Council's website. Every week the Council publishes a list of applications received and decisions made, and this can be accessed at this link:

<http://www.staffsmoorlands.gov.uk/sm/council-services/planning-applications/weekly-list>

5.9 Residents can follow progress with any given application on the Council's website. This gives the full application and supporting information, any representations made about the application, the results of consultations, the Planning Officer's report and the decision made. The link includes a section enabling residents to give their views on the application whilst it is current. Note that these views are thereby made public. The Council will not take into account views made anonymously. Planning applications are accessed at this link:

<http://www.staffsmoorlands.gov.uk/sm/council-services/planning-and-buildings/search-for-a-planning-application>

5.10 For very significant applications, particularly those for sites identified as major regeneration opportunities in the Council's adopted core strategy, or where they are for major developments but not in accordance with planning policy, the Council may want to undertake wider consultation itself. This is to ensure that residents have every opportunity to understand a potentially contentious proposal and to scrutinise the applicants. The Council may organise local exhibitions, for example in village halls or libraries, and may call a public meeting.

5.11 Town and parish councils can invite a planning officer to attend one of their meetings, to help the local council consider a particular application. These are public meetings. The planning officer will not comment on the merits or otherwise of an application but will be present to take questions and to aid understanding.

Local Councils

5.12 Town and parish councils are sent details electronically of all current planning applications within their area of the Staffordshire Moorlands, for information and comment. Town and parish councils whose areas adjoin Staffordshire Moorlands will be sent details of planning applications which are likely to have an impact on their areas. This will be applied at the discretion of the Council but applies in all cases for wind turbine applications.

5.13 The Council's Development Management team can be contacted or enquiries made at planning@staffsmoorlands.gov.uk, and through the web.

Inspection of Plans

5.14 As well as on the Council's website planning applications are available for inspection at the District Council offices in Moorlands House, Stockwell Street, Leek during normal office hours. An appointment is not required.

Commenting on a Planning Application

5.15 21 days are allowed for comment upon a planning application except where separate legislation dictates otherwise. Anyone is entitled to comment on a planning application whether or not they have received a neighbour notification letter. Any representations need to be made in writing or on the Council's online public access

system and will be placed on the relevant file and available for public inspection including online. These views will be taken into consideration when a decision is made or an officer recommendation to the Planning Applications Committee is made.

Planning Applications Committee

5.16 Most planning applications are determined by planning officers under powers delegated to them by the Council. About 10% of planning applications however, mainly the larger or more contentious applications, are considered by the Planning Applications Committee of the District Council. Everybody who has made a representation on an application to be considered by the Committee will be notified of the meeting date and time, should they wish to attend. Applicants, residents and other interested parties are able to address the Committee. The Council has published a guidance leaflet called “Public Speaking at Planning Applications Committee”. This is available on the Council’s website at:

<http://www.staffsmoorlands.gov.uk/sites/default/files/documents/pages/Public%20Speaking%20at%20PAC%20Version5%20-%20Master%20for%20Amendment.doc>

Pre-submission Consultation Regulations: Wind Turbines

5.17 In December 2013 the Government issued new Regulations which require that applicants proposing wind turbines above a certain height (or proposing multiple turbines), conduct pre-submission consultation with affected communities. Whilst it is not mandatory for applicants to consult the Council before carrying out such consultation, the

Regulations state that applicants must have regard to any advice given by the Council regarding local good practice under these Regulations. Applicants should consult the planning department if they are not sure what pre-consultation measures are expected. Please refer to the Council's document Additional Validation Guidelines Specific to Wind Turbines, or the Regulations. The guidelines are available at this link:

<http://www.staffsmoorlands.gov.uk/sites/default/files/documents/pages/GUIDANCE%20N%20FOR%20TURBINE%20APPLICATIONS%20FINAL.pdf>

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

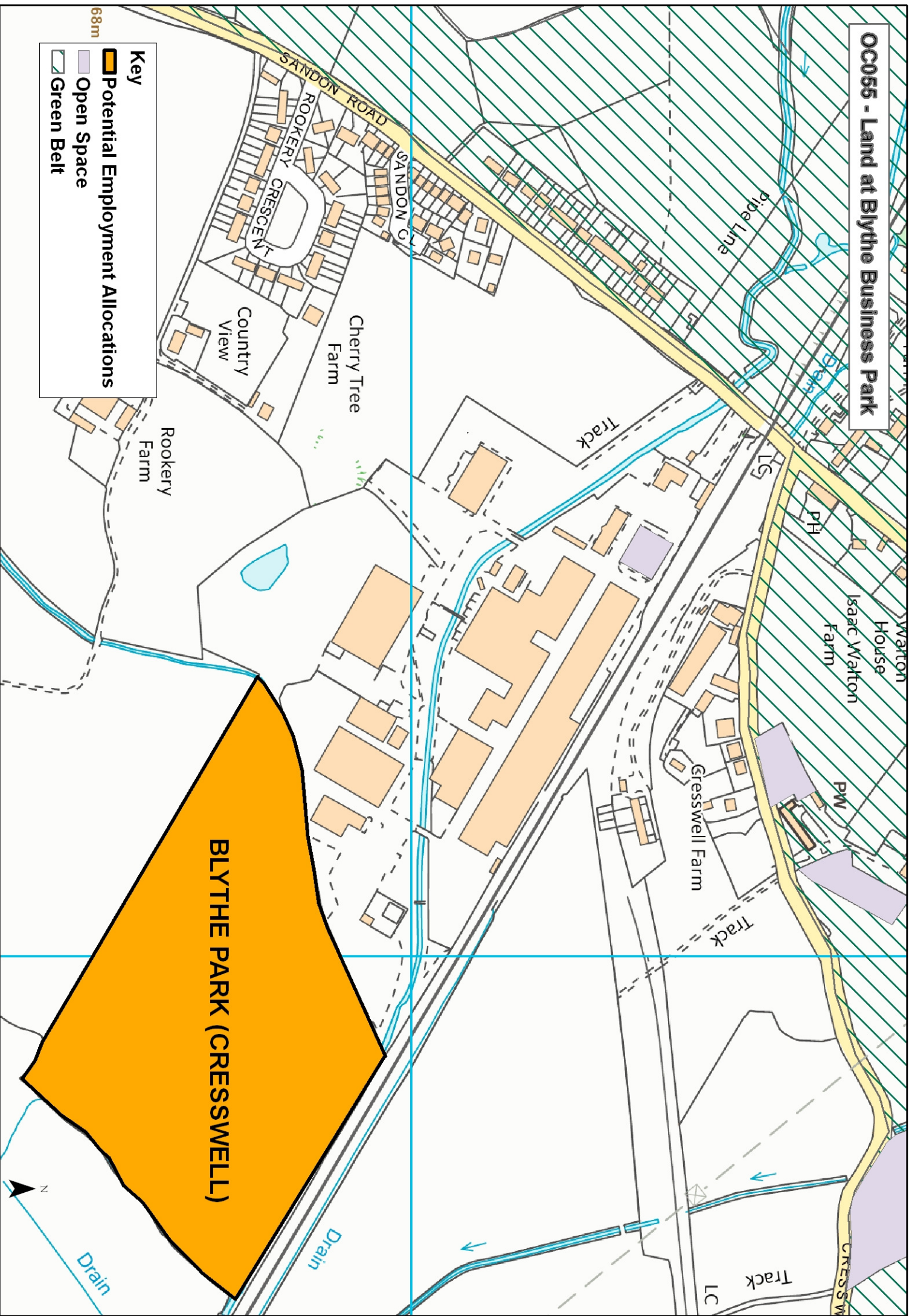
Council Assembly

15 June 2015

Addendum to Agenda Item 5

Local Plan Site Options Consultation (Appendix A)

OC055 - Land at Blythe Business Park



Key

- Potential Employment Allocations
- Open Space
- Green Belt

68m

BLYTHE PARK (CRESSWELL)